NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN STEERING COMMITTEE MEETING AGENDA
SEPTEMBER 23, 2020 AT 6:00 PM
MEETING HELD VIRTUALLY – PLEASE SEE BELOW

Please click the link to join: https://us02web.zoom.us/j/82844050130 **Webinar ID:** 828 4405 0130
Or Telephone: 253 215 8782 or 312 626 6799 or 646 558 8656 or 301 715 8592
Or YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Co-Chairman Protzman

Invocation/Thought & Pledge of Allegiance: Charlotte Bailey

CONSENT AGENDA

1. Consideration to approve the August 26, 2020, General Plan Steering Committee Meeting minutes.

AGENDA

2. Public Comments*
3. Report regarding the latest Trails meeting
   Presenter: Mark Brown
4. Discussion regarding Bicentennial Plaza area
   Presenter: Co-Chair Protzman
5. Discussion regarding scheduling a public meeting for October
6. Presentation regarding Mixed-Use options
   Presenter: Dan Nixon
7. Presentation on Mixed-Use options from other Committee Members
8. Discussion regarding east and west side of Washington Blvd. from Lomond View Drive to 2275 N
   Presenter: Co-Chair Protzman
9. Discussion regarding Southtown area
   Presenter: Co-Chair Protzman
10. Review of Assignments
11. Committee/staff/Mayor comments
12. Adjournment

Please see notes regarding Public Comments rules and procedure

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Committee.
b. When a member of the audience addresses the Committee, they will state their 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 this Committee, 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 Committee Meeting.
g. The Mayor will inform a citizen when he or she has used the allotted time.

The Committee 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.

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 17th day of September 2020, at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, at , and faxed to the Standard Examiner. The 2020 meeting schedule was also provided to the Standard Examiner on December 22, 2019.

NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
August 26, 2020

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on August 26, 2020 at 6:07 p.m. Due to Covid-19 the meeting was held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the General Plan Steering Committee, posted on the bulletin board at the municipal office and posted to the Utah State Website on August 20, 2020.

MEMBERS:

Phillip Swanson, City Council Member - Excused
Ryan Barker, City Council Member
Don Waite, Planning Commissioner
Eric Thomas, Planning Commission Chairman
Charlotte Bailey
Christina Watson
Dan Nixon
Grant Protzman, Co-Chairman
John Arrington
Julie Anderson
Mark Brown
Meg Sanders
Scott Shuman
Stephanie Casey, Co-Chairman
Tim Billings - Excused

STAFF:

Neal Berube	Mayor
Jon Call	City Attorney/Manager
Rob Scott	Planning Director
Lynne Bexell	Administrative Assistant
Evan Nelson	Planning Dept. Head
Kai Johnsen	Planning Tech

VISITORS:

Brenda Ashdown

Co-chair Casey called the meeting to order at 6:07 p.m. Mark Brown offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

AGENDA:

1. Consideration to approve the July 22, 2020, General Plan Steering Committee Meeting minutes.

Grant Protzman made a motion to approve the July 22, 2020 General Plan Steering Committee Meeting minutes. Charlotte Bailey seconded the motion. The motion passed unanimously.

2. Public Comments

There were no public comments.

3. Discussion regarding Bi-Centennial Park and surrounding area
   Presenter: Stefanie Casey, Co-Chair

Stefanie Casey presided over the meeting. During the previous Committee meeting, they discussed the moratorium, which Council Member Swanson brought up with the City Council. The Council expressed that they would not make any more zoning changes to the property in this area until the Committee had made their recommendation. Of course, any applications that had already been submitted would be considered. The Council proposed a deadline of six months for the Committee to make a recommendation. The Committee would first be discussing Bi-Centennial Park and the downtown area because it was the most obvious location for new construction within the City. In previous discussions, it was suggested that Bi-Centennial Park be expanded up to Pleasant View Drive. The vision of the area was to create a central downtown for the community. A map of the area was presented.

Meg Sanders questioned what the expansion of Bi-Centennial Park would entail. She asked if there would be a grassy area, or it would be developed into a performance or gathering area. She was concerned that there were other parks in the City that needed repair or that hadn't been constructed yet. Stefanie Casey wasn't sure what would go into the expansion, and that decision would likely be made by the Parks and Trails department. It was noted that any decision on that property would be made relatively quickly because it was linked to the City's road widening project that would begin next year.

