



## MINUTES OF THE SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, May 3, 2016 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

### COUNCIL MEMBERS PRESENT

Mayor James Minster, Council Members Brent Strate, Sallee Orr, Bryan Benard, Russ Porter, and Adam Hensley

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Police Chief Darin Parke, Fire Chief Cameron West, Parks and Public Works Director Jon Andersen, Assistant to the City Manager Doug Gailey, and Recorder Leesa Kapetanov

### CITIZENS PRESENT

Jim Pearce, Jerry Cottrell, Walt Bausman, Monica Williams, Cristen Ottley, Kirk Ottley, Wes Stewart, Jared Andersen, Debbie Perry, Joyce Hartman, Janice D. J. Grow, Bruce Hartman, Ailey Irvin

## I. OPENING CEREMONY

### A. Call To Order

Mayor Minster called the meeting to order at 6:01 pm and entertained a motion to convene.

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

### B. Prayer/Moment Of Silence

The mayor invited everyone to participate in a moment of silence.

### C. Pledge Of Allegiance

Council Member Strate led everyone present in the Pledge of Allegiance.

The mayor then opened the meeting for public comments, reminding those present that no action would be taken on comments made that evening. He asked those who wanted to speak to limit their comments to three minutes.

## II. PUBLIC COMMENTS

**Walt Bausman, 5792 S 1075 E** – reviewed a summary of comparative income statements going back to 2011. He then went over some items of interest in the upcoming FY2017 budget, including use of

Prop 1 monies, the amount of money set aside for capital expenditures, and the planned deficit. He felt the general fund deficit was \$533,000, not the \$291,000 shown. He asked where the money was coming from to cover the losses.

**Wesley Stewart, 3625 Jefferson** – Mr. Stewart was concerned with the areas of the Form Based Code that expanded into residential areas. He cited a television program that said that open spaces and being around nature helped increase the longevity of women’s health. He had bought his home in South Ogden because of the price and the sentimental value. Affordable housing mattered in a city. He also did not agree with what the Wasatch Front Regional Council said about sidewalks increasing property values. He asked that the Council back off on the zoning, keeping it on Washington Boulevard, 40<sup>th</sup> Street and Riverdale Road. Mr. Stewart then provided a handout to the Council (see Attachment A).

**Kirk Ottley, 3955 Evelyn Rd.** - had recently attended the Town Hall meeting and was also concerned about the adoption of the Form Based Code. He felt it was good for Washington Boulevard and similar areas, but did not see the value in changing the 40<sup>th</sup> Street corridor. He had moved to the city to live in a small, quiet neighborhood and changing the zoning would disrupt his quality of life. The traffic flow would also change and the cost of providing new infrastructure in the neighborhoods would be quite high. He urged the Council to keep the zoning along 40<sup>th</sup> Street purely residential.

There were no other public comments.

### III. RECOGNITION OF SCOUTS/STUDENTS PRESENT

No scouts or students were present.

### IV. PRESENTATION

#### A. **Jared Anderson, Weber County – Report on Skyline Drive Road Project**

City Manager Dixon introduced Mr. Andersen, Weber County Engineer, who was asked to come and answer questions concerning the county’s Skyline Drive Road Project. Mr. Anderson reported the project would be completed in the fall. They were currently working on storm drain upgrades. Mayor Minster said the Council was concerned with how the project would affect South Ogden, especially with the increased traffic. Mr. Anderson said the County was also concerned with the amount of increased traffic the connector road would generate. Studies had estimated an increase of 3,000 to 7,000 which was a large range, however the issues of increased traffic could not be addressed until they knew what the issues were. Mr. Anderson said one of the first things they would do after the road was completed would be a traffic count.

The Council brought up several concerns, including a line-of-site issue at the 3-way stop on Skyline, the safe passage of children to Uintah Elementary, and policing the road from the first day of opening. The Council and Mr. Anderson discussed various intersections, what jurisdictions they belonged to and how they would be handled. It was also pointed out that the school district would determine if and where a crossing guard was needed for

the children going to school. Mr. Anderson reiterated that once they knew the traffic counts and which intersections were problematic, they could move forward to address the issues. Council Member Orr asked if the County was going to provide money to the City to address issues in our city caused by their road. Mr. Anderson said the County did not have a mechanism to provide money, but other entities such as WACOG and Wasatch Front Regional Council did.

**B. Weber State University – Report on South Ogden Survey**

City Manager Dixon introduced Ailey Irvin from Weber State University. He informed the Council that partnering with Weber State to do the survey had saved the City a significant amount of money. Ms. Irvin gave a presentation (see Attachment B) reviewing some of the points of the survey. She concluded by giving some suggestions if the City were to do another survey. She then answered several questions from the Council and then concluded her presentation.

**V. CONSENT AGENDA**

**A. Approval of April 19, 2016 Council Minutes**

**B. Approval of April Warrants Register**

**C. Set Date for Public Hearing (June 7, 2016 at 6 pm or as soon as the agenda permits) To Receive and Consider Comments on the Following Items:**

- 1. The FY2017 Proposed Budget**
- 2. The City’s Intent To Continue Its Practice Of Not Charging Itself For Water, Sewer, Storm Drain, And Garbage Services That Will Be Used For Normal City Operations During The 2017 Budget Year. The Estimated Amounts Of The Non-Charged Services Are As Follows: Water \$21,000-\$46,000; Sewer \$3,000-\$8,000; Storm Drain \$6,000-\$12,000; Garbage \$3,000-\$7,000**

Mayor Minster read through the consent agenda and asked if there were any questions concerning the items thereon. There were no comments from the Council. The mayor called for a motion.

**Council Member Benard moved to approve the consent agenda as it appeared. Council Member Hensley seconded the motion. The mayor asked if there was further discussion, and seeing none, he called a voice vote. The vote was unanimous in favor of the motion.**

**VI. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING**

Mayor Minster indicated it was time to enter a Community Development and Renewal Agency Board meeting and called for a motion to do so.

**Council Member Porter moved to leave the City Council meeting and recess into a Community Development and Renewal Agency Board meeting. The motion was seconded by Council Member Orr. All present voted aye. See separate minutes.**

## VII. RECONVENE AS SOUTH OGDEN CITY COUNCIL

Motion from CDRA Board Meeting to reconvene as City Council:

**Board Member Orr moved to adjourn the Community Development and Renewal Agency Board meeting and reconvene as the South Ogden City Council. The motion was seconded by Board Member Porter. Board Members Benard, Strate, Porter, Hensley, and Orr all voted aye.**

## VIII. DISCUSSION / ACTION ITEMS

### A. **Consideration of Ordinance 16-07 – Adopting the Form Based Code and Amending the Zoning Map in Conjunction with the Form Based Code**

City Manager Dixon let the Council know this item was in the form of an ordinance if the Council chose to adopt it, but they could also table it if they wished to. He then invited City Planner Mark Vlastic to come forward to speak to this item.

Mr. Vlastic gave a small presentation (see Attachment C) to the Council that mostly dealt with the areas along 40<sup>th</sup> Street and Ogden Avenue, the areas of most concern to residents. He offered several suggestions for 40<sup>th</sup> Street, including reducing the depth of the 40<sup>th</sup> Street Zone to a 200' minimum, reducing the maximum building height, increasing the rear yard buffers to 10', requiring commercial uses to front on 40<sup>th</sup> Street only, and permitting residential uses only on lots lacking 40<sup>th</sup> Street frontage. His suggestions for Ogden Avenue were reducing the maximum building height in the Town Center General Subdistrict, requiring new projects that extend to Ogden Avenue to have frontage on both Washington Boulevard and Ogden Avenue (no rear yards or parking on Ogden Avenue), requiring commercial uses to front on Washington Boulevard only, and allowing residential uses only on lots with no Washington Boulevard frontage.

The Council discussed the options as well as suggested that the neighborhood currently zoned R-1-8 be left out of the proposed 40<sup>th</sup> Street zone. They also discussed reducing the orange City Center General zone north of 39<sup>th</sup> Street.

Mr. Vlastic pointed out the 40<sup>th</sup> Street General zone had been proposed to be deep by the consultant, who felt it needed to be deep in order to have a transformative effect. Also at the time the code was being created, there had been discussion that 40<sup>th</sup> might have a dedicated transit lane that would invite larger development. Mr. Vlastic said narrowing the depth of the zone would still benefit development, but he did not think the City would get as rich a mixed-use profile as they wanted, especially for residential uses. He also stated that there would not be as much interest from developers if the zone was not deep enough.

