



**CITY COUNCIL & PLANNING COMMISSION JOINT WORK SESSION AGENDA
JUNE 02, 2020 - 6:00 PM
NORTH OGDEN, UTAH**

PUBLIC IS INVITED TO ATTEND BY:

Click the link to join the webinar: <https://us02web.zoom.us/j/83983838691> Webinar ID: 839 8383 8691
or Telephone:
Dial - US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or
+1 646 558 8656
or Youtube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Council Member Cheryl Stoker

WORK SESSION

1. Public Comments*
2. Discussion on an application to modify the Coopers Towne project at approximately 1550 North Washington Boulevard from Commercial (CP-2) to Master Planning Community (MPC-CT)
Presenter: Rob Scott, Planning Director
3. Public Comments*
4. Council/Mayor/Staff Comments
5. Adjournment

****Please see notes regarding Public Comments rules and procedure***

The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Annette Spendlove, City Recorder at 782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 28TH day of May, 2020 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, at <http://www.northogdencity.com>, and faxed to the Standard Examiner. The 2020 meeting schedule was also provided to the Standard Examiner on December 22, 2019. S. Annette Spendlove, MMC, City Recorder

Public Comments/Questions

- a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.
- b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and address.
- c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.
- d. The Mayor shall have discretion as to who will respond to a comment/question.
- e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.
- f. Some comments/questions may have to wait for a response until the next Regular Council Meeting.
- g. The Mayor will inform a citizen when he or she has used the allotted time.

Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

On February 11, 2020, the City Council considered the application for the rezone for the Coopers Towne project. The City Council denied the project.

Since then the applicant has modified the original project and would like to receive feedback from the City Council and Planning Commission.

The applicant has submitted an overview letter and conceptual design to focus the discussion. (See Exhibits A and B)

The following is a summary of the revision:

A commercial component is proposed for buildings C and D.

The building heights of the apartment buildings are limited to 3 stories.

Look at adding living space above the Clubhouse.

Possibly modifying the garage space as living space while still meeting the parking standards.

Open space and amenities to remain the same.

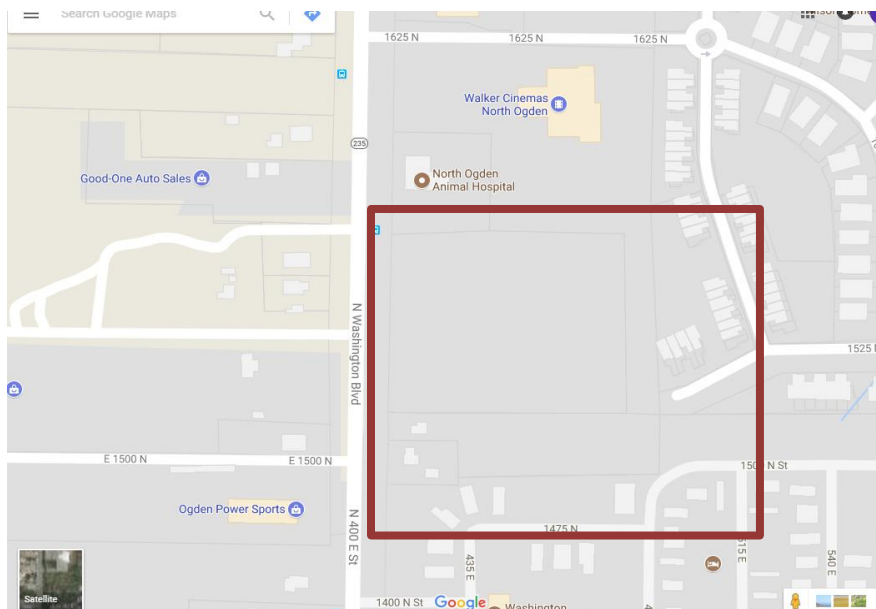
STAFF RECOMMENDATION

Conduct a discussion with the applicant and give direction on the project.

EXHIBITS

- A. Overview Letter
- B. Concept Design

MAP



North Ogden City
505 East 2600 North
North Ogden, Utah 84414

Mayor Berube
City Council
Planning Commission
City staff

In an effort to work with North Ogden city leadership, we are seeking productive conversation in finding an agreeable product that is both financially beneficial for the city and still keeps the project viable. To accomplish that goal, we propose the following changes. We would change buildings B (northeast building) and E (east building) to three story buildings from the original four-story design. This would help in meeting the concerns previously discussed of the overall heights of those buildings. The change would also go a long way to increase the safety and fire protection for the responders and to the residents. From previous discussion it would prevent the need for a ladder truck for the fire department.