John Arrington reported that he watched the City Council meeting from the previous night where they were considering the sale of property to the animal hospital, and part of that discussion included the potential vacation or closure of the roadway there. Unless the animal hospital could purchase the property, they wouldn't have the access they need to the major roadways. John Arrington was in favor of expanding the park.

Staff confirmed that the sliver of property being considered for sale would allow the animal hospital to connect their two parking lots. If the street were cut off, they would have to extend a driveway through to Washington Blvd. The Planning Commission had discussed vacating the road for quite some time.

Christina Watson was in favor of closing the street, as it wasn't well used, and a left-hand turn was difficult. She felt that an expansion would greatly benefit Bi-Centennial Park. She envisioned a large platform area for performances and other events. Regarding the road closure, she asked if the entire length would be closed, or just a section.

Mark Brown commented that the area wouldn't be ideal for a traditional playground because it would be near heavy traffic, and there wouldn't be adequate parking. Staff responded that when they had looked at shutting down that road before, they thought about creating a parking area at the end of the roadway. Ideally, this part of the park would be accessed from this area.

Dan Nixon thought that the City had a great opportunity before them in owning a large parcel of land at the center of the business district. He thought this property should be developed by the City. Because the City owns property on both sides of Pleasant View Drive adjacent to the Public Works property, it would allow for more land to be developed for the benefit of the community.

Stefanie Casey noted that the expansion of the park would also allow for the trail to extend, and this would help with connectivity.

Grant Protzman made a motion to recommend to the North Ogden City Council the termination of Pleasant View Drive, that the area be developed into a public gathering area, and that the City do all they can to facilitate such development. Eric Thomas seconded the motion.

Julie Anderson said that she was in favor of the recommendation, but they should discuss their vision for the surrounding development, which could impact the park. She asked if they were aiming for more commercial in this area. Stefanie Casey said that she wanted to see this area become a community gathering center, with businesses that supported that idea.

Staff confirmed that they would start working on amending any maps or plans that would be included in this area, based on the Committee's recommendation.

Grant Protzman commented that the Committee should make recommendations on each section of the General Plan as it is discussed, rather than giving the recommendation for the General Plan as one whole. This would allow applicants and the City to move on to zoning decisions as soon as possible. John Arrington briefly described the Planning Commission and City Council's approval process. It would be difficult to adopt sections of the General Plan separately under the current State law; however, they could review the section separately.

There was a discussion regarding potential alternate routes for traffic should the road be closed, as proposed. John Arrington stated that traffic should be routed to the south to help relieve some congestion on Washington Blvd. The Committee agreed.

A vote was taken, and the motion passed unanimously.

Stefanie Casey suggested that they continue the discussion of their vision for this area of the City. Referencing the map, she identified areas of potential development. One of the items mentioned during past discussion was limiting curb-cuts and encouraging shared access between businesses. This would also facilitate walkability. Grant Protzman expressed a hope that the area be developed with

no additional curb-cuts onto Washington Blvd or 2700 North. Having new accesses from the west or south would help to ease congestion on the major roadways. He imagined this area could turn into a nice mini plaza with nice community attractions.

Don Waite noted that Washington Blvd and 2700 North were both controlled by UDOT, and they tried to work with the City and the residents, but there were no guarantees. The best they could do was to make a recommendation so that UDOT had record of it.

Dan Nixon suggested that they consider allowing mixed-use zoning in the downtown area rather than strictly commercial. Having a walkable community next to an expanded Bi-Centennial Park would be nice.

Stefanie Casey said that the Committee didn't seem to be in favor of big box development in this area, but they would prefer smaller commercial businesses. Her concern with mixed-use developments becoming their own little cities where other residents wouldn't patronize the commercial establishments there. Additionally, mixed-use residential housing wasn't typically affordable.

The Committee discussed the pros and cons of mixed-use zoning, with some members in favor and some opposed. The Committee members all agreed that they did not want big box development in this area.

Ryan Barker explained that when the Council decided to move the detention basin to its current location and sell the old basin property, it was expressed that the Council did not want high density residential developed there. They felt that this was prime land for commercial. He wasn't sure if they would be open to mixed-use zoning. A comment was made that the mixed-use residential didn't necessarily equate to high-density. Grant Protzman said that he wasn't advocating for high-density housing, but he felt that a mixed-use zone would attract the type of commercial they wanted to see here.

