



## Ogden City

### City Council Work Session Notice

March 8, 2016

City Council Work Room

Municipal Building – Third Floor

2549 Washington Boulevard, Ogden, Utah 84401

Notice is hereby given that the City Council will meet for a work session on Tuesday, March 8, 2016 in the Council work room, located at 2549 Washington Boulevard, Weber County, Utah.

The work session will be held immediately after the following meetings that begin at 6:00 p.m.:

- Redevelopment Agency meeting
- Special City Council meeting

The purpose of the work session is to receive an update regarding the Good Landlord Program, and to discuss the Southeast Community Plan amendments/rezone, and Council business.

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In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Management Services Department at 629-8701 (TDD# 629-8949) or by email: [ADACompliance@ci.ogden.ut.us](mailto:ADACompliance@ci.ogden.ut.us) at least 48 hours in advance of the meeting.

#### CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in three public places within the Ogden City Limits on this 4th day of March, 2016. These public places being: 1) City Recorder's Office on the 2nd floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. A copy was posted to the Utah State Public Notice Website and the Ogden City Website, as well as provided to the Standard-Examiner.

TRACY HANSEN, MMC  
OGDEN CITY RECORDER

Visit the City Council Meetings page at: [councilmeetings.ogdencity.com](http://councilmeetings.ogdencity.com)  
Ogden City Council Agenda Information Line – 801-629-8159



# City Council Work Session

## COUNCIL STAFF REVIEW

### REVIEW OF A PROPOSED AMENDMENT TO THE SOUTHEAST OGDEN COMMUNITY PLAN AND REZONE AT 5172-5190 HARRISON BOULEVARD

**PURPOSE OF WORK SESSION:**

**To review the proposed community plan amendment and subsequent rezone proposal**

**Planning Commission Recommendation**

**Approval of community plan amendment (5-0)  
Approval of the rezone (4-1)**

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***Executive Summary***

A petition has been submitted for an amendment to the Southeast Ogden Community Plan and for a subsequent rezone of property located at 5171-5190 Harrison Boulevard. The proposed community plan amendment would allow an option of either R-1-8 or R-1-10 zoning on approximately 10 acres of property on the east side of Harrison Blvd. north of Shadow Valley Drive. The current community plan language limits the zoning of the property to R-1-10. The petition also includes a proposed rezone of the same property from its current R-1-10 zoning to the R-1-8 zoning. The zoning change cannot be approved until and unless the community plan is amended allowing the R-1-8 option.

***Background***

The petitioner, Vaughn Jacobsen, has submitted a petition to make changes to the Southeast Ogden Community Plan and to rezone property located within that community plan. Mr. Jacobsen has indicated that he would like to develop approximately 10.5 acres of property located on the east side of Harrison Boulevard between the former IHC Behavioral Health Center and Shadow Valley Drive. The property is located within the Southeast Ogden Community Plan area and that plan currently limits the zoning options for the property to R-1-10. The R-1-10 zoning is the City's largest minimum lot size single-family residential zone option and would allow for roughly four units per acre under a standard development proposal. Mr. Jacobsen has indicated that he would like to develop under the City's Planned Residential Unit Development, or PRUD, standards. In order for the proposed development for work, a slight increase in density is needed. The petition is to amend the community plan to allow the R-1-8 zoning option in addition to the existing R-1-10 zoning option.



# City Council Work Session

## COUNCIL STAFF REVIEW

The second part of Mr. Jacobsen's petition is to rezone the property from the existing R-1-10 zoning to the R-1-8 zoning. The R-1-8 zone is still a single-family, low density residential zone but would allow for roughly five units per acre under standard development patterns. Under the PRUD standards, the R-1-8 zoning would allow up to a maximum of 5.4 units per acre, or about 45 units on this property after undevelopable land is removed from the density calculation. Mr. Jacobsen has indicated a desire to build 44 units on the 10.5 acres. The rezone to R-1-8 from R-1-10 cannot currently take place since the community plan limits the zoning options to R-1-10. The community plan must be amended before the rezone can be considered. It should be noted that a PRUD is a conditional use in both the R-1-10 and R-1-8 zones with a minimum development size of five (5) acres. The rezone would only slightly increase the allowable density; it would not allow for a use not currently permitted.

**Current Proposal** The current proposal is to amend the Southeast Ogden Community Plan to allow the R-1-8 zoning option in addition to the current R-1-10 zoning for property located at 5100 South and Shadow Valley Drive. The amendment includes both a text amendment and a map amendment showing the specific area that would have both zoning options available.

The proposal also includes a rezone of the subject property from the R-1-10 zone to the R-1-8 zone. The rezone should not be considered until the community plan amendment is approved. If the community plan amendment is not approved, any rezone of the property to a zone other than the R-1-10 zone would create an inconsistency between the City's general plan and the zoning of the property. The rezone does not include the approval of a specific design or concept for a PRUD, nor does the approval allow the Council to conditionally set a density yield for a PRUD (e.g. approve the rezone but limit the development to X number of units). The density yield, or number of units that may be built, is determined using calculations included in the PRUD ordinance.

