



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION MEETING

THURSDAY, DECEMBER 13, 2018
COUNCIL CHAMBERS, CITY HALL –6:15 pm

PLANNING COMMISSION MEMBERS PRESENT

Chair Raymond Rounds, Commissioners Jerry Jones, Scott Amos, John Bradley, Jeremy Howe, Mike Layton, and Steve Pruess

STAFF PRESENT

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

OTHERS PRESENT

Brad Brown, Lance Tyrrell

Note: The time stamps indicated in **blue** correspond to the audio recording of this meeting, which can be found at:

http://www.southogdencity.com/document_center/Sound%20Files/PC181213_1811.mp3 or requested from the office of the South Ogden City Recorder.

A briefing session was held before the planning commission meeting in the conference room adjacent to the council chambers and was open to the public. The recording for the briefing meeting can be found by clicking this link:

http://www.southogdencity.com/document_center/Sound%20Files/PC181213_1734.mp3

Note: Commissioner Pruess was not present for the briefing meeting but did attend the regular meeting.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

Chair Raymond Rounds began the meeting at 6:15 pm by calling for a motion to open.

Commissioner Jones moved to open the South Ogden City planning commission meeting for Thursday, December 13, 2018. The motion was seconded by Commissioner Bradley. Commissioners Jones, Bradley, Pruess, Howe, Layton, and Amos all voted aye.

II. SPECIAL ITEMS

A. Presentation from Lance Tyrrell, IBI, on Vertical vs. Horizontal Mixed Use

- Chair Rounds introduced Lance Tyrrell from IBI and turned the floor over to him for a presentation 00:00:58
Mr. Tyrrell used slides as part of his presentation. See Attachment A.
- Questions/Discussion by the Planning Commission 00:18:30
- The Planning Commission directed staff to prepare changes to the code that would allow flexibility for both vertical and horizontal mixed use, but still maintain the feel and intent of the form based code as discussed. 01:01:33

B. Preliminary Review and Discussion on Development Agreement With Fernwood Hilltop Apartments for Hilltop Lanes Property

- Overview by City Manager Dixon 01:04:06
- Discussion by Planning Commission 01:10:05
- The chair called for a motion to set the date for the public hearing on January 10, 2018 01:14:07

Commissioner Bradley moved to set the date for the public hearing on the proposed development agreement for January 10, 2019. Commissioner Howe seconded the motion. All present voted aye.

III. OTHER BUSINESS

- Chair Rounds informed the commissioners that his and Commissioner Howe's terms were up, however they had been asked to continue in the positions. Their appointments would be approved by the city council at their next meeting.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of November 8, 2018 Meeting Minutes

- Motion 01:17:18

Commissioner Howe moved to approve the minutes from November 8, 2018. Commissioner Amos seconded the motion. All present voted aye.

V. PUBLIC COMMENTS

There were no comments from the public.

VI. ADJOURN

At 7:30 pm, Chair Rounds called for a motion to adjourn.

**Commissioner Bradley moved to adjourn, followed by a second from Commissioner Howe.
The vote was unanimous in favor of the motion.**

01:17:52

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, December 13, 2018.


Leesa Kapetanov, City Recorder

January 16, 2019
Date Approved by the Planning Commission

ATTACHMENT A

Presentation by Lance Tyrrell

Horizontal vs. Vertical Mixed-Use

Consideration: What's your vision?

Creating a walkable downtown? Strengthen Tax Base?

Preserve and Promote commercial areas in the City

Almost all parcels in the FBC allow for Horizontal Mixed-Use:

No commercial allowed in "Edge" Districts. Vertical Mixed-Use required in City Center "Core" District

Neighborhood Commercial District: Row buildings and single family buildings are not allowed to keep the relatively few commercial parcels in the City from converting to small scale residential uses.



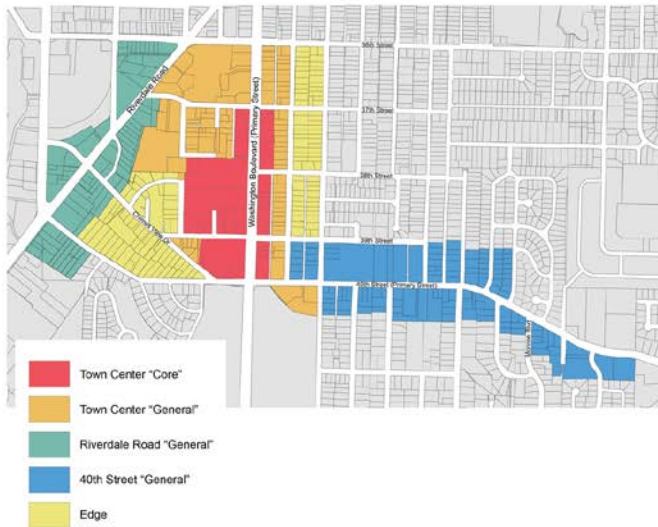
City Center "Core" District

Why the current ordinance?