It was suggested that staff and the Committee members find examples of mixed-use developments that they liked and share them with the group for further discussion.

Grant Protzman made a motion that staff and the Committee members research and share examples of possible development for this area, and that this be the first item of discussion at the next meeting. Julie Anderson seconded the motion. The motion passed unanimously.

4. Discussion concerning change/improvement to strategies in the General Plan regarding the Downtown/Southtown Areas
   Presenter: Stefanie Casey, Co-Chair

Stefanie Casey stated that this item was related to John Arrington's comments about the closing of the road at 300 East. The existing language of the General Plan said that traffic would go north and south, while the Committee agreed that traffic should only be diverted south. There were other instances in the General Plan where the existing language didn't meet with the City's vision or it was outdated. One of the goals of the General Plan Steering Committee was to condense the General Plan and removing superfluous language. For example, the General Plan describes the creation of a unique,

pedestrian-friendly downtown near the intersection of 2700 North and Washington Blvd; however, they had lost the opportunity for that with the development of auto-oriented development in the area. The area the Committee discussed during the previous item was the exception. Stefanie Casey said that there may be more opportunity to create a walkable area at Southtown. If the Committee was serious about having walkable communities, they would need to alter the General Plan vision to reflect that. She asked the Committee to comment on other areas of the Downtown and Southtown language that needed to be altered or removed.

Grant Protzman suggested that the geography of the Southtown area be clarified in the General Plan

Julie Anderson suggested that the paragraph regarding UTA exploring future Trax stations or bus stops be revisited. Stefanie Casey added that they should look at language describing on-street parking, which doesn't work for Washington Blvd anymore.

It was suggested that the public be given the opportunity to give their input regarding the vision for these areas.

Grant Protzman requested that the next agenda include an item to discuss the east side of Washington Blvd as part of the Downtown plan, and to figure out if "walkability" included crossing the major roadway.

5. Committee/staff/Mayor comments

John Arrington commented that during the first meeting he attended, they were looking at the General Plan map and discussed establishing areas of the City where they needed to update the General Plan. They should decide which areas of the City were suited to high-density before the City was faced with further property transfers. Once the high-density areas were established, they could get into the details.

Grant Protzman agreed. The reason they were focusing on the Washington Blvd corridor was because there was pressure for upcoming development. Once they got this area figured out, the Committee could move on to establishing high-density areas in other parts of the City.

Rob Scott presented statistical information regarding the Downtown and Southtown areas, which was included in the amended agenda packet. He stated that the statistics were equally as important as the zoning map itself. He reported that staff was working diligently to update and amend ordinances in conjunction with creating the land use code. The basis for those codes is the General Plan. Staff had condensed the C-1, C-2, CP-1, and CP-2 zones into two zones called Neighborhood Commercial and Community Commercial. These draft ordinances were not ready for the public, but they could be reviewed by the Committee. Regarding residential zoning, Rob Scott explained that staff had discussed how to create a reasonable opportunity for mixed-use in the Downtown area. They had concluded that the best way to do that was to retain the MDC zone, because the zoning ordinance already had standards related to mixed-use. The City recently adopted a Complete Streets Policy, which recognized the various opportunities for transportation, including foot traffic, cycling, personal vehicles, and public transportation. "Walkability" included more than just pedestrian traffic.

Mayor Berube thanked everyone for their time and effort in serving on this Committee.

6. Adjournment

Meg Sanders made a motion to adjourn the meeting. Dan Nixon seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:48 pm