### **Planning Commission**

The Planning Commission reviewed the proposal at the meeting of January 6, 2016 and made a recommendation to approve both the community plan amendment and the rezone. The Commission recommended approval of the community plan amendment with the finding that that there have been changing conditions in the community and amending the community plan is consistent with the overall development trends and community plan objectives. The recommendation was made with a 5-0 vote. The Commission further recommended



**OGDEN CITY COUNCIL TRANSMITTAL**

**DATE:** January 15, 2016  
**TO:** Ogden City Council  
**THRU:** Mark Johnson, CAO  
**FROM:** Tom Christopoulos, CED Director  
**RE:** Petition #2015-13 to amend the Southeast Ogden Plan and rezone property at 5172-5190 Harrison from R-1-10 to R-1-8.  
**STAFF CONTACT:** Greg Montgomery, Planning Manager

**RECEIVED**

**FEB 23 2016**

**OGDEN CITY  
COUNCIL OFFICE**

**REQUESTED TIMELINE:** February 16, 2016

**RECOMMENDATION:** Approval of the Southeast Ogden Plan to show properties along Harrison between the IHC property and Shadow Valley Drive to have an R-1-10 or R-1-8 zoning option.

Approval of rezoning 5172 to 5190 Harrison from R-1-0 to R-1-8

**DOCUMENTS:** Ordinances, Planning Staff report.

**DISCUSSION:**

The petitioner, Vaughn Jacobsen, explained to the Commission the reason for the request to rezone the property. He explained that this largely vacant land is an isolated property with the IHC property to the north and the church and pasture land to the east. A hill separates this land from most of Harrison Boulevard. This isolation creates unique challenges in terms of development because of limited access and utilities. The isolation also provides for a unique development opportunity that would not impact the general area. He explained that they desire to develop a community of single story homes that would be a mixture of single family homes and twin homes with a common club house and common maintenance of the landscaping. He explained that the difference in density between an R-1-10 and R-1-8 is the difference of being able to develop the land.

Staff reviewed with the Commission that this request has two parts to it. The first is consideration of amending the Community Plan since no option other than the R-1-10 zoning is available for this property. Staff reviewed the changes that have happened in the area since the plan was developed. They explained the development of an institutional facility to the north and rezoning to the south to R-3 have change the development patterns of the Harrison frontage. The relocation of McKay Dee to occupy a large area that would have been potential home development made a significant change to the west of Harrison. Staff also noted that a traffic signal at Shadow Valley Drive and Harrison and the infill of housing in Shadow Valley area together with a school and park have been major changes. The connection of Skyline Parkway in the near future will alter the traffic patterns of the neighborhood. These changes are important

considerations in making an amendment from R-1-10 to R-1-8. The intent of the plan is still retained as far as retaining densities compatible with the area.

The second part of the request depends on what the Commission does with the plan amendment. Rezoning needs to be consistent with the plan and if an amendment does not take place the rezoning request should be denied. Staff reviewed that their recommendation is for approval of the plan amendment. Staff then reviewed the reasons the rezoning should be considered. Staff explained that the area is in transition based on the other changes that have happened along Harrison. They also explained that adequate buffers would be maintained. If the property were subdivide there would be a minimum of a 30 foot rear yard setback to the property to the east and the same setback is required for PRUDS as well. The housing type along the east boundary is also limited to single family homes whether the development is as a subdivision or a PRUD.

The Commission questioned about density possibilities and staff explained that an R-1-10 density is 2.9 units and acre and the R-1-8 is 3. 6 units an acre. If the maximum of the PRUD densities is achieved and R-1-0 zoning would allow 36 units for the site. The R-1-8 zoning would allow 44 units as a maximum for the site. Staff explained that while there have been comments about certain design issues, the rezoning request does not look at those at this time. Those would be issues for a site specific development which would require a separate public meeting to review the design.

**PLANNING COMMISSION ACTION**

The Planning Commission reviewed this item on January 6, 2016. A motion was made based on the findings there have been changing conditions in the community and amending the community plan is consistent with the overall development trends and community plan objectives to recommend amendment of the Southeast Ogden Community Plan map to include an R-1-10 or R-1-8 zoning option for the properties between Shadow Valley Drive and the IHC property along Harrison.

| PLANNING COMMISSIONERS VOTE | <u>Yes</u> | <u>No</u> |
|-----------------------------|------------|-----------|
| Blaisdell.....              | X          |           |
| Herman.....                 | X          |           |
| Schade.....                 | X          |           |
| Southwick.....              | X          |           |
| Wright.....                 | X          |           |

**CONCERNS OF CITIZENS:**

None expressed concern.