There was some discussion on the design of 40<sup>th</sup> Street and the role different types of transit lines might have on the development along it. Mr. Vlastic said residential density as well as commercial development was important for the establishment of transit lines, and 40<sup>th</sup> was a classic transit corridor. The Council also discussed the different methods of designing the street, i.e. putting in a median, using roundabouts, etc.

Council Member Orr said she would like to extend the discussion to a future meeting to further discuss how deep the 40<sup>th</sup> Street zone should be and if they could vary the depth in different places. Council Member Porter agreed. The Council requested that staff bring back maps showing a suggested line and a scale to show how deep it was.

**Council Member Benard moved to table Ordinance 16-07 and to hold a future work session on the Form Based Code, followed by a second from Council Member Porter. The mayor asked if there was further discussion.** Council Member Strate said there were portions of the FBC he was comfortable with and asked if they could amend and adopt it that evening. The consensus of the Council was to table it. Council Member Orr asked if the work session could be separate and not part of any other meeting. Council Member Benard felt they had too much on their plate and should not limit the work session to a separate meeting; it also was not part of his motion. **Mayor Minster made a roll call vote:**

<b>Council Member Benard-</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Hensley-</b>	<b>Yes</b>

**Ordinance 16-07 was tabled.**

**B. Consideration of Ordinance 16-10 – Adopting the FY2017 Tentative Budget**

City Manager Dixon informed the Council that state law required cities to adopt a tentative budget on or before their first meeting in May. Passing the ordinance would begin the official budget process. The mayor invited City Finance Director Steve Liebersbach to come forward and comment concerning this item. Mr. Liebersbach pointed out to the Council that the tentative budget was a work in progress and was balanced at this point. The tentative budget would change based on the direction of the elected officials and the work of staff.

Council Member Hensley asked if staff needed more clarification from the Council as to making cuts as requested by himself and Council Members Orr and Strate. The mayor said the discussion Mr. Hensley was referring to would be held later during the work session. There were no other questions or comments. The mayor called for a motion.

**Council Member Orr moved to adopt the FY2017 tentative budget. Council Member Benard seconded the motion. The mayor asked if there were further discussion.** Council Member Strate said he wanted to move on with the budget discussion so he would vote yes to adopt the tentative budget, but with the clear understanding that there were still issues that he had concerns about. **The mayor called the vote:**

<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Benard-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Hensley-</b>	<b>Yes</b>

**The FY2017 tentative budget was adopted.**

**C. Consideration of Resolution 16-13 – Approving an Agreement With Weber County Concerning RAMP Funds**

City Manager Dixon explained this resolution officially acknowledged the city’s acceptance of RAMP funds and would agree to spend the monies in accordance with RAMP policies.

The Council asked some questions concerning the RAMP applications and why some were not successful. Parks and Public Works Director Jon Andersen said the RAMP committee liked to see cities propose matching funds and the applications without matching or in kind funds were less successful.

**Council Member Strate moved to adopt Resolution 16-13. The motion was seconded by Council Member Benard. The mayor asked if there were further discussion, and seeing none, he called the vote:**

<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Benard-</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Hensley-</b>	<b>Yes</b>

**Resolution 16-13 was adopted.**

**IX. DISCUSSION ITEMS**

**A. Discussion on New Requirements for Utah Pollutant Discharge Elimination System Permit and Updating Storm Water Plan**

Parks and Public Works Director and Field Supervisor Jason Brennan came forward to address this issue. Mr. Andersen explained the EPA had implemented new regulations for storm water management and required that cities adopt them. The South Ogden storm water management plan would be on the next agenda for adoption, but staff wanted it as a discussion item to answer any questions the Council might have. Mr. Andersen said many cities were hiring a storm water prevention employee to handle the new requirements mandated by law, especially those cities with a lot of new development.

The Council asked several questions concerning the new requirements and certifications necessary for city storm water managers. Mr. Brennan and Mr. Andersen answered the questions and informed the Council that staff was anticipating an inspection by the EPA; after the inspection, they would know more about the need for hiring new employees or implementing new procedures. They warned the Council that some cities had been fined because of shortfalls in managing their storm water systems, but staff was trying to stay ahead of the matter and implement things now.

**B. Discussion on Fox Chase Subdivision**

Mayor Minster turned the time to Council Member Strate who had requested that this item be placed on the agenda. Council Member Strate asked if staff was giving a report. City Manager

Dixon said staff hadn't prepared anything, as it was his impression that the Council was only going to discuss it.

Council Member Strate said there were two issues: a common area of the subdivision was supposed to be developed by the developer, but the City had released a bond too early and didn't require the developer to finish what he said he would; and the area had tested positive for West Nile Virus. He felt the City needed to consider two things: 1) public safety to alleviate or minimize mosquito breeding, and 2) make right what happened in the area. Mr. Strate stated he wanted to use funds from the CDRA restricted monies to right the wrong.

City Manager Dixon pointed out that both those things would cost money; the Council needed to discuss where the allocation of funds for the subdivision was on their priority list in comparison to other projects that needed funding. Council Member Porter suggested staff get a price for what needed to be done so they would know how it would figure into their upcoming budget discussions.

Council Member Orr then explained what measures were taken by the Weber County Mosquito Abatement District when an area tested positive for West Nile Virus.

Council Member Hensley asked Council Member Benard, who lived in the area, what the general sentiment of the neighborhood was concerning the park. Mr. Benard said most home owners were resigned to the fact that the park would not happen or did not know about it since it had been so long ago. Some had even offered to buy the property the park was meant to be on and put a pool on it, but other homeowners were not in favor of it. There was then discussion on the maintenance of the existing trail through the area, the high water table, and the issues with getting permission from the Army Corps of Engineers to work in the area because it was a designated wetland. Council Member Porter suggested they ask the residents what they wanted and expected.

City Manager Dixon reiterated that the Council needed to prioritize this project during the budget discussion. It would not be a good idea to get the neighborhood involved by asking what the neighborhood wanted and expected, only to tell them later that there were no funds to do it. Council Member Benard explained that the developer was just supposed to put a park in, and the homeowners association would then be responsible for maintaining the park; however the homeowners association was no longer active. The trails were not part of the developer's responsibility. Mr. Strate said he may have misunderstood what the issue was. Council Member Hensley commented that if there really wasn't a problem, the City should not try to fix it. The Council directed staff to find out who owned the property, where the park was to be built and the Council would decide what to do from there.

### **C. Discussion and Direction on Third Party Financial Review**

City Manager Dixon expressed his concern that not all the Council was in agreement with where the City stood financially. He had thought that bringing in an outside party to do a financial assessment might help the Council to move forward with the budget; however, he needed to know if the Council would accept the information that came to them from the third party review, regardless of what it said.

The Council discussed the matter, each expressing the reason why a review should or should not be done. The consensus from the Council seemed to be that the City was currently in good

financial standing, but it was the future they did not know about. Council Member Hensley asked Financial Director Steve Liebersbach if a third party review that projected the City's financial future would be helpful to him. Mr. Liebersbach said it would be difficult for such a review to be done, since it would be based on decisions the Council would be making in the future concerning projects they wanted done. He added that there were concerns facing the City, especially when it came to things like roads, benefits and wages, water repairs, sewer lines, etc. That is why over the last 2 to 3 years, staff had encouraged the Council to look at the existing rates and fees and adjust them if necessary. Mr. Liebersbach said it seemed the "panic button" had recently been pushed concerning the budget, but he was no sure why. He said in order for a funding projection study to be done, whoever did it would have to ask the Council what their spending projections for the future would be. The third party reviews concerning the City's current financial standing, i.e. the bond counsel review and the audit report, showed the City was in good standing. The Council just needed to start filling in the holes of the strategic plan and determine what projects should receive funding.

City Manager Dixon pointed out the current scope for the financial review was to take data from the last 10 years to determine where the City stood financially today. However, based on the Council's discussion, the scope seemed to have changed to projecting what the financial future of the City would be. Such a review would take quite a bit of involvement from the Council.

City Manager Dixon pointed out that he and department directors had spent countless hours trying to cut a million dollars from the general fund at the request of some Council members; however, they were now receiving mixed messages. If the City was currently in good financial standing, why were they using so much time and energy and taking such aggressive steps to cut the budget? Council Member Strate said when he had proposed cutting a million dollars from the budget, he did it because he knew that they would have to ask residents to "buck up" and pay more so he felt the City should try to cut as much as they could in spending.

The Council discussed the issue of a third party review and whether they agreed on the information being presented them by staff, with the consensus being that a third party financial review was not necessary.