_____
Stefanie Casey, Co-chairman

_____
Lynne Bexell, Administrative Assistant

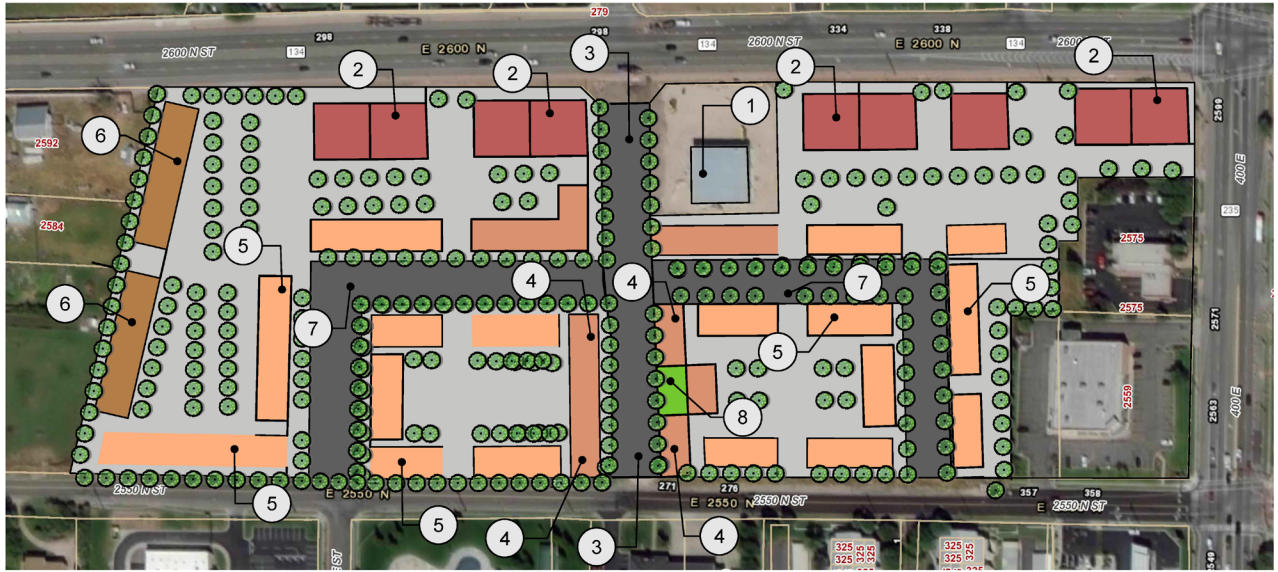
_____
Date Approved

DRAFT



North Ogden 300 E Concepts

2600 N - 300 E Concept



REFERENCE NOTES SCHEDULE 2600 N

SYMBOL	DESCRIPTION	QTY	DETAIL
1	EXISTING RETAIL		
2	COMMERCIAL ONLY RETAIL		
3	300 EAST - DIAGONAL ON STREET PARKING, WIDE SIDEWALKS, AND MIXED USE BUILDINGS.		
4	MIXED USE W/ RETAIL/RESTAURANT ON MAIN FLOOR AND 2-3 FLOORS OF RESIDENTIAL ABOVE		
5	MIXED USE - W/ OFFICE ON MAIN FLOOR AND RESIDENTIAL ABOVE (2-3 FLOORS)		
6	ATTACHED HOUSING (TOWNHOME OR MF)		
7	NARROW STREET/DRIVE W/ ON STREET PARKING AND SIDEWALKS		
8	MINI PLAZA		