- Ensure the heart of the Historic City Center becomes a walkable downtown
- Begin to recreate the Downtown / Main Street feel that lives on in one small section
- Strengthen Tax Base



City Center "Core" District



Current Ordinance

Requires storefront buildings in City Center "Core" District, with a 2 story minimum height.

Horizontal Mixed-Use



When Horizontal Mixed-Use Works: Washington Blvd in Ogden

Ogden already has a large amount of retail storefronts that create a walkable environment.

Creates strong, consistent streetwall

None of the newer buildings are vertically mixed-use buildings.



Horizontal Mixed-Use



When Horizontal Mixed-Use Doesn't Really Work: [Main Street in Logan](#)

Avoid retail / restaurant pad sites along street frontage with buildings in back

Horizontal Mixed-Use



Horizontal Mixed-Use: Middle Ground [Cascade Station, Portland](#)

Good urban form
Creates streetwall



Horizontal Mixed-Use

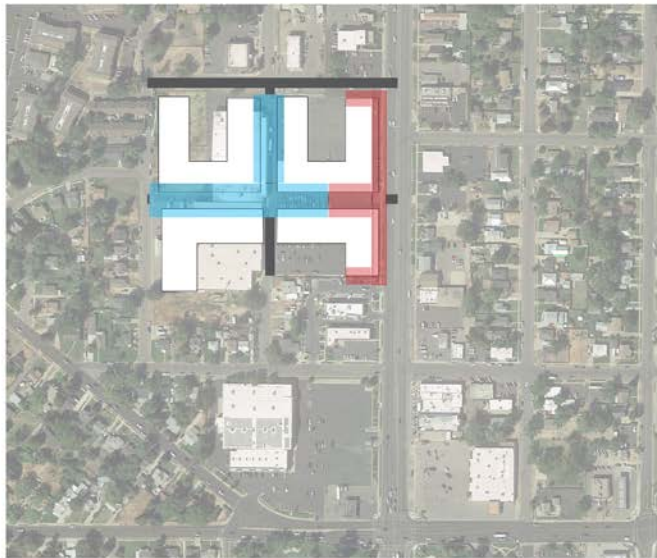


Horizontal Mixed-Use: Middle Ground Cascade Station, Portland

Fill out streetwall to create the desired form and block pattern



City Center "Core" District



Adjusting Current Ordinance:

Require storefront building type along Washington Blvd and a depth of 100' onto any side streets.

Require "active" ground floor uses on all other ground floor areas. These could include residential units, lobby space, other services, etc.

Keep requirement of 14' min height for ground floor to allow for future conversion to storefront type.

Focus should be on getting the form right and creating a good streetwall with active uses.