## **X. DEPARTMENT DIRECTOR REPORTS**

### **A. Parks and Public Works Director Jon Andersen – Project Updates**

Mr. Andersen told the Council that an Arbor Day Celebration would be held the upcoming Friday at 9 am at Nature Park.

He then gave the Council a handout (see Attachment D) concerning the recent service project and reviewed it with them.

Mr. Andersen then informed the Council the City had received a grant for the sidewalks along 4500 South and Jefferson on both sides of the street. The Council had previously instructed him to go ahead and install sidewalks on only one side of the street at the City's expense so it could be in by the beginning of the upcoming school year in August; however that was before the City had found out it had received the grant. He pointed out the City could spend \$124,000 of its own money to get the minimal project (one side of sidewalks) completed before the new school year, and then could use a portion of the grant money and put the other sidewalks in in the spring of 2017; at that time, the City would also have to pay a matching fund requirement of \$17,000. The

City would then have to turn the unused portion of the grant money back to the state. The other option would be to wait until the spring of 2017, when the grant money would be available, and do the whole project at the same time, thus saving the City \$124,000 plus the matching fund of \$17,000, although the City would still have to pay a matching fund requirement of \$23,000.

Council Member Orr asked if some major traffic calming devices could be used along the route to slow the traffic down for the children walking to school until the sidewalks could be put in. Police Chief Parke said they could look at different traffic calming options for the road.

The Council discussed whether to wait for the grant money or proceed with the sidewalk now. They felt they could not justify spending more than \$124,000 of the City's money just to get the sidewalk in 6 months earlier. They would find ways to increase safety for the children in the interim. They also discussed ways to let the residents in the area know the sidewalk was coming and why it was delayed. The consensus was to use the grant money and wait until spring to do the sidewalk.

Parks and Public Works Director Andersen then reported on the damage created by the recent wind storm and the clean-up involved. He said the City had spent about 225 man hours on Sunday clearing streets and helping with debris pick-up. They had set up large dumpsters at Friendship and Club Heights Parks for residents to put wind-related debris in.

City Manager Dixon added that the wind event was the first time in his 10 years of being a city manager that he had to activate the EOC. He commended Chief West and Deputy Chief Rasmussen for their involvement in the EOC and the public works employees who spent countless hours out in the City helping to clean up. Those involved had learned from the event and were planning a de-briefing meeting.

#### **B. Chief West – Update on Ambulance Billing**

The chief gave a handout to the Council (see Attachment E) showing the wind incident objectives and actions as well as information on ambulance billing. He said with each practice or real incident they learned ways of doing things better, and this was no different. He would provide a de-briefing report to the Council after the meeting was held.

Chief West then reported on ambulance billing, reviewing the new fees that were being charged and time payment policies that had been implemented.

## **XI. QUARTERLY REPORTS**

#### **A. Chief Parke – Ordinance Enforcement**

The police chief went over the statistics from the last quarter concerning ordinance enforcement, noting that many of the reports were initiated by officers. The majority of the issues were taken care of without having to take any action. Now that summer was approaching, code enforcement issues concerning weeds and junk would increase.

#### **B. Doug Gailey – Employee Recognition**

Mr. Gailey reported three employees had been recognized for doing an outstanding job during the last quarter and had received gift cards. Council Member Benard asked if the recognitions were being announced to other employees. Mr. Gailey said they were not.

## **XII. REPORTS**

**A. Mayor** – nothing to report.

### **B. City Council Members**

**Council Member Hensley** – thanked all those involved in the Town Hall meeting. It had been well attended.

**Council Member Orr** – also felt the Town Hall meeting had been very successful. She then reported the National Drug Take Back Day at Macey’s had gone very well; they had taken in 205 pounds of drugs. She thanked Chief Parke and Officers Vazquez and Christensen for their help.

**Council Member Porter** - commented the Town Hall meeting was very good. He also had looked at some of the survey results and saw that the police and fire were much appreciated. He commended the officers and firefighters.

Mr. Porter concluded his remarks by pointing out that just as the county made decisions that affected South Ogden, the Council also made decisions that often impacted neighboring cities. The Council should keep that in mind.

**Council Member Strate** – agreed with Mr. Porter’s comments.

**Council Member Benard** – thanked Council Member Hensley for initiating the Town Hall meeting. He also commented how effective social media had been in getting information out after the wind storm.

**C. City Manager** – reported a public involvement firm as well as a property acquisition firm had been selected for the 40<sup>th</sup> Street Project. The agreements for both would be on the next agenda for approval. The design for the street would begin in June or July.

**D. City Attorney** – nothing to report.

## **XIII. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO A WORK SESSION**

Mayor Minster indicated it was time to adjourn the city council meeting and convene into a work session and called for a motion to do so.

**At 10:04 pm, Council Member Porter moved to adjourn city council and move into a work session, followed by a second from Council Member Benard. The voice vote was unanimous in favor of the motion.**

Note: The Council took a short break and moved into the EOC for the work session. Staff members present were City Manager Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Assistant to the City Manager Doug Gailey, and City Recorder Leesa Kapetanov. All members of the Council were present for the work session which began at 10:28 pm.

## **A. Discussion on FY2017 Proposed Budget**

City Finance Director Steve Liebersbach began the budget discussion by explaining only a few changes had been made to the budget since the last time it had been sent out, the main difference being that this budget was balanced thru an appropriation of fund balance. One other change was a \$150,000 expenditure to the water fund had been added. He also reported staff was still working on wages and benefits and warned that many of the numbers in the budget would change as the staff and Council continued working on it. Mr. Liebersbach said staff was looking for direction from the Council as to what projects they wanted incorporated into the budget. City Manager Dixon further iterated what staff needed direction for, including what should be budgeted for further rebranding and an economic development strategy. There were also some Class C monies in the amount of \$543,000 that the Council needed to decide how to allocate.

Council Member Porter stated his opinion that they should allocate the \$23,000 necessary for the match to receive the sidewalk grant, do as many roads as possible with the Class C funds, and only do the gateway sign on Highway 89 as part of the rebranding efforts. They should also set some money aside for the Mar Lon Hills property. The Council should also decide to what percent of fund balance they were comfortable spending to.

Council Member Strate said he thought the City should not replace any roads, but only use the money for crack, slurry or chip seals. He said trails were a secondary priority, but it would be better to maintain them now rather than replace them later, perhaps with some of the restricted monies. He said he would also like to choose a small section of road and try out some new technology on it. Mr. Strate also requested that some more money be put aside for 40<sup>th</sup> Street and the school district properties.

City Manager Dixon gave an update on discussions with the school district concerning their properties. He also pointed out that decisions on roads needed to be made as soon as possible in order to get them bid out and completed by August. He asked Parks and Public Works Director Andersen what his priorities would be for roads. He said he would do a waterline project on Crestwood; it had had 4 water main breaks during the last year. He would also look at doing 43<sup>rd</sup> Street due to the increased traffic for the new school. There was some discussion on sealing versus complete rebuilds. It was determined that Mr. Andersen would make a recommendation to the Council at their next meeting as to what he thought the road priorities were, their costs, and how much could be set aside for 40<sup>th</sup> Street.

Council Member Strate then asked staff to provide some information on tax levies.

City Manager Dixon clarified with the Council that they wanted to include the Highway 89 sign in the 2017 budget. The Council agreed. They also felt that another sign should be planned for 40<sup>th</sup> Street when it was completed. They also requested information on costs for banners on Washington Boulevard.

Council Member Strate then asked that staff come back with a budget with no appropriated fund balance. Council Member Benard pointed out to Mr. Strate that to do so they would have to take out things like the Highway 89 sign. Council Member Strate said he would not feel comfortable to raise taxes or add fees if the City itself had not tried to cut as many costs as possible. City Manager Dixon asked other members of the Council if that was their direction as well. Council Member Benard said cutting the budget would not fix the problem of lack of funds. It would be a combination of making cuts and increasing revenue through tax increases or fees.

He would prefer that staff work on more realistic cuts than a million dollars or even \$500,000- perhaps somewhere around \$150,000 to \$200,000. Mr. Benard said he did not want to lose services. The survey had indicated that residents were happy with the level of services they were receiving. Council Member Porter agreed. Council Member Hensley said he was worried the City would not have enough to purchase the upcoming school properties if they did not cut more. City Attorney Bradshaw noted there was enough in fund balance to purchase the properties. The Council would just need to do a budget amendment to allow it. City Manager Dixon said staff would work to cut \$150,000 to \$200,000 from the budget.