**PLANNING COMMISSION ACTION**

The Planning Commission reviewed this item on January 6, 2016. A motion was made based on the finding that R-1-8 zoning is consistent with the community plan and zoning policies to rezone to R-1-8 zoning the petitioned property.

| PLANNING COMMISSIONERS VOTE | <u>Yes</u> | <u>No</u> |
|-----------------------------|------------|-----------|
| Blaisdell.....              | X          |           |
| Herman.....                 | X          |           |

Schade..... X  
Southwick..... X  
Wright..... X

**REASON FOR NO VOTE**

Commissioner Schade explained he felt the R-1-10 zoning was more consistent with development patterns than R-1-8.

**CONCERNS OF CITIZENS:**

Kent Andersen had expressed concern that the development along the east property line have adequate buffer and transition from the R-1-8 along Harrison to the neighborhood to the east.

Bud Toliver stated as a neighbor to the development he has concern for his privacy and the security of his horses which are in the pasture to the east of this proposal. He suggested design consideration be looked at for development.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF OGDEN CITY, UTAH, AMENDING THE OGDEN CITY GENERAL PLAN BY AMENDING THE SOUTHEAST OGDEN COMMUNITY PLAN TO PROVIDE CERTAIN ZONING OPTIONS OF R-1-0 AND R-1-8 FOR PROPERTIES GENERALLY LOCATED ON HARRISON BOULEVARD BETWEEN 5100 SOUTH AND SHADOW VALLEY DRIVE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

**WHEREAS**, the Ogden City Planning Commission has reviewed a petition to amend the Southeast Ogden Community planning area to allow a zoning option of R-1-0 and R-1-8 for the property generally located at 5172-5190 Harrison Boulevard, north of Shadow Valley Drive, and;

**WHEREAS**, the City Council has determined that it is in the best interests of the City to amend the Southeast Ogden Community plan as contained in the Ogden City General Plan as provided herein.

**NOW, THEREFORE, the Council of Ogden City hereby ordains:**

**SECTION 1. General Plan Amended.** The Council of Ogden City hereby amends the Southeast Ogden Community Plan, as part of the Ogden City General Plan, as follows:

A. Paragraph 3, "Planning Guidelines for the Future" is hereby amended by adding a new subparagraph E.14. to read and provide as follows:

14. Harrison Boulevard 5100 South – Shadow Valley Drive –  
Options: R-1-8 and R-1-10

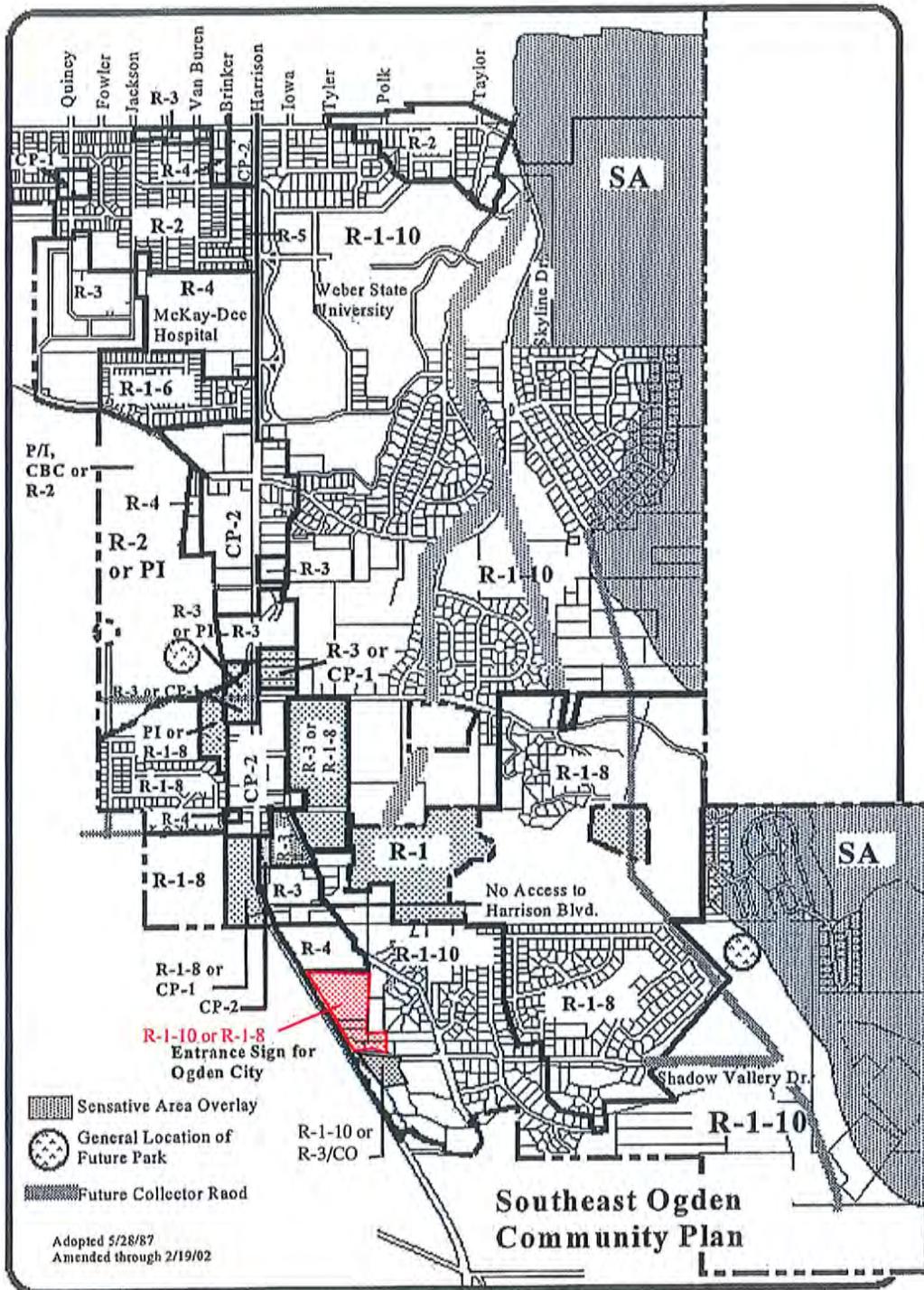
B. The Southeast Ogden Community Plan Map is hereby amended to list the above zoning option, which revised map is attached as Exhibit A, with the legal description of the area shown on the map attached as Exhibit B.