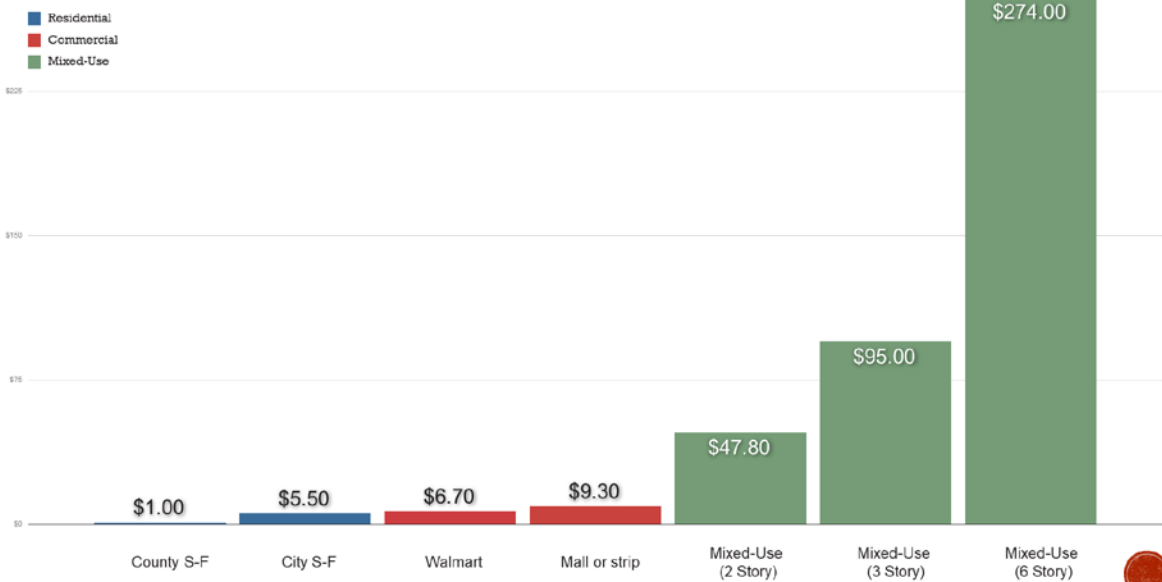
Joe Minicozzi - Urban3

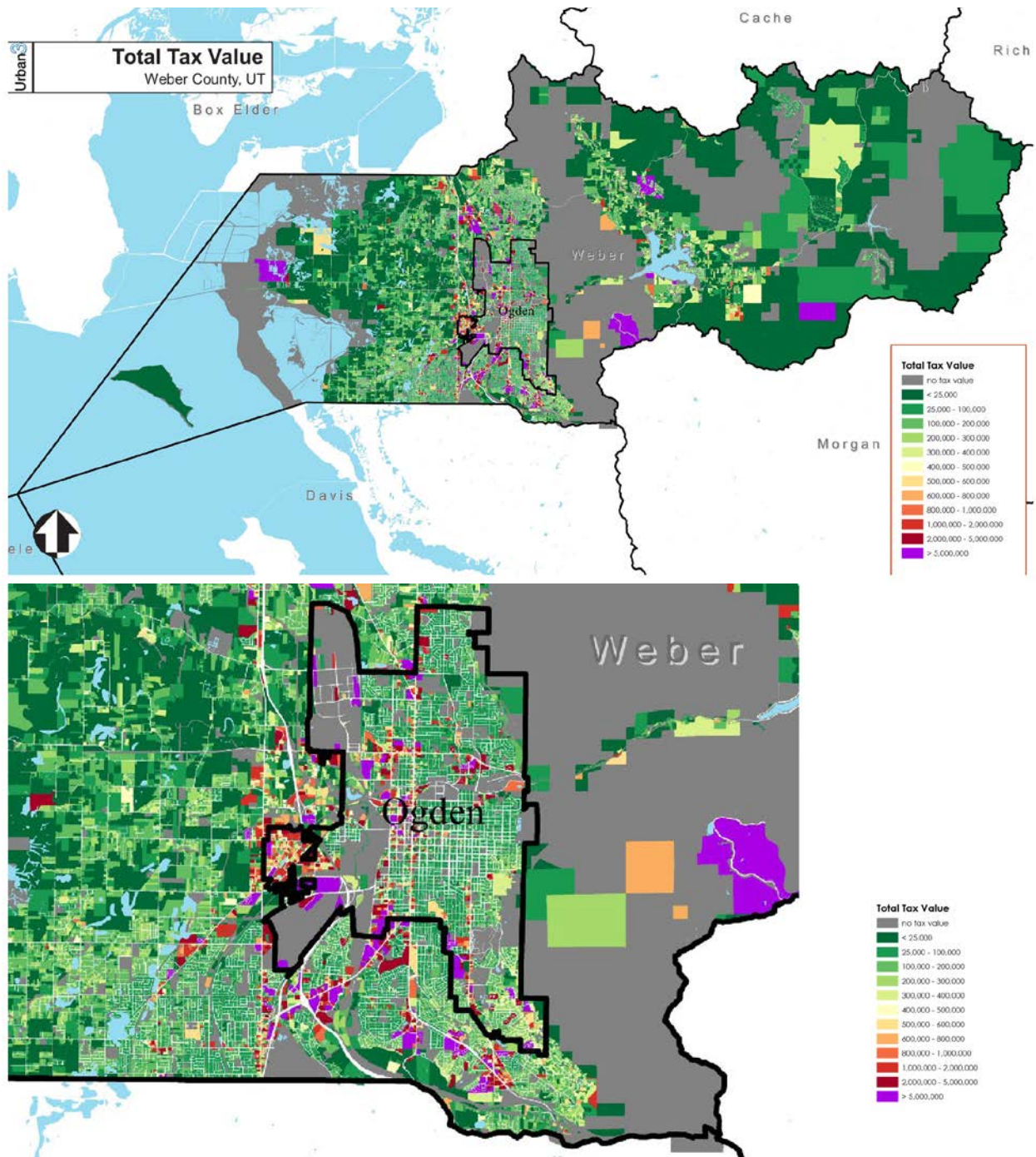
Info from Presentation to Ogden City in 2017