SITE DEVELOPMENT

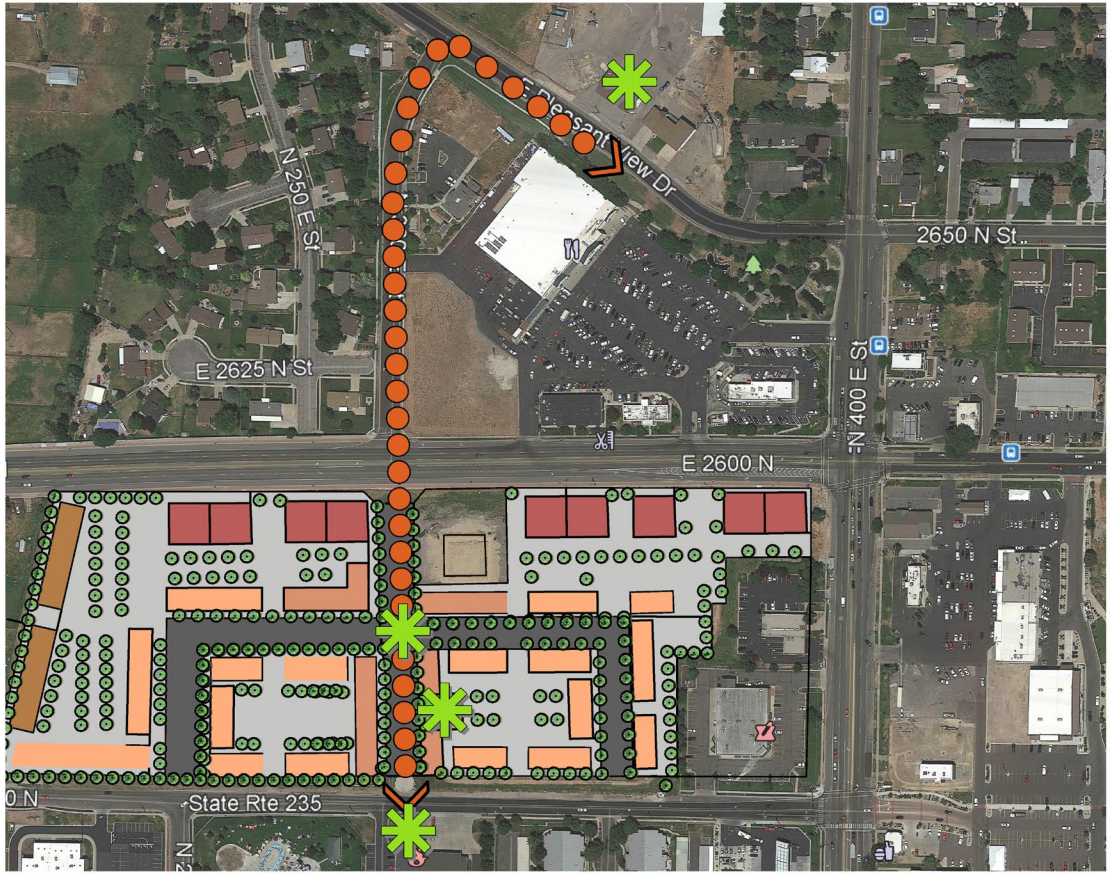
SYMBOL	NOTES	QTY
	DRIVES/STREETS	249,842 sf
	APARTMENT ONLY	40,982 sf
	COMMERCIAL ONLY	118,180 sf
	OFFICE MAIN FLOOR & RESIDENTIAL ABOVE	207,436 sf
	SITE (NON BUILDING) PARKING, WALKS, TREES, STORM WATER AND LANDSCAPING	945,662 sf
	MIXED USE (RETAIL/RESTUARANT GROUND FLOOR) RETAIL/RESTUARANT GROUND FLOOR AND RESIDENTIAL ABOVE	75,921 sf
	MINI PLAZA	6,000 sf

NORTH

0 200 400 600 feet

SCALE: 1" = 200'

2600 N - 300 E Concept



Pedestrian Connectivity

NORTH









Retail/Restaurant & Residential Mix







Retail/Restaurant & Residential Mix



Retail/Restaurant & Residential Mix







Mix Use in Various Styles







Office & Residential Mix

WEBER COUNTY

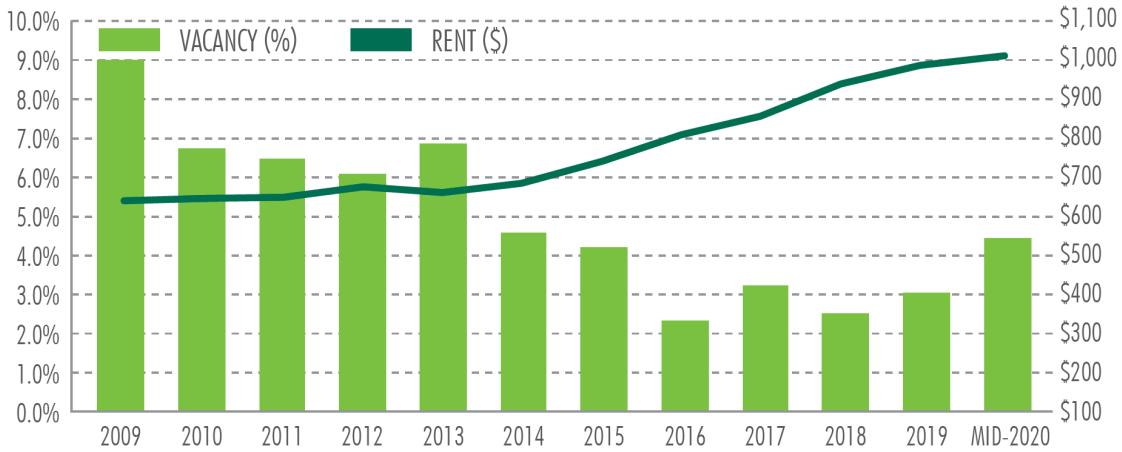
MID-YEAR 2019
VACANCY RATE 3.2%
RENTAL RATE $979