Council Member Strate said staff had found \$145,000 in the budget for wages and benefits; he was confused how staff could find that but not cut more out of the budget. Staff explained they had not made cuts to make wage adjustments. They had calculated the money saved because of the recent retirement of senior employees. Their replacements were hired at a lower cost, thus saving money. Staff had proposed to the Council that those savings be used to bring other employees to the 90% average as set out in the City's compensation plan. The idea was to use existing budget dollars to make the wage adjustments so it would not need to be considered in the upcoming budget; however, the Council had not supported the idea. Staff also described how they planned to project the costs for benefits not on worst case scenario, but on actual case scenarios with some "cushion" figured in. This would reflect more closely the actual costs and free up some money.

There was then some discussion on wages and the philosophy of bringing valued employees to 90% of the market average.

Council Member Benard said he was in favor of cutting \$150,000 to \$200,000 from the budget, but also wanted to see the hard numbers for the sign on Highway 89, roads, wages, etc. He also wanted to maintain the level of service the City was already providing. The majority of the Council agreed.

There was no more discussion. Mayor Minster called for a motion to adjourn.

#### **XIV. ADJOURN WORK SESSION**

**Council Member Porter moved to adjourn the work session, followed by a second from Council Member Strate. The voice vote was unanimous in favor of the motion.**

The work session concluded at 11:56 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, May 3, 2016.

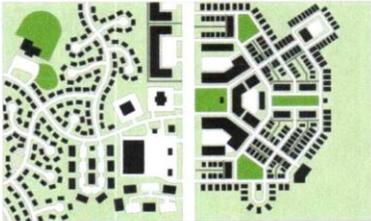
  
Leesa Kapetanov, City Recorder

Date Approved by the City Council \_\_\_\_\_ May 17, 2016 \_\_\_\_\_

**Attachment A**  
Handouts from Mr. Stewart

# What are Form-Based Codes?

How do they differ from Euclidean Codes?



IBI

South Ogden, Utah - November 25, 2014

*These are not apples to apples comparisons!*

These are both **RED** on the Zoning Map



*← Green Trees  
No driveable Areas  
(Not what FBC in S. Ogden is proposing)*

The Code is Undefined



*← Retail parking Lot in Arizona or CA desert climate*

IBI

South Ogden, Utah - November 25, 2014

Not same comparisons Again!

Form Based Zoning

Which do you Prefer?

Lifeless Public Realm

Discolored Grass →

Comfortable Public Realm

Nice green grass →



South Ogden, Utah - November 25, 2014

← Arizona Desert climate (View towards home)

← Wide open view down street

Form Based Zoning

(Again our FBC street sections would not be this photo)

Purpose?



South Ogden, Utah - November 25, 2014

Totally not the same comparison!

### Form Based Zoning

#### Form-Based Codes

- A relatively new name...
- For emerging regulatory techniques...
- Serves to implement the rebirth and interest in Urbanism...

#### Conventional Codes

- Zoning and subdivision regulations
- Designed to separate incompatible uses
- Ideal for suburban development patterns



← Where do people park cars here? If behind, this means more asphalt or concrete = less environment friendly.



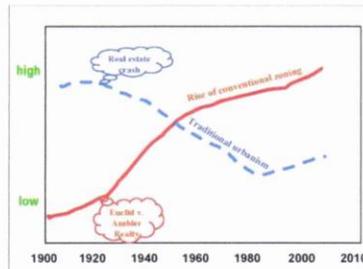
South Ogden, Utah - November 25, 2014

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These could be the exact same layout with the exception of driveway access. People like their driveways.

### Form Based Zoning

#### The Rise of Conventional Zoning



Clarence Perry, "Neighborhood and Community Planning," 1929



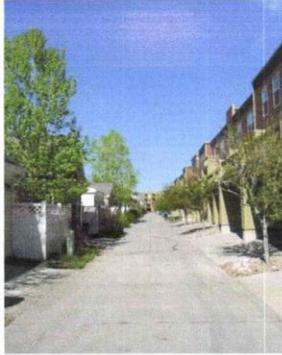
South Ogden, Utah - November 25, 2014

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Form Based Zoning

Mixed-Use vs

A variety of standards  
Thoroughfares  
Lighting  
Setbacks



Segregated Uses

One-Size-Fits-All  
Thoroughfares  
Lighting  
Setbacks

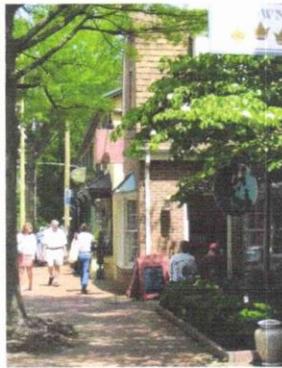


Back of an industrial/commercial area,

IBI ↗ Current FBC does not mandate underground power lines. Should be updated if S. Ogden city wants this look ↖ ↗ dumpsters w/ overhead power lines

Form Based Zoning

Pedestrian Priority vs



Parking Priority



**Attachment B**  
Presentation by Weber State University on Survey

# South Ogden VOICES Survey

AILEY IRVINE

COMMUNITY ENGAGED LEADER FOR COMMUNITY RESEARCH TEAM

## Background

- ▶ South Ogden city administered a city wide survey in 2007
  - ▶ However, this response rate was low and not representative of the population
- ▶ South Ogden approached the CCEL to administer a second survey to raise the response rate and survey a representative sample of the population



**SOUTH OGDEN CITY**



**WEBER STATE UNIVERSITY**

Center for Community Engaged Learning

## Project Objectives

- ▶ Measure public opinion on:
  - ▶ The city's general operations and public image.
  - ▶ Perceptions of public safety.
  - ▶ Parks, trails, and recreation services.
  - ▶ Perceptions of planning and development.
- ▶ Strengthen the collaboration between South Ogden City and Weber State University by:
  - ▶ Facilitating civic engagement for students through their involvement in the project



**SOUTH OGDEN CITY**



**WEBER STATE UNIVERSITY**  
Center for Community Engaged Learning

## How did we do it?

- ▶ Last spring, the survey was administered online
- ▶ This past fall, volunteers followed up by going door-to-door
- ▶ In total, we received 100 completed surveys of the viable 461 addresses
  - ▶ Overall response rate: 21.69%
- ▶ While this is very low, the results can provide some indication of public opinion
  - ▶ However, results should be interpreted with caution and do not represent the entire population



**SOUTH OGDEN CITY**



**WEBER STATE UNIVERSITY**  
Center for Community Engaged Learning

# Demographics of the Respondents

- ▶ Overall, the majority of the respondents were White individuals who speak English
- ▶ A third of the respondents have lived in South Ogden for over 25 years
- ▶ Half of the sample have children at home
- ▶ The majority own their homes and half are employed full time
- ▶ Slightly more women responded (52%) than men (46%)
- ▶ 85% are registered voters



**SOUTH OGDEN CITY**

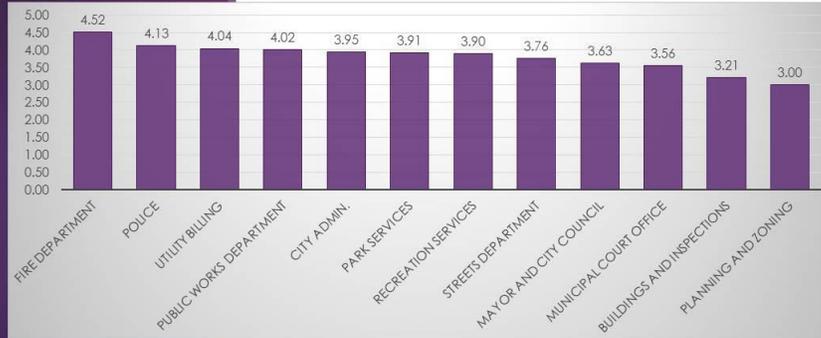


**WEBER STATE UNIVERSITY**  
Center for Community Engaged Learning

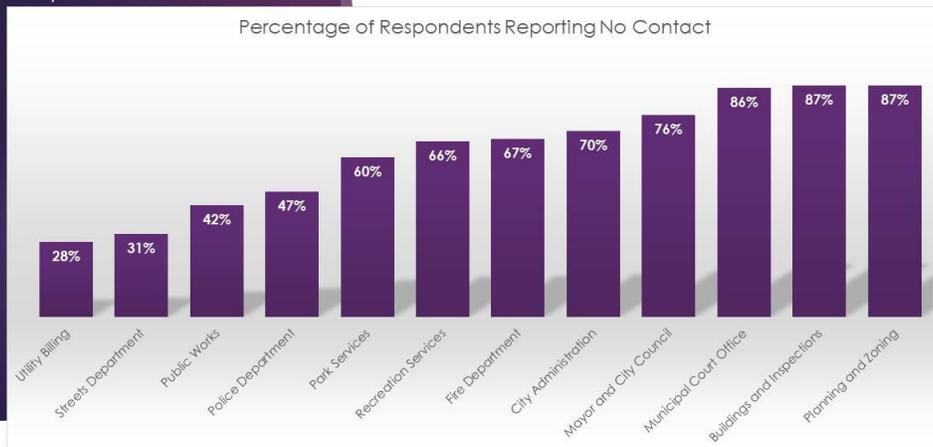
## Question 1

Over the past 12 months, please evaluate the level of service you have received from the following city departments.