**SECTION 2. Effective date.** This ordinance shall become effective



EXHIBIT A

Southeast Ogden Community Plan Map



## EXHIBIT B

### LEGAL DESCRIPTION OF AREA DESCRIBED IN ORDINANCE

BEGINNING AT A POINT ON THE EAST LINE OF HARRISON BOULEVARD, SAID POINT BEING SOUTH 0°05'51" WEST 1849.75 FEET ALONG THE SECTION LINE AND EAST 628.50 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 89°32'00" EAST 704.28 FEET TO A FENCE LINE, BEING DESCRIBED IN A BOUNDARY LINE AGREEMENT; THENCE SOUTH 0°14'53" WEST 693.07 FEET ALONG A FENCE LINE AND SAID BOUNDARY LINE AGREEMENT LINE; THENCE SOUTH 89°28'30" EAST 144.71 FEET TO A FENCE LINE; THENCE SOUTH 0°10'21" WEST 107.50 FEET; THENCE SOUTH 0°06'57" EAST 107.59 FEET TO THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE WESTERLY 3.38 FEET ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 0°57'55" WEST AND LONG CHORD BEARS NORTH 89°15'30" WEST 3.38 FEET, WITH A CENTRAL ANGLE OF 0°26'51") ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE NORTH 89°28'56" WEST 50.20 FEET ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE SOUTHWESTERLY 243.73 FEET ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 0°31'04" WEST AND LONG CHORD BEARS SOUTH 74°23'32" WEST 240.53 FEET, WITH A CENTRAL ANGLE OF 32°15'04") ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE SOUTH 58°16'00" WEST 12.92 FEET ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE TO THE EAST LINE OF HARRISON BOULEVARD; THENCE NORTH 31°44'00" WEST 496.60 FEET ALONG THE EAST LINE OF HARRISON BOULEVARD; THENCE NORTH 27°05'26" WEST 633.35 FEET ALONG THE EAST LINE OF HARRISON BOULEVARD TO THE POINT OF BEGINNING.

**ORDINANCE NO.**

**AN ORDINANCE OF OGDEN CITY, UTAH, AMENDING THE ZONING MAP OF OGDEN CITY, AS ADOPTED BY SECTION 15-3-3 OF THE OGDEN MUNICIPAL CODE, TO RECLASSIFY AS SINGLE-FAMILY RESIDENTIAL ZONE (R-1-8) PROPERTY HERETOFORE CLASSIFIED AS SINGLE-FAMILY RESIDENTIAL ZONE (R-1-10), GENERALLY LOCATED NORTH OF SHADOW VALLEY DRIVE AT 5172-5190 HARRISON BOULEVARD AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.**

**WHEREAS**, the Ogden City Planning Commission, after notice and public hearing as required by law, reviewed a proposal to rezone from Single-family Residential Zone (R-1-10) to Single-family Residential Zone (R-1-8) property generally located at 5172-5190 Harrison Boulevard in implementation of the Southeast Ogden Community Plan, and has recommended to the City Council that such property be rezoned as proposed.

**WHEREAS**, the Ogden City Council has determined that the proposed rezoning is consistent with the implementation of the Southeast Ogden Community Plan and will be in the best interests of the City to rezone such property.