COVID-19 EFFECT

YEAR-END 2019
VACANCY RATE 3.0%
RENTAL RATE $995

MID-YEAR 2020
VACANCY RATE 4.4%
RENTAL RATE $1,009

OVERALL VACANCY & RENT

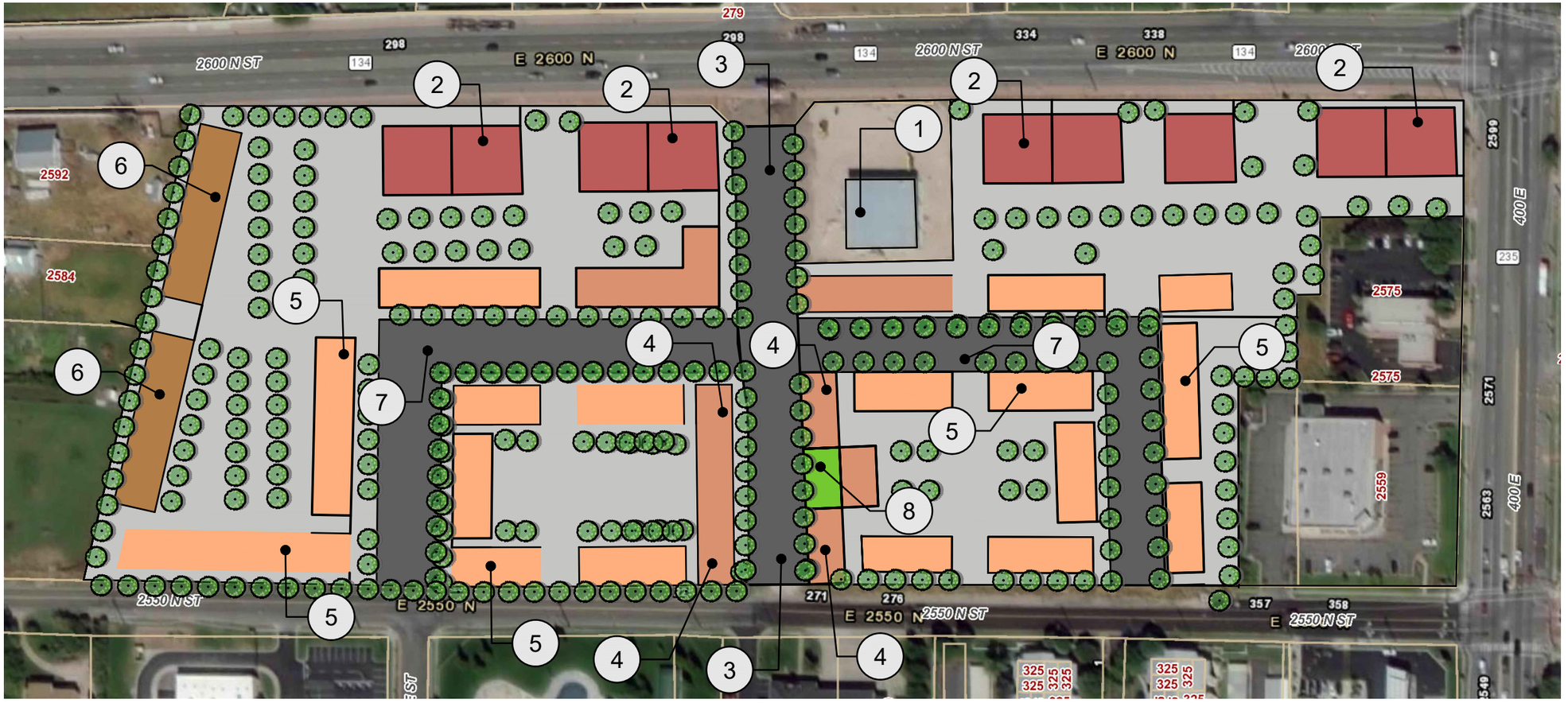


	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	MID-2020
Vacancy (%)	9.0%	6.8%	6.5%	6.1%	6.9%	4.7%	4.2%	2.3%	3.2%	2.5%	3.0%	4.4%
Rent ($)	$639	$640	$655	$684	$678	$698	$754	$810	$864	$937	$995	$1,009
YOY Rent Growth	-1.8%	0.2%	2.3%	4.4%	-0.9%	2.9%	8.0%	7.4%	6.6%	8.5%	6.2%	1.4%

Source: CBRE, Inc.