To meet the commercial requirement component of the project, we propose changing building C (west building facing 400 E) to a commercial building. Previous conversations about commercial space for this location led us to research the need for available space. After discussing our project with several commercial real estate brokers, we believe most options would be of the office/professional type of tenant. Building C provides the best exposure for these commercial clients. We also have potential ideas of residential living above the commercial space. This would help in increasing the property tax revenue generated by increasing building values. We have discussed this with the Weber County Assessor's office and have numbers upon request.

All amenities and parking ratios would remain the same. Providing a good experience for both residents and tenants of the commercial space.

We look forward to our conversation.

Thank you,
Rick Scadden
Danny Wall

811
 CALL BEFORE YOU DIG
 TO IDENTIFY UTILITIES
 BEFORE YOU START ANY
 CONSTRUCTION

BENCHMARK
 OFFICE INFORMATION OF THE ARCHITECTURAL
 RECORDS SECTION
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119
 TELEPHONE: 325-1107

EMIT NORTH OGDEN ANIMAL HOSPITAL
 11-846-247

WIND PROPERTIES LLC
 11-227-0001

NORTH FORTE ENGINEERS SUBDIVISION
 LOT 1

107 EAST ROOF STRUCTURE-00718



Commercial

WASHINGTON BOULEVARD

1525 NORTH STREET

1525 NORTH STREET

WASHINGTON MOBILE
 ESTABLISHED LLC
 11-950-2012

WASHINGTON
 MOBILE ESTABLISHED LLC
 11-950-2012

Landscaping

Tree	Symbol	Common Name	Relational Notes	Plant Size
1		Tree	Plant height 10'	4' Cal.
2		Tree	Plant height 10'	7' Cal.
3		Tree	Plant height 10'	4' Cal.
4		Tree	Plant height 10'	7' Cal.
5		Tree	Plant height 10'	7' Cal.
6		Tree	Plant height 10'	7' Cal.

Symbol	Common Name	Relational Notes	Plant Size
1	Crabapple	Plant height 10'	4' Cal.
2	Redbud	Plant height 10'	4' Cal.
3	Black Oak	Plant height 10'	4' Cal.
4	White Oak	Plant height 10'	4' Cal.
5	Red Oak	Plant height 10'	4' Cal.
6	White Oak	Plant height 10'	4' Cal.
7	Red Oak	Plant height 10'	4' Cal.
8	White Oak	Plant height 10'	4' Cal.
9	Red Oak	Plant height 10'	4' Cal.
10	White Oak	Plant height 10'	4' Cal.

ENSIGN
 THE STANDARD IN ENGINEERING

LAYTON
 1465 W. 14th Street, Ste. 204
 Layton, UT 84041
 Phone: 801-547-1100

SALT LAKE CITY
 Phone: 801-250-0229

TOWSONE
 Phone: 435-843-3369

RICHFIELD
 Phone: 435-863-1423

Phone: 435-890-2983

WWW.ENSIGNINC.COM

COOPERSTOWNE APARTMENTS
 1525 NORTH WASHINGTON BOULEVARD
 NORTH OGDEN, UTAH

OVERALL
 LANDSCAPE PLAN

DATE: 11/15/2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]

L-100

- Change buildings B (northeast building) and E (east building) to three story buildings, helping to meet height restrictions.
- Change building C to commercial or add commercial space on main level of buildings C & D. Residential living above commercial space, in a well-planned mixed-use design as an option.
- Look at adding living space above the Clubhouse.
- Possibly using some of the previous deemed garage space as living area to help offset unit losses on the project, while still meeting parking requirements.
- Open space and amenities to remain the same

Commercial Market Analysis

I had discussions with the following real estate firms:

Keller Williams Berkshire Hathaway Cushman Wakefield

Internet Information was researched from the following websites:

Loopnet 42 Floors

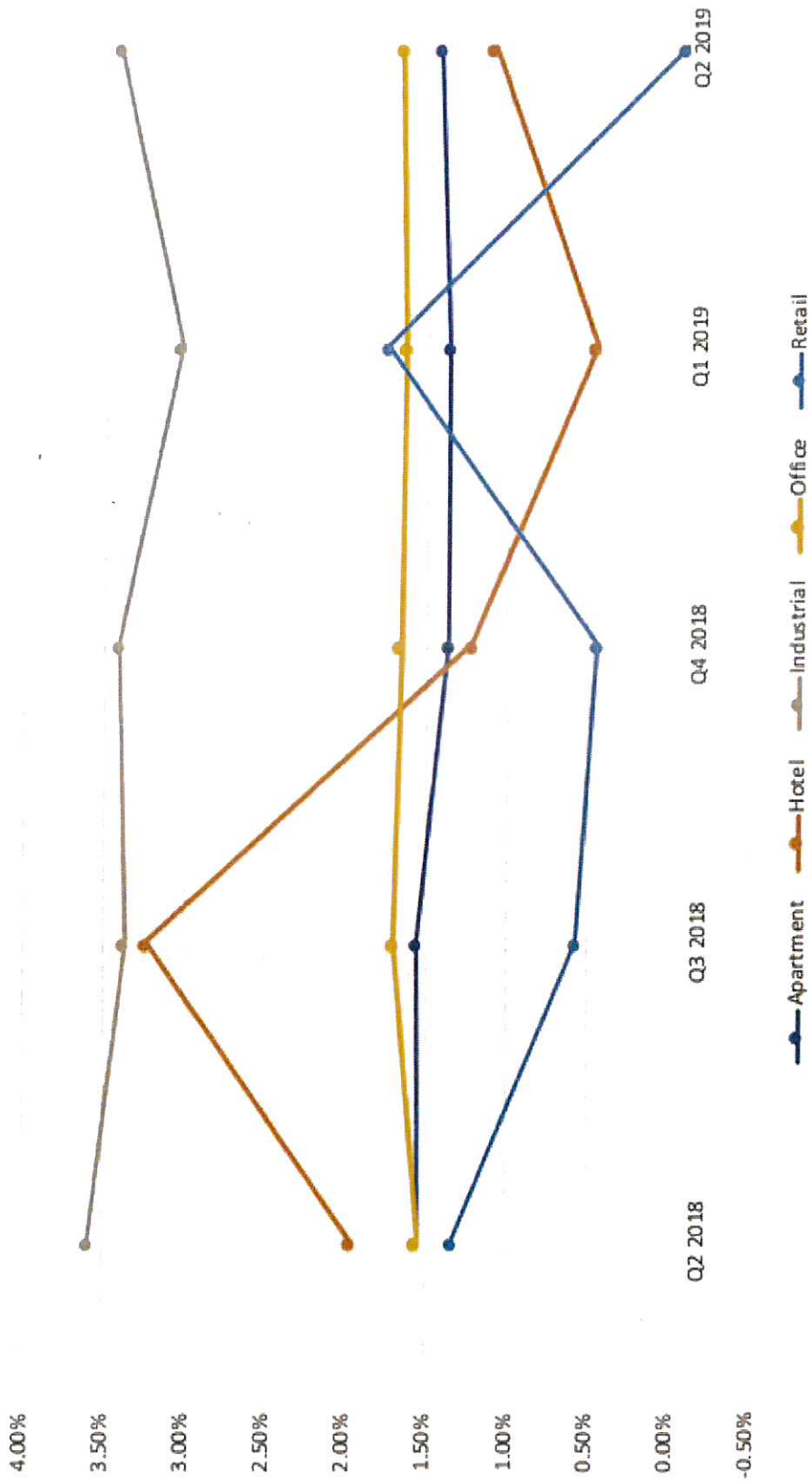
The following numbers were derived from those discussions: Currently in Weber county there are 1,101 commercial properties listed available for lease, or for sale. Of that 1,101, 74 properties were in North Ogden, Harrisville, Farr West, and Pleasant View. While neighboring Ogden City, had the bulk of them. The absorption rate for all of Weber County in the previous 30 days was a result of 27 properties that were sold or leased while 22 other properties were listed as newly available. That is 2.5% leased, or sold, while 2% new properties were added.

Best calculations show that North Ogden has 600 plus acres of commercial property with 20% of that vacant ground available. Most in or around 2600 North and 400 East corridors. Also, there are several vacant buildings available in, and around the Northern Weber County area. While we believe more commercial property is going to struggle to entice occupants to our project, given the location, we are willing to add the commercial component to our design. Our fear has always been that too much of the project in commercial will be hard to fill, and vacant space does not do us or the city any good. The right balance of both uses within the project are key for the best use of the area.

While the commercial project directly across the street has been listed for two years with no success. We believe with the right design and architecture we can fill 5% to 10% of our project in a professional office type manner. Please see the following chart showing commercial uses in Weber county from second quarter 2018 through second quarter 2019. (Well before the pandemic, and at the height of our strong economy). As shown here, retail type properties were dropping at a bigger rate than any other type of occupancies. However, office and apartments were steady.

We look forward to working with the city in finding solutions that we can both agree would be the best fit for the project, while also finding something that is good for the city and will be sustainable into the future.

NCREIF Quarterly Unleveraged Return by CRE Sector



Source: Total returns from the NCREIF Property Index

Image Source: Author