- Rating Scale:
1. Very Poor
  2. Poor
  3. Neutral
  4. Good
  5. Very Good
  - No contact



## No Contact for Each Department

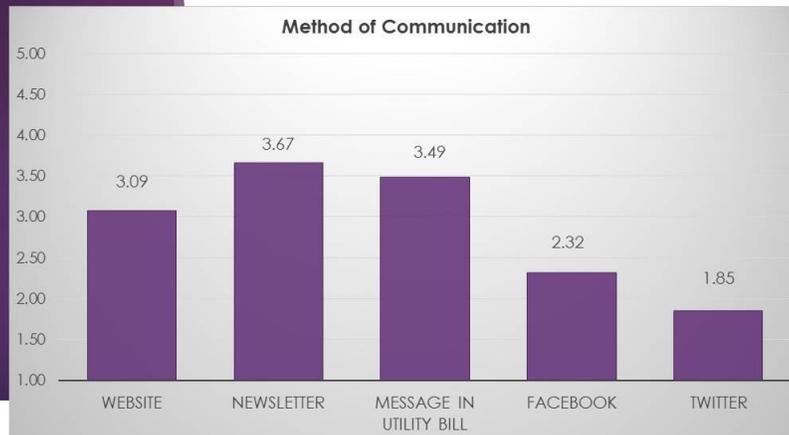


## Question Four

How useful do you find each of the following methods of communication.

Rating Scale:

1. Not useful
2. Barely useful
3. Somewhat useful
4. Useful
5. Very useful



## Question Five

What can the city do better to communicate with you?

"The website is not particularly user friendly. I would like to have been able to find more information on the website."

"E-mail newsletters - often it seems the information that comes in the utility bill is already out of date."

"Maybe send out a monthly news letter to all houses."

"Mail. I usually wouldn't go out of my way to search for possibly important events in the area. Mail notification of possibly important events would be much more effective."



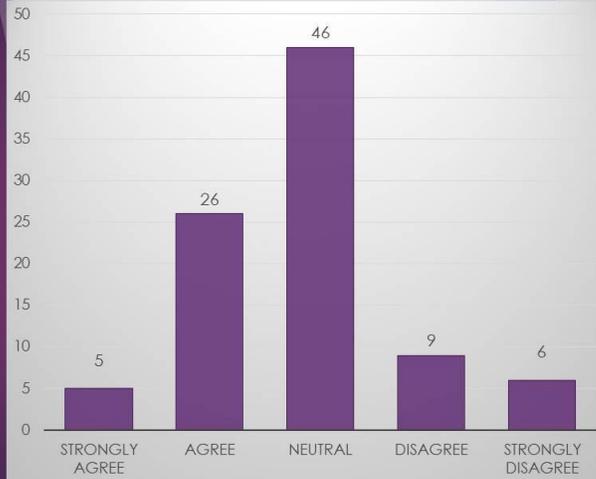
**SOUTH OGDEN CITY**



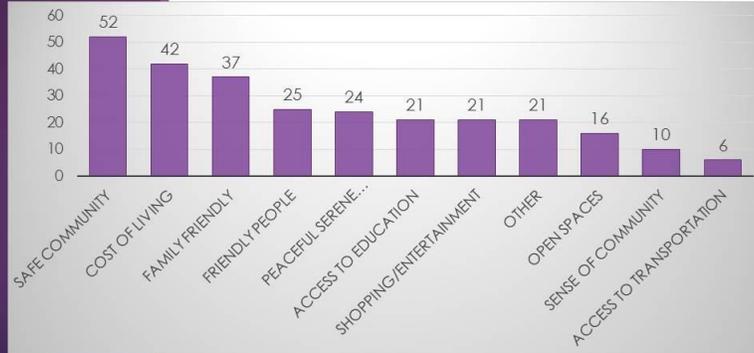
**WEBER STATE UNIVERSITY**  
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Question Six: How much do you agree with the following statement?  
*South Ogden has considered public opinion when making major decisions.*

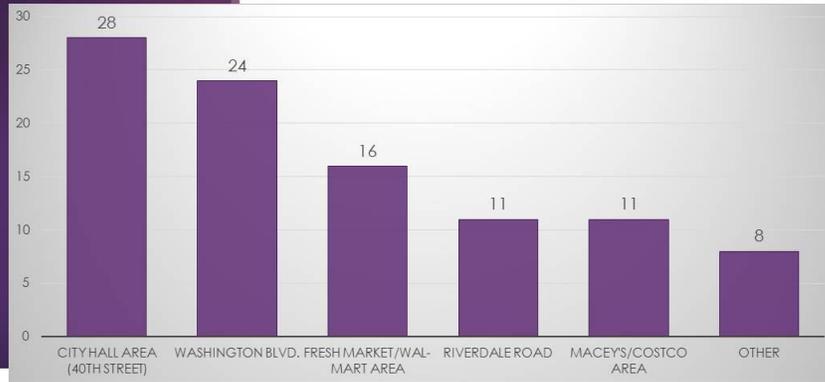
1. Strongly disagree
2. Disagree
3. Neutral
4. Agree
5. Strongly agree



Question 7: Please indicate your top three reasons for living in South Ogden



Question 8: Which of the following best describes the 'heart' of South Ogden?



## Conclusions

- ▶ Results may be generalized to older, White homeowners in South Ogden
- ▶ While the response rate is low, findings suggest:
  - ▶ Respondents have little contact with most city departments
  - ▶ When they do have contact, it is generally not negative



**SOUTH OGDEN CITY**



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## The Weber State Connection

- ▶ Our volunteers logged about 384 hours
- ▶ Students were involved in all aspects of the project from design to analysis
- ▶ Volunteers reported having a positive experience



**SOUTH OGDEN CITY**



**WEBER STATE UNIVERSITY**  
Center for Community Engaged Learning

#### VOLUNTEER COMMENTS

"It was a lot more entertaining than I expected."

"This showed me research isn't always in a lab...I enjoyed meeting diverse people and giving them an opportunity to make a difference."

"You have the opportunity to sharpen communication skills while being a part of something bigger than yourself."

"I realized that people are concerned about South Ogden and its performance."

"I was able to help others realize that they can have a voice in their community."

## The Future

- ▶ Beyond the goal of measuring public opinion, the survey also allowed residents to have their voices heard.
  - ▶ Residents that students spoke with were pleased to be asked about their city
- ▶ If the city were to do another survey:
  - ▶ Sample from a representative sample of neighborhoods instead of specific addresses
  - ▶ Residents are more willing to answer the survey if a WSU student follows up at their door
  - ▶ If the city completed this survey annually or bi-annually, residents would become more familiar and will be much more likely to respond

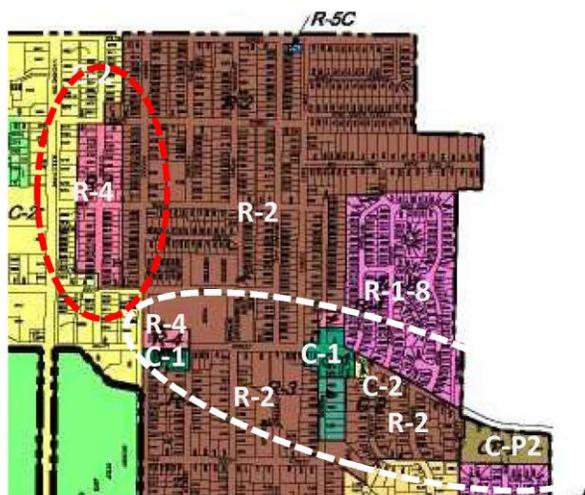
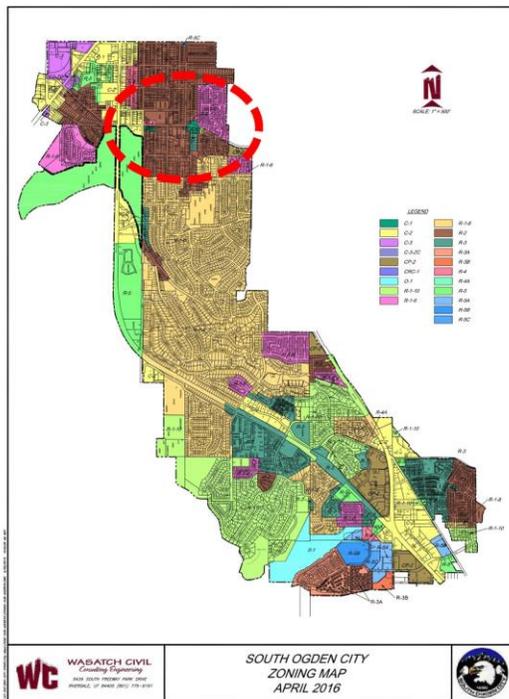
Questions?