Residential Market

2600 N - 300 E Concept



REFERENCE NOTES SCHEDULE 2600 N

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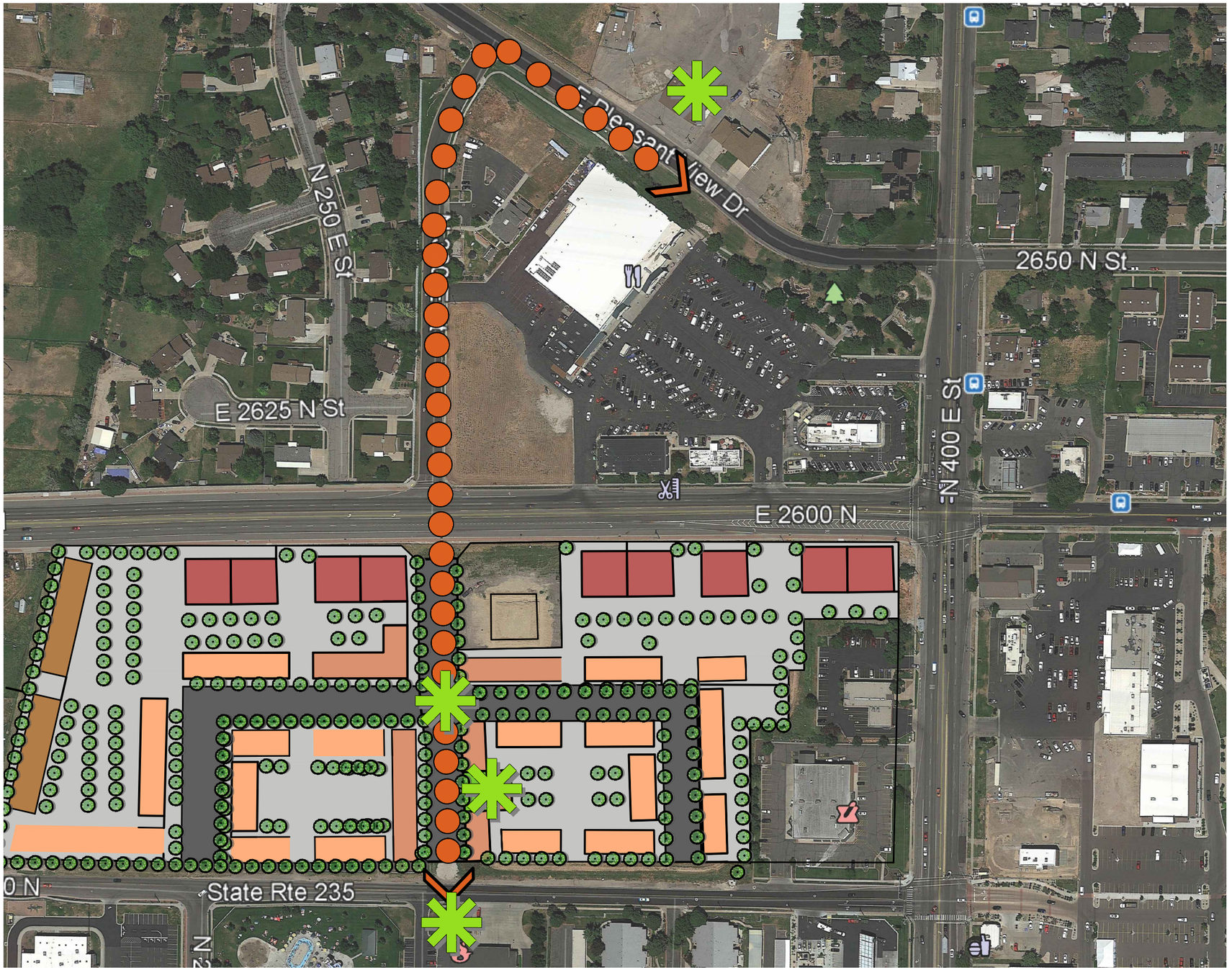
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	MINI PLAZA	6,000 sf

NORTH

0 200 400 600 feet

SCALE: 1" = 200'

2600 N - 300 E Concept



NORTH