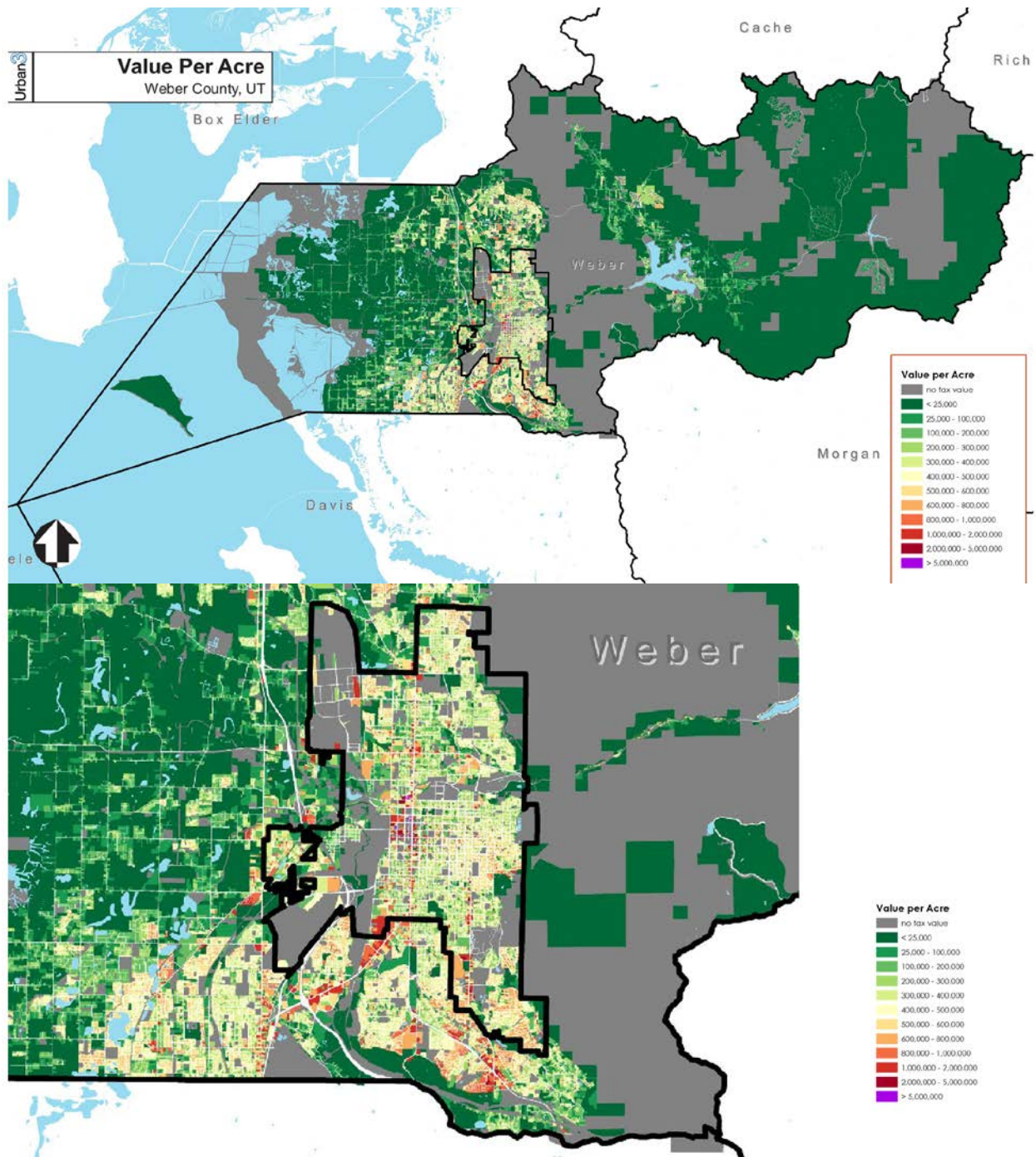
Titled "The Dollars and Sense: The Economics of Land Development Patterns"