**The Council of Ogden City hereby ordains:**

**SECTION 1. Zoning Map amended.** The Zoning Map of Ogden City, as adopted by Section 15-3-3 of the Ogden Municipal Code, is hereby amended to reclassify as Single-family Residential Zone (R-1-8) property heretofore classified as Single-family Residential Zone (R-1-10), generally located at 5172-5190 Harrison Boulevard, and more particularly described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF HARRISON BOULEVARD, SAID POINT BEING SOUTH 0°05'51" WEST 1849.75 FEET ALONG THE SECTION LINE AND EAST 628.50 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 89°32'00" EAST 704.28 FEET TO A FENCE LINE, BEING DESCRIBED IN A BOUNDARY LINE AGREEMENT; THENCE SOUTH 0°14'53" WEST 693.07 FEET ALONG A FENCE LINE AND SAID BOUNDARY LINE AGREEMENT LINE; THENCE SOUTH 89°28'30" EAST 144.71 FEET TO A FENCE LINE; THENCE SOUTH

0°10'21" WEST 107.50 FEET; THENCE SOUTH 0°06'57" EAST 107.59 FEET TO THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE WESTERLY 3.38 FEET ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 0°57'55" WEST AND LONG CHORD BEARS NORTH 89°15'30" WEST 3.38 FEET, WITH A CENTRAL ANGLE OF 0°26'51") ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE NORTH 89°28'56" WEST 50.20 FEET ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE SOUTHWESTERLY 243.73 FEET ALONG THE ARC OF A 433.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS SOUTH 0°31'04" WEST AND LONG CHORD BEARS SOUTH 74°23'32" WEST 240.53 FEET, WITH A CENTRAL ANGLE OF 32°15'04") ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE; THENCE SOUTH 58°16'00" WEST 12.92 FEET ALONG THE NORTH LINE OF SHADOW VALLEY DRIVE TO THE EAST LINE OF HARRISON BOULEVARD; THENCE NORTH 31°44'00" WEST 496.60 FEET ALONG THE EAST LINE OF HARRISON BOULEVARD; THENCE NORTH 27°05'26" WEST 633.35 FEET ALONG THE EAST LINE OF HARRISON BOULEVARD TO THE POINT OF BEGINNING.

**SECTION 2.** Effective date. This Ordinance shall become effective immediately upon posting after final passage.

**PASSED, ADOPTED AND ORDERED POSTED** by the Council of Ogden

City, Utah this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
City Recorder

TRANSMITTED TO THE MAYOR ON: \_\_\_\_\_

MAYOR'S ACTION: \_\_\_\_APPROVED \_\_\_\_VETOED

\_\_\_\_\_  
Michael P. Caldwell, Mayor



Report by Greg Montgomery

**Agenda Name: Public Hearing: Petition 2015-13 to amend Southeast Ogden Plan and to rezone property at 5172-5190 Harrison from R-1-10 to R-1-8**

**Petitioner/ Developer:** Miller Jacobsen Construction/ attn. Vaughn Jacobsen  
3755 Washington Blvd.  
Ogden, Utah 84403

**Petitioner/ Developer's requested action:** Amend the plan and rezone property to R-1-8.

Planning Staff's Recommended Action

Approval of amending the Southeast Ogden Community Plan map to show the properties along Harrison north of Shadow Valley Drive to have an R-1-0 or R-1-8 zoning option.

Approval of rezoning the petitioned property to R-1-8.

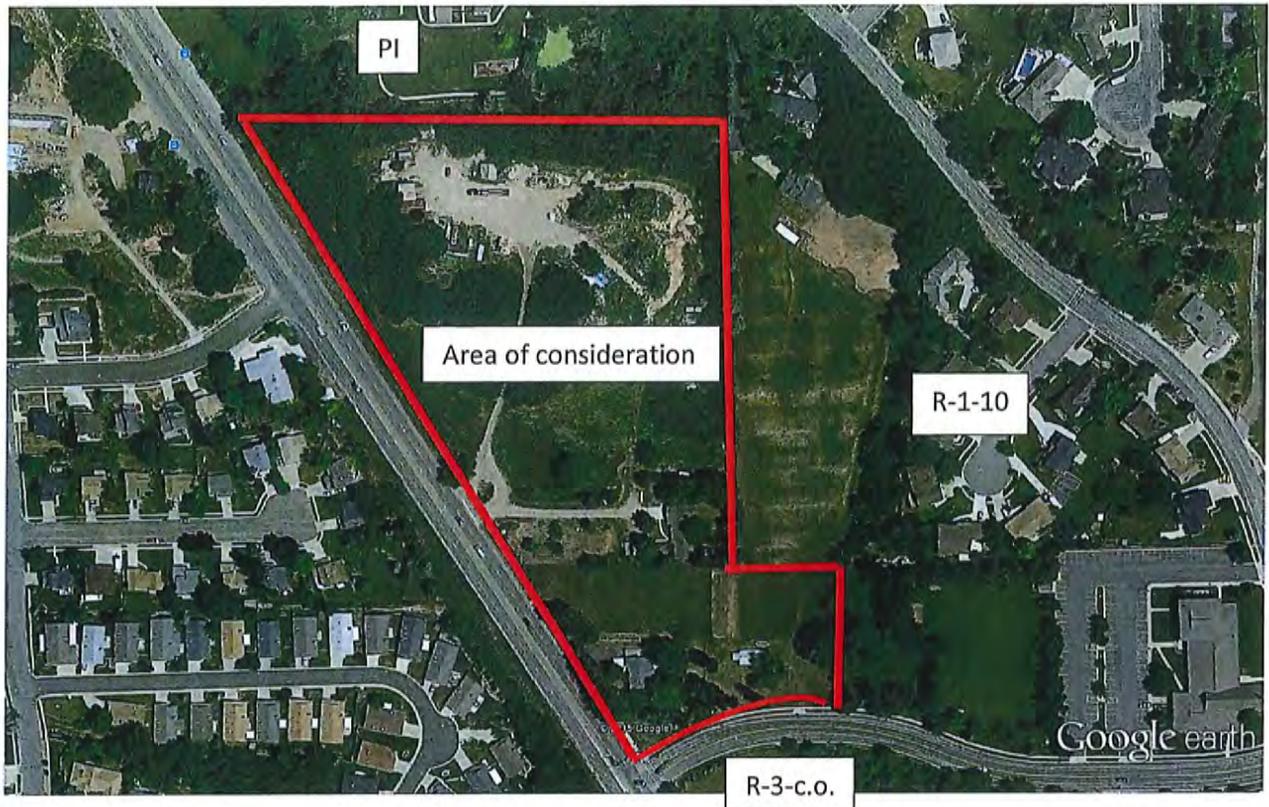
Planning Commission's determination for action