Feel free to email me any additional questions at [aileyirvine@mail.weber.edu](mailto:aileyirvine@mail.weber.edu).

## Attachment C

Presentation by Planner Mark Vlasic





### 3.0 Subdistricts



Table 3.2 (1). Zoning Map

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

# 1.0 South Ogden City Center & 40th Street Corridor

## 1.1. Introduction

In 2008, an update of the South Ogden City General Plan was completed. This plan presented a vision, and stated a number of goals and policies to direct future development in South Ogden.

Goal 1: Make South Ogden City distinct and identifiable from surrounding municipalities

Policy:

(1) Develop the east and west sides of Washington Boulevard between 36th and 42nd Streets into a discernable and attractive downtown for South Ogden

(2) Encourage a major transformation of Washington Boulevard into an urban setting that establishes the sense of downtown to motorists and passersby

Goal 2: Create a distinct city center or "heart of the community"

Policy:

(1) Develop a community center in the existing downtown area where residents of South Ogden can gather for community events

Goal 3: Facilitate the careful integration of new development and redevelopment in existing neighborhoods

Policy:

(1) Encourage existing residents to remain downtown and new residents to locate in residential areas between 36th and 40th Street

(2) Maintain stable areas by continuing the existing scale and feet of the surrounding residential blocks

(3) Facilitate new development and encourage new investment through allowing uses in the core to redevelop in creative, mixed-residential ways

(4) Facilitate good, non-conflicting transition between commercial and residential uses

Goal 4: Create places for the community to gather and events to draw residents to these places

Policy:

(1) Clearly designate and signify routes which connect residents to other neighborhoods and important places within the city and adjacent to it

(2) Improve neighborhood destinations throughout the community

This form-based code is a tool that will allow and promote these goals and policies to develop a city center consistent with the General Plan. This code plans for a future widening of 40th Street to accommodate a form of dedicated transit (streetcar, bus-rapid transit, etc.), and



Figure 1.1 (1) Districts

# 5.0 Building Types

## 5.7. Yard Building

### 1. Description & Intent

The Yard Building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Yard Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

### 2. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.



#### Notes:

\* Each building shall meet all requirements of the Building Type.

\*\* Where multiple buildings are located on a single lot, each building shall meet the front property line coverage requirements except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

\*\* Rear yard setback for detached garages on alleys is five feet.

### Permitted Subdivisions

#### Edge

#### (1) Building Siting Refer to Figure 5.7 (1)

Multiple Principal Buildings	permitted *
Front Sidewalk Coverage	60% *
Occupation of Corner	required
Front Setback	15'
Corner Setback	7.5'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	15' **
Minimum Lot Width	30'
Maximum Lot Width	60'
Parking	rear yard/facade
Vehicle Access	From alley, if no alley exist, 1 driveway per street frontage

#### (2) Height Refer to Figure 5.7 (2)

Minimum Overall Height	1.5 story
Maximum Overall Height	3.5 stories
All Stories: Minimum Height	5'
Maximum Height	14'

#### (3) Uses Refer to Figure 5.7 (2). Refer to 4.0 Uses for permitted uses.

All Stories	residential
Parking within Building	permitted fully in basement and in rear of all floors
Required Occupied Space	25' deep on all full floors from the front facade

#### (4) Street Facade Requirements Refer to Figure 5.7 (2)

Minimum Transparency per story	15%
Blank Wall Limitations	required, see 8.2.4 (2)
Front Facade Entrance Type	steps, porch
Principal Entrance Location per Unit	front, corner, or corner side facade
Required Number of Street Entrances	not required
Vertical Facade Divisions	not required
Horizontal Facade Divisions	not required

#### (5) Roof Type Requirements Refer to Figure 5.7 (2)

Permitted Roof Types	parapet, pitched, flat
Tower	not permitted

## 5.0 Building Types

### 5.6 Row Building

#### 1. Description & Intent

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

#### 2. Regulations

Regulations for the Row Building type are defined in the adjacent table.



#### Notes:

\* For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

\* Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

\* Rear yard setback on alleys is five feet.

\* When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 50%, as measured between two feet and eight feet above grade.

\* The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

	Permitted Subdistricts		
	City Center "General" & Riverdale Road "General"	40th Street "General"	Edge
<b>(1) Building Siting</b> <i>Refer to Figure 5.0.1 (1).</i>			
Multiple Principal Buildings	permitted	permitted	permitted
Front Sidewalk Coverage	65%*	65%*	65%*
Occupation of Corner	required	required	required
Corner Build to Zone	0' to 10'	0' to 15'	0' to 10'
Minimum Side Yard Setback	0' per unit, 10' minimum building	0' per unit, 10' minimum building	0' per unit, 10' minimum building
Minimum Rear Yard Setback	5'	10'	10'
Minimum Lot Width	10' per unit, minimum of 10' per building	20' per unit, minimum of 8 units units per building	20' per unit, minimum of 8 units units per building
Parking	rear yard/facade	rear yard/facade	rear yard/facade
Vehicle Access	From alleys; if no alleys, 1 driveway per building, per street frontage from alley on Riverdale Road, 40th Street, and Riverdale Road, unless in Edge Subdistrict.		
<b>(2) Height</b> <i>Refer to Figure 5.0.1 (2).</i>			
Minimum Overall Height	2 story	2 story	2 story
Maximum Overall Height	4 stories	4 stories	3.5 stories
All Stories: Minimum Height	10'	10'	10'
All Stories: Maximum Height	14'	14'	14'
<b>(3) Uses</b> <i>Refer to Figure 5.0.1 (3). Refer to 4.0.1 Uses for permitted uses.</i>			
Ground Story	residential, service, office, medical, restaurant, professional	residential, service, office, medical, restaurant, professional	residential only
Upper Story	residential only		
Parking within Building	permitted fully in basement and in rear of all floors		
Required Occupied Space	30' deep on all full floors from the front facade		
<b>(4) Street Facade Requirements</b> <i>Refer to Figure 5.0.1 (4).</i>			
Minimum Transparency per unit front	15%*	15%*	15%*
Blank Wall Limitations	required, see 5.2.4 (2)		
Front Facade Permitted Entrance Type	shop, porch, blank, storefront	shop, porch, blank, storefront	shop, porch
Principal Entrance Location per Unit	front or corner side facade		
Vertical Facade Divisions	not required		
Horizontal Facade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
<b>(5) Roof Type Requirements</b> <i>Refer to Figure 5.0.1 (5).</i>			
Permitted Roof Types	gabled, pitched, flat	gabled, pitched, flat	gabled, pitched, flat
Tower	permitted	permitted	permitted

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## 5.0 Building Types

### 5.3 Storefront Building

#### 1. Description & Intent

The Storefront Building is intended for use as a mixed use building located closer to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

#### 2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



#### Notes:

\* Lots wider than 140 feet are permitted one double-headed aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

\* Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

\* If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Subdistricts			
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"
<b>(1) Building Siting</b> <i>Refer to Figure 5.3.1 (1).</i>				
Multiple Principal Buildings	permitted	permitted	permitted	permitted
Front Sidewalk Coverage	65%	65%	65%	65%*
Occupation of Corner	required	required	required	required
Corner Build to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
Minimum Side Yard Setback	0'	0'	0' to 10'	0' to 5'
Minimum Lot Width	none	none	none	none
Maximum Lot Width	none	none	none	none
Parking & Loading Location	rear yard	rear yard	rear yard	rear or side
Vehicle Access	From alleys; if no alleys, 1 driveway is permitted per unit/primary entrance, as approved by the City Manager or Designer	From alleys; if no alleys, 1 driveway is permitted per unit/primary entrance, as approved by the City Manager or Designer	From alleys; if no alleys, 1 driveway is permitted per unit/primary entrance, as approved by the City Manager or Designer	From alleys; if no alleys, 1 driveway is permitted per unit/primary entrance, as approved by the City Manager or Designer
<b>(2) Height</b> <i>Refer to Figure 5.3.1 (2).</i>				
Minimum Overall Height	2 story	2 story	2 story	2 story
Maximum Overall Height	5 stories*	5 stories*	5 stories*	5 stories*
Ground Story: Minimum Height	14'	14'	14'	14'
Ground Story: Maximum Height	14'	14'	14'	14'
Upper Stories: Minimum Height	10'	10'	10'	10'
Upper Stories: Maximum Height	14'	14'	14'	14'
<b>(3) Uses</b> <i>Refer to Figure 5.3.1 (3). Refer to 4.0.1 Uses for permitted uses.</i>				
Ground Story	retail, service	retail, service, office	retail, service, office	retail, service, office
Upper Story	any permitted use			
Parking within Building	permitted fully in any basement and in rear of upper floors			
Required Occupied Space	30' deep on all full floors measured from the front facade			
<b>(4) Street Facade Requirements</b> <i>Refer to Figure 5.3.1 (4).</i>				
Minimum Ground Story Transparency per unit front	75%	65%	65%	65% front only
Blank Wall Limitations	required, see 5.2.4 (2)			
Front Facade Entrance Type	storefront, awnade	storefront, awnade	storefront, awnade	storefront, awnade
Principal Entrance Location	front facade	front facade	front facade	front or corner facade
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade
Vertical Facade Divisions	every 30' of facade width	every 30' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story, and every 8th floor above the first floor			
<b>(5) Roof Type Requirements</b> <i>Refer to Figure 5.3.1 (5).</i>				
Permitted Roof Types	gabled, pitched, flat	gabled, pitched, flat	gabled, pitched, flat	gabled, pitched, flat
Tower	permitted	permitted	permitted	permitted

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## 5.0 Building Types

### 5.4 General Stoop Building

#### 1. Description & Intent

The General Stoop Building Type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the Main Street Building, the General Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, etc. in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

#### 2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.



#### Notes

\* A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

\* Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

\* Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

	City Center "General"	Riverside Plaza "General"	40th Street "General"
<b>(1) Building Siting</b> <i>Refer to Figure 5.4.1 (1)</i>			
Multiple Principal Buildings	not permitted	not permitted	permitted
Front Sidewalk Coverage	80% <sup>1</sup>	80% <sup>1</sup>	80%
Occupation of Corner	required	required	required
Front Setback	0' to 10'	0' to 10'	0' to 10'
Corner Setback	0' to 10'	0' to 10'	0' to 10'
Minimum Side Yard Setback	0'	0'	0'
Minimum Rear Yard Setback	5'	5'	5'
Minimum Lot Width	none	none	100'
Maximum Lot Width	none	none	none
Parking & Loading Location	rear yard	rear yard	rear & side yard
Vehicular Access	from alley, if no alley exists, 1 driveway per street frontage	from alley, if no alley exists, 1 driveway per street frontage	from alley, if no alley exists, 1 driveway per street frontage
<b>(2) Height</b> <i>Refer to Figure 5.4.1 (2)</i>			
Minimum Overall Height	1 story	1 story	1 story
Maximum Overall Height	5 stories <sup>2</sup>	5 stories <sup>2</sup>	3 stories <sup>2</sup>
All Stories: Minimum Height	5'	5'	5'
Maximum Height	14' <sup>3</sup>	14' <sup>3</sup>	14' <sup>3</sup>
<b>(3) Uses</b> <i>Refer to Figure 5.4.1 (3). Refer to 4.0 Uses for permitted uses.</i>			
All Stories	any permitted use	any permitted use	any permitted use
Parking within Building	permitted fully in basement and in rear of upper floors	permitted fully in basement and in rear of upper floors	permitted fully in basement and in rear of upper floors
Required Occupied Space	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade
<b>(4) Street Facade Requirements</b> <i>Refer to Figure 5.4.1 (4)</i>			
Minimum Transparency per each story	35%	35%	15%
Blank Wall Limitations	required, see 5.2.4 (2)	required, see 5.2.4 (2)	required, see 5.2.4 (2)
Front Facade Entrance Type	stoop, porch, stooped	stoop, porch, stooped	stoop, porch stooped
Principal Entrance Location	front facade	front facade	front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade
Vertical Facade Divisions	every 25' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 2' of the top of any visible basement level of the ground story, and at the fifth floor above the ground floor	required within 2' of the top of any visible basement level of the ground story, and at the fifth floor above the ground floor	required within 2' of the top of any visible basement level of the ground story, and at the fifth floor above the ground floor
<b>(5) Roof Type Requirements</b> <i>Refer to Figure 5.4.1 (5)</i>			
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted

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## 5.0 Building Types

### 5.8 Civic Building

#### 1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

#### 2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



#### Notes

\* Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

\* If 18 feet or more in height, ground story shall court on two sides towards maximum building height.

	City Center "Core"	City Center "General"	Riverside Plaza "General"	40th Street "General"	Edge
<b>(1) Building Siting</b> <i>Refer to Figure 5.8.1 (1)</i>					
Multiple Principal Buildings					permitted
Front Sidewalk Coverage					not required
Occupation of Corner					not required
Front Setback	5'	10'	10'	10'	5'
Corner Setback	0'	5'	5'	5'	5'
Minimum Side Yard Setback	5'	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'	5'
Minimum Lot Width	50'	50'	50'	50'	50'
Maximum Lot Width	none	none	none	none	none
Parking & Loading	rear	rear	rear & interior side yard	rear & interior side yard	rear & interior side yard
Vehicular Access	from alley, if no alley exists, 1 driveway per street frontage	from alley, if no alley exists, 1 driveway per street frontage	from alley, if no alley exists, 1 driveway per street frontage	from alley, if no alley exists, 1 driveway per street frontage	from alley, if no alley exists, 1 driveway per street frontage
<b>(2) Height</b> <i>Refer to Figure 5.8.1 (2)</i>					
Minimum Overall Height	1 story				
Maximum Overall Height	5 stories	5 stories	5 stories	3 stories	2 stories
All Stories: Minimum Height	5'	5'	5'	5'	5'
Maximum Height	20' <sup>1</sup>				
<b>(3) Uses</b> <i>Refer to Figure 5.8.1 (3). Refer to 4.0 Uses for permitted uses.</i>					
All Stories	limited to civic & institutional uses only				
Parking within Building	permitted fully in basement and in rear of upper floors	permitted fully in basement and in rear of upper floors	permitted fully in basement and in rear of upper floors	permitted fully in basement and in rear of upper floors	permitted fully in basement and in rear of upper floors
Required Occupied Space	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade
<b>(4) Street Facade Requirements</b> <i>Refer to Figure 5.8.1 (4)</i>					
Minimum Transparency per each story					30%
Blank Wall Limitations					not required
Front Facade Permitted Entrance Type			porch, stoop		
Principal Entrance Location	rear of corner facade	front or corner facade	rear of corner facade	rear of corner facade	rear of corner facade
Required Number of Primary Street Entrances	1 rear 100' of facade	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade
Vertical Facade Divisions			not required		
Horizontal Facade Divisions			not required		
<b>(5) Roof Type Requirements</b> <i>Refer to Figure 5.8.1 (5)</i>					
Permitted Roof Types	parapet, pitched, flat				
Tower			permitted		

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Draft - January 2016

## What Happens when Roads are Widened without Planning



## Comparable Example Marmalade District, SLC



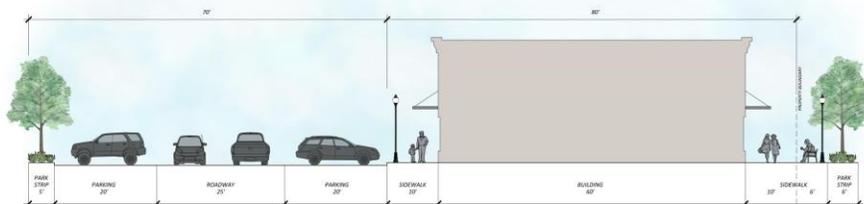








**Section**  
Depth is Approximately 160'



## 40<sup>th</sup> Street Options

1. Adopt as Proposed
- 2. Modify to Better Fit**
3. No Change

## 40<sup>th</sup> Street: Possible Options

1. Reduce depth along 40<sup>th</sup> Street Frontage (200' minimum)
2. Reduce maximum building height
3. Increase rear yard buffers/ transitions (from 5' to 10')
4. require commercial uses to front on 40th Street only
5. Residential uses only on lots lacking 40<sup>th</sup> Street frontage