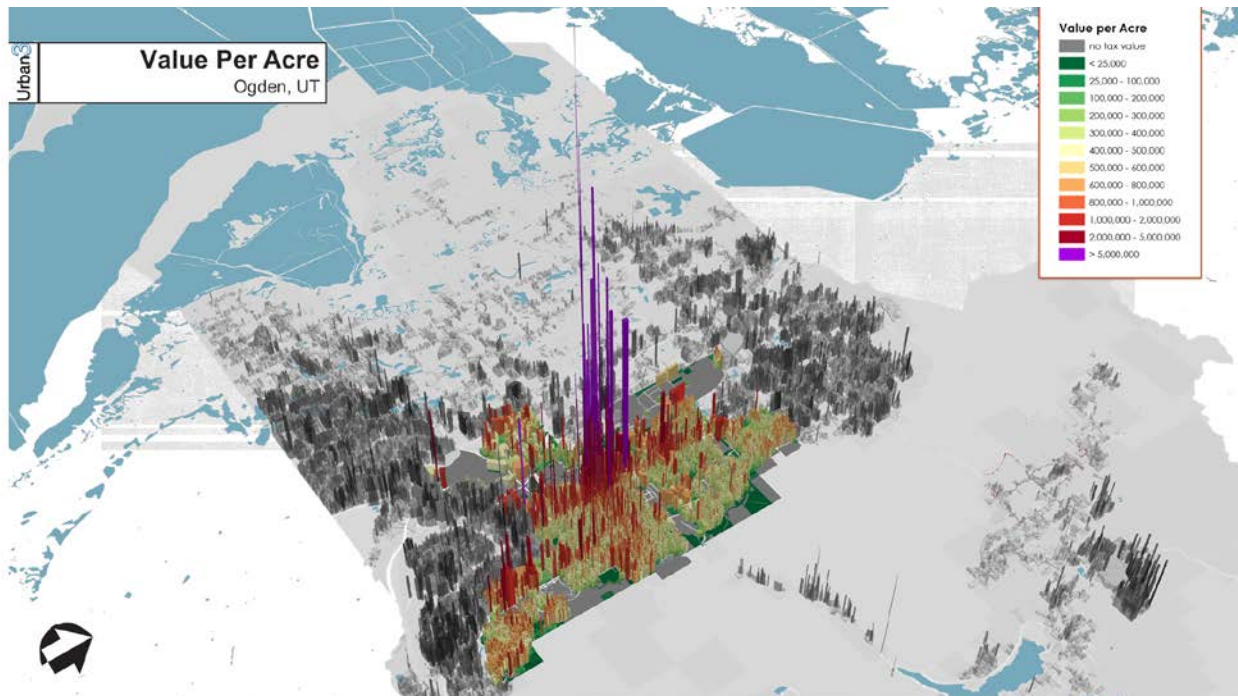
County Property Taxes/Acre

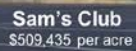
Ratio Difference of 60 City Sample Set, in 21 States (+ a Province)









Urban³Urban³



Meadows Riverbend Townhouses
\$8,283,122 per acre



Weber County, UT
Taxable Value Per Acre



Grant & 20th Mixed-Use
\$2,236,385 per acre



Walmart
\$593,200 per acre



Junction Tower Mixed-Use
\$9,754,226 per acre



Weber County, UT
Taxable Value Per Acre



25th Street Infill
\$10,574,897 per acre

Walmart
\$593,200 per acre



A Lasting Value

Taxable Value Per Acre

Urban3

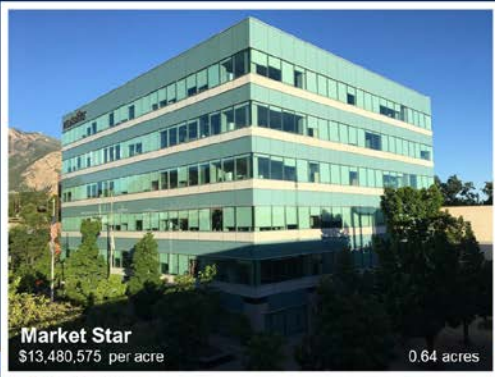


1906



Walmart
\$593,200 per acre

Masonic Lodge
\$2,475,636 per acre



Market Star
\$13,480,575 per acre

0.64 acres

Weber County, UT

Valuation comparison

Urban3

0.75 acres of MarketStar would equal
the **15.2 acre** Walmart



Walmart (near downtown)
\$662,315 per acre



3.1 Eccles buildings
would produce as
much property tax as
the **15.2 acre** Walmart



Walmart (near downtown)
\$662,315 per acre