1. There are / *are not* changing conditions to this portion of the community that allow consideration of a plan amendment to this portion of the community plan.
2. Amending the community plan is / *is not* consistent with the overall development trends in the area and consistent with the community plan objectives.
3. Rezoning to R-1-8 is / *is not* consistent with the community plan and zoning policies.

Past History

September 6, 2006- A petition to amend the community plan and rezone 16 acres to R-1-6 was tabled pending the petitioner come back with a development agreement and a comprehensive development that would conform to an R-1-8 rezoning. No plan was ever developed and no further action was taken on petition.

Vicinity Map



Project Summary

**Property Address:** 5172-5190 Harrison  
**Zone:** R-1-10  
**Community Plan:** Southeast Ogden  
**Property Size:** 10.5 acres  
**Existing Use:** 2 single family homes

Description of request

The petitioner is desiring to acquire the property owned by the Waters Trust and Robert Jensen and develop a Planned Residential Unit Development of single family and twin homes that would be single level units for older individuals. A PRUD (planned residential unit

development) is a conditional use in the R-1-10 and the R-1-8 zone and requires a minimum of 5 acres in the R-1 zones. The reason for the requested change is to allow more units an acre based on the PRUD ordinance to cover the development costs of the property. In the R-1-10 zone the base line density for a PRUD is 2.9 units an acre (24 units for this site) with a potential based on design to reach 4.3 units an acre (36 units for this site site). The R-1-8 standards have a base line density of 3.6 units an acre (30 units for this site) with a maximum of 5.4 units an acre (45 units for this site). The PRUD design is not part of the consideration of the zoning at this time but the developer is looking at 44 units (4.1 units an acre) on the property and retaining the two existing homes on the site. The Water's home would be converted to a club house and the Jensen home would remain a single family home on a smaller lot.

### What Planning Commission reviews

The Planning Commission is required to review requests for both plan amendments and rezoning. The plan amendment consideration reviews the community vision and what changes may have taken place in the community and determine if there are sufficient changes to warrant a plan amendment.

The rezoning consideration is to look at the request for consistency to the general plan and the policies established for rezoning considerations.

Once a recommendation is made on both requests the recommendation is forwarded to the City Council for final action.

### Factors for consideration of action

#### 1. Changing nature of this area of Southeast Ogden

The Southeast Ogden Plan was adopted in 1987 when there was development pressure for new construction of many vacant land areas. There was a concern that Harrison have limited commercial and that the majority of new development be single family. Many changes have happened since then. The property to the north of this site was zoned to PI and became the Behavioral Health Center. It is uncertain what the future use will be but with it being PI it can be a variety of office or multiple family uses. The property to the south has been rezoned to R-3 CO with anticipation of an assisted living facility. A traffic signal has been installed at Shadow Valley Drive and Harrison. Skyline Drive will soon be connected from Weber State to Highway 89. McKay Dee moved to a new location taking most of the potential residential land west of Harrison. Most of the vacant land has been developed with only the most difficult pieces left for development. A school and park have also been constructed in the neighborhood. These changes in development patterns do indicate that there have been significant changes since the plan was first adopted.

#### 2. Southeast Ogden Plan language

The Southeast Ogden Plan created the zoning policy of “Utilize vacant inner parcels and corner lots for higher densities, avoiding disruption to lots on streets having primarily single family homes. New inner block developments should be compatible with the surrounding single family home.” In addition another zoning policy was developed from the Southeast Ogden plan, “Multiple-density developments should be phased, i.e. let vacant land develop first and consider rezoning single family areas only as demand increases and multiple family developments creep closer to single family homes.”