## Ogden Avenue Options

1. Adopt as Proposed
- 2. Modify to Better Fit**
3. No Change

### **Ogden Avenue: Possible Options**

1. Reduce maximum building height in Town Center General Subdistrict
2. Reiterate that new projects that extend to Ogden Ave. must front on both Washington Blvd. and Ogden Avenue (no rear yards or parking on Ogden Ave.)
3. Require commercial uses to front on Washington Blvd. only
4. Only residential uses on lots lacking Washington Boulevard frontage

## **Attachment D**

Handout from Parks and Public Works Director Jon Andersen

LOCATION:	# OF VOLUNTEERS/City Staff:		Hours:		COST/Savings		
	Volunteers:	City:	Volunteers:	City:	Volunteers:	City:	
<b>NATURE PARK:</b> Dyer's Woad removal Light Trail maintenance Debris Removal Flower bed clean-up	200-235	3	822.5	\$9,870	15	\$267.45	
<b>CITY HALL/40TH ST. PARK</b> Flower bed clean up all buildings Roadside Clean-up 39th Flower Bark installation all Buildings	60-80	7	280	\$3,360	35	\$624.05	
<b>CLUB HEIGHTS/COUNTRY CLUB DR.</b> Flower bed clean up Country Club Flower Bed bark installation Country Clb Debris Removal in Park/dog area	100-125	5	437.5	\$5,250	25	\$445.75	
<b>Total:</b>		<b>440</b>	<b>Total:</b>		<b>15</b>	<b>Total: Total: Total: Total:</b>	
			<b>1540</b>	<b>\$18,480</b>	<b>75</b>	<b>\$1,337.25</b>	
<p>Volunteers are based off of \$12.00 from Fema for an average of 3 1/2 hours of volunteer work.  City Crews are based off of an average of \$17.83 for 5 hours of work.</p> <p>10.28 tons of Debris hauled off with 8 loads.  140 cubic yards of bark hauled in with a cost of \$2680.00</p> <p>Prep hours for project is 8 and the cost is \$142.64  Material cost for the Project is \$461.36(bags)</p>							

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I would just like to tell the group **THANK YOU** for the projects that were completed last Saturday. City staff is very appreciative of the amount of volunteers and what was accomplished that day. The projects that were done are things that are put on the back burner but still need to be done. With your help we were able to get a good start on projects for the summer. I am going to give a report to the Mayor and City Council next Tuesday (5-3-16). I would like any feedback from the group as to how it was from the volunteers end. If could respond to the following questions and add to if you need.

- 1) How was the coordination?
- 2) How were the sites monitored?
  - a. Enough equipment, City staff, material, etc.
- 3)-Was the project worthwhile for the volunteer groups?
- 4)Suggestions to improve future projects?

We would like any feedback to help us improve and make the projects successful for both parties involved. If I could have your responses back by the end of the week would be great.

**Thanks again for all the hard work!**

If you would please pass that on too all that were involved.

Jon Andersen  
Director of Public Services



5590 S. 600 E.  
South Ogden, UT 84405

O: 801-622-2903

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## Jon Andersen

---

**From:** Donald Payne <Donald.Payne@scouting.org>  
**Sent:** Wednesday, April 27, 2016 3:30 PM  
**To:** Jon Andersen; moyesboys3@msn.com; jr@americacarpets.com  
**Cc:** Shane Douglas; Jason Brennan  
**Subject:** RE: Service Project -Thank You

Dear South Ogden City:

I was very pleased with the supervision from the city. I monitored all three locations of service and found the volunteers to be busy and well-coordinated. When we have any project involving large numbers of volunteers it is very important to keep them busy with projects that are of value and the impact can easily be seen. The city staff was very responsive and ready with equipment and materials. I saw and spoke with several volunteers at the 3 sites and found them to be busy and engaged. I feel they were happy to be helping with good causes.

I hope we were able to accomplish what you were hoping. We were planning to have close to 500 volunteers and I think we had around 270 as final count. The weather was the main factor that caused them to stay away. I was very grateful to see those that did turn out.

Thank you for being very good to work with. We have not had as good of an experience with other cities. You are all to be commended.

**Donald Payne** | District Executive

**BOY SCOUTS OF AMERICA**  
**Trapper Trails Council**

1200 E. 5400 S  
Ogden, Utah 84403  
O 801-479-5460 | M 801-678-1212  
[donald.payne@scouting.org](mailto:donald.payne@scouting.org)



**Prepared. For Life.™**

The mission of the Boy Scouts of America is:

To prepare young people to make ethical and moral choices over their lifetimes by instilling in them the values of the Scout Oath and Law.

**From:** Jon Andersen [<mailto:jandersen@southogdencity.com>]  
**Sent:** Wednesday, April 27, 2016 3:19 PM  
**To:** [moyesboys3@msn.com](mailto:moyesboys3@msn.com); Donald Payne <[Donald.Payne@scouting.org](mailto:Donald.Payne@scouting.org)>; [jr@americacarpets.com](mailto:jr@americacarpets.com)  
**Cc:** Shane Douglas <[sdouglas@southogdencity.com](mailto:sdouglas@southogdencity.com)>; Jason Brennan <[jbrennan@southogdencity.com](mailto:jbrennan@southogdencity.com)>  
**Subject:** Service Project -Thank You

Group,

**Attachment E**  
Handouts from Chief West

#### Incident Objectives and Summary of Actions

- 0900: Responded to two house fires on Vista Drive. Arcing and downed powerlines had burned the insulation off the copper wiring inside the home. Electrical panels and adjacent walls and flooring were burning.
- 0930: Opened EOC and started to collect ICS and NIMS paperwork.
- 0945: CERT Coordinator Howard Green contacted and requested to come to EOC to help with first Operational Period.
- 1000: Lance Petersen, Weber County Emergency Manager contacted the EOC and advised that the Transfer Station would accept green waste from 1300 to 2000 on Sunday.
- 1030: Incident Objectives established and written: Objectives will be Specific, Measurable, Action Oriented, Realistic and Time Sensitive.
1. Clear all streets of debris by 12pm by Public Works and volunteers before 12 noon. Verified by Public Works Employees and Police.
  2. Keep fire units and ambulance within our City boundaries as much as possible. Give discretion to Company Officers as to which apparatus will respond. No fire units will remain on scene at downed trees or downed electrical lines unless serious life safety is involved. Resident will be made aware of the problems and then be expected to monitor the situation the best they can.
  3. Prioritize incidents; establish incident span of control and methods of communication.
  4. Notify LDS Stake Presidents and Bishops concerning Transfer Station and SOC dumping areas.
  5. Use Code Red to notify residents concerning where they can dump debris and have that completed before 1400 hrs.
  6. Monitor National weather alerts and local news reports throughout first operational period 0900 to 1800.
- 1220: Code Red sent to South Ogden and Uintah resident notifying them of Transfer Station hours and what items were being allowed to be dumped.
- 1240: Sent out email to elected officials and attorney concerning EOC and Incident Objectives.
- 1320: Code Red requested through Weber County Emergency Services to Weber Dispatch. Residents were advised to two green waste dumping locations at Friendship Park and Club Heights Park.

- 1430: Notified CERT members and established time period for them to monitor SOC dump Sites, only allowing green waste and wind damaged items, such as shingles and fencing materials.
- 1500: Called in 3 additional fire personnel to help with emergency responses until 0700 hrs. Monday morning.

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Changes that have taken place over the last 9 months regarding ambulance billing:

Base rate has been changed to eliminate Ground Ambulance \$696.00 and replaced with AEMT Ground Ambulance \$919.00 as our license is for AEMT.

A signature from the facility delivered has been a challenge and is a requirement for payment. This has been discussed with both hospitals which they have corrected. We are no longer getting these reports kicked back due to a lack of signatures.

Meetings with Washington Terrace and Riverdale brought to light that we were billing for supplies at the National Average \$65.00 as opposed to the County Average \$260.00. I have made the necessary adjustments with the billing company to increase those fees.

Time Payment Plan Policy had been \$25/month or less if patient cannot make the minimum and changed to equal payments not to exceed a 10 month period.

Medicaid from \$212.00 to the \$919.00 that went into effect July 1, 2015.