The petition looks at taking these two policies for the relatively vacant corner land that is difficult to develop because of topography and access limitations and is asking for a small increase in density. Because this area is an entrance into the main Shadow Valley area and the elevation of the land from Harrison does create some unique buffers, staff feels that the R-1-8 zoning option is appropriate as it allows a density that is keeping with the character of the area and better relates to the R-1-10 single family to the east but takes into account the Harrison frontage concerns that have limited compatible development options.

### 3. Consistency with zoning policies.

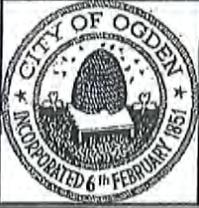
If a plan amendment is considered appropriate then rezoning is the next consideration. Some may argue that leaving the land as is with a home on 8 acres is the best land use but it is not consistent with the development patterns in Southeast Ogden especially when considering the storage that has taken place on the lot in the past.

The one zoning policy of the general plan (8.E.) which this request may be inconsistent with is, “Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible, with consideration being given to the use and characteristics of individual properties. Districts determined to be in transition may be given special consideration.” Does this land reflect the R-1-10 development to the east? Is that the prevailing character when considering the zoning along the north and south of this property on Harrison and the church which separates part of this property from the rest of the neighborhood to the east?

Staff feels this is a transitional piece and there are adequate buffers and edges to consider rezoning to R-1-8 appropriate if the plan is amended.

## Attachments

1. Petition to rezone
2. Plat Map
3. Development concept
4. Proposed amendment to Southeast Ogden Plan Map



# Petition to Amend Ogden City Zoning Map

Ogden City Development Services  
2549 Washington Blvd. Suite 240  
(801) 629-8930

Please print legibly and complete all areas:

The following checklist will help you prepare your petition for a rezone request. To help you understand the possibility of rezoning, review the Community Plan to determine whether your request is consistent with options given in the Community Plan for the property involved.

### Petition Checklist

- Review request with a Planner. Planner is to accompany petitioner when filing with City Recorder's office.
- Submit a plat from Weber County Recorder's office highlighting the property for which the rezone is being requested
- Provide a copy of the legal description of the property involved
- Pay the appropriate fee at the City Recorder's office, as outlined below (please check one):
  - \$550 - Standard fee
  - \$800 - If a development agreement is required

### Petitioner Contact Information

Name: Miller Jacobsen Construction, LLC, (Tom Miller Vaughn Jacobsen)

Address: 3755 Washington

City: Ogden

State: UT

Zip: 84403

Phone: 801-589-6207 (Vaughn)

E-mail Address: Vaughn@MillerHomesAndMore.com

Petition to Rezone 801-546-1010 (Tom)

Tom@MillerHomesAndMore.com

I (we) the undersigned property owner(s) do respectfully request that the Ogden City Zoning Map be amended by rezoning the property located at 5172-5190 Harrison

Parcel #: 07-002-0013 ✓; 07-004-0008 ✓; 0014 ✓; 0034 ✓; 0037 ✓; 0041 ✓

From R-1-10 to R-1-8 Submittal date: 12/18/15

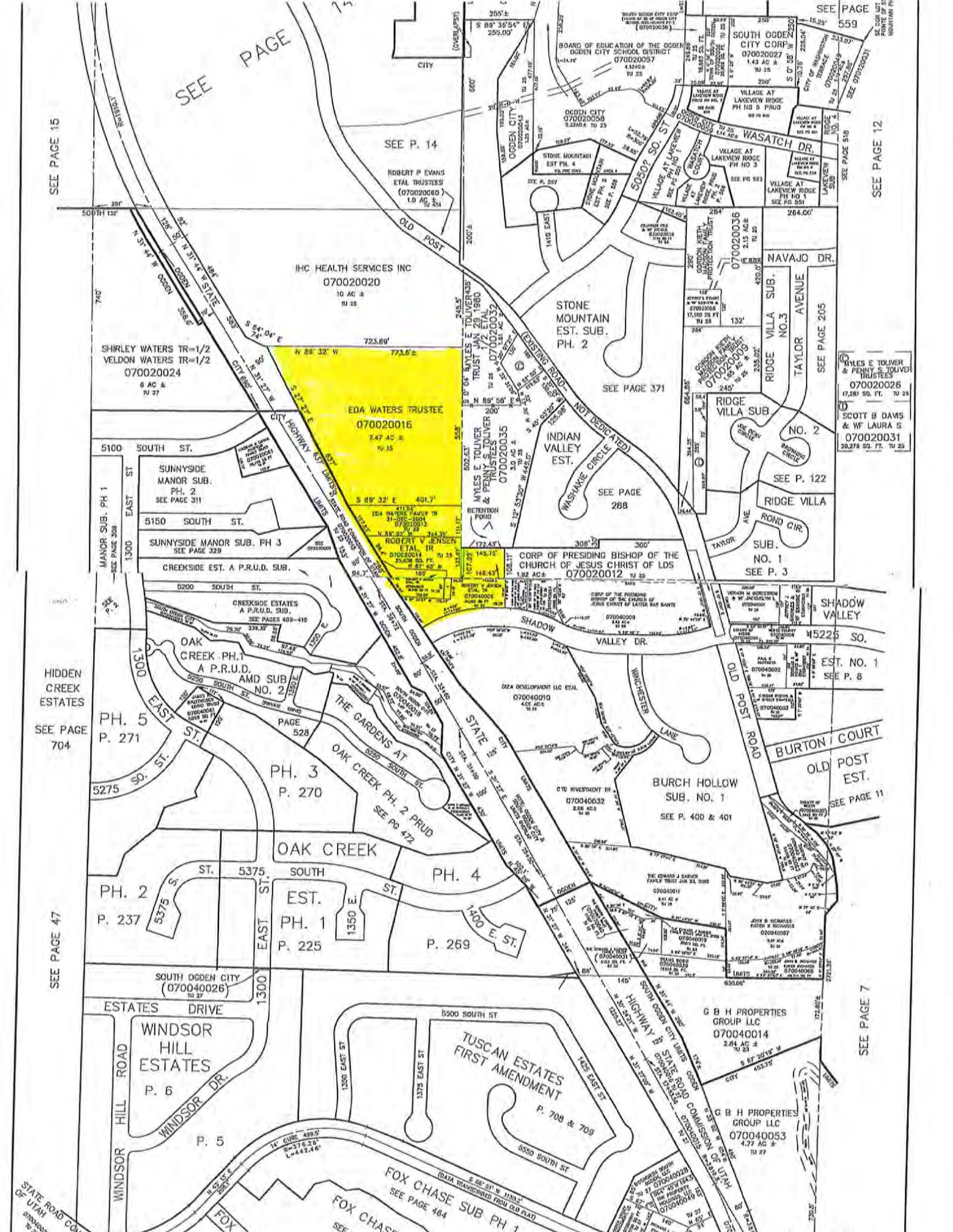
Proposed use of rezoned property, if granted: Single family residential

Petitioner's name Miller Jacobsen Construction, LLC (Tom Miller Vaughn Jacobsen)  
(please print)

Petitioner's signature [Signature] 12/18/15

Petition number: 2015-13  
 Filed in the office of the City Recorder  
 By Vaughn Jacobsen  
 Date 12-21-15  
 Fee \$800.00 Check # 1102

Sent up by G. Montgomery



SEE PAGE 15

SEE PAGE 12

SEE PAGE 559

RYLES E TOLIVER & PENNY S TOLIVER TRUSTEES 070020026 17,281 SQ. FT. TU 25  
SCOTT B DAMS & WF LAURA S 070020031 20,279 SQ. FT. TU 25

SEE PAGE 7

SEE PAGE 15

HIDDEN CREEK ESTATES SEE PAGE 704

SEE PAGE 47

STATE ROAD COMMISSION OF UTAH

SB 86 LLC

# What we'd like to do

- 44 Single family homes
- Rambler/Single level living
- Upscale community
- Fully landscaped yards
- Club House



## Sunset Ridge

## Montgomery, Greg

---

**From:** Borklund, Jannette  
**Sent:** Monday, January 04, 2016 5:05 PM  
**To:** Montgomery, Greg  
**Subject:** FW: Public Hearing, Petition #2015-13, Amend Southeast Ogden Community Plan & Harrison rezone

COMMENT FROM RESIDENT BELOW

**From:** Kent Andersen [mailto:kentgaryandersen@gmail.com]  
**Sent:** Monday, January 04, 2016 5:00 PM  
**To:** Planning Commission <PlanningCommission@ogdencity.com>  
**Cc:** Lauren Andersen <lauren.j.andersen@gmail.com>  
**Subject:** Public Hearing, Petition #2015-13, Amend Southeast Ogden Community Plan & Harrison rezone

Hello Commission and Applicant,

Thank you for the opportunity to comment on the January 6, 2016 Planning Commission item regarding a proposed amendment to the Southeast Ogden Plan and rezone request for the property at 5172-5190 Harrison from R-1-1- to R-1-8.

We agree that this property is a good residential transition property for Harrison Blvd to the pasture, residential and church properties to the east. After reviewing the development concept, we have two recommendations:

1. In keeping with the transitional nature of the request and following the zoning policy of reflecting the prevailing character of an overall district or neighborhood, have any and all parcels on the east side of the development conform with the R-1-10 zoning (e.g. minimum 10,000 sq ft lot, single family only, etc.). No small lots or twin homes on the east side of the development (Bordering the Toliver or LDS Church property.)
2. To limit conflicts between the proposed homes and the existing Toliver pasture to the east, ensure significant buffering is put in place (e.g. vinyl fencing, significant screening trees, etc.)

Thank you for accepting these comments. If you would like to discuss this further, do not hesitate to contact us.

Sincerely,

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