



GENERAL PLAN STEERING COMMITTEE MEETING AGENDA

OCTOBER 28, 2020 AT 6:00 PM

MEETING HELD VIRTUALLY – PLEASE SEE BELOW

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Or YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Co-Chairman Casey

Invocation & Pledge of Allegiance: John Arrington

CONSENT AGENDA

1. Consideration to approve the September 23, 2020, General Plan Steering Committee minutes

AGENDA

2. Public Comments*
3. Presentation on what is needed from this committee regarding vesting the General Plan Map
Presenters: Co-Chair Casey and City Manager Call
4. Discussion regarding the General Plan Map
Presenter: Co-Chairman Casey
5. Committee/staff/Mayor comments
6. Adjournment

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 23rd day of October 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.

****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.

**GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
September 23, 2020**

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on September 23, 2020 at 6:04 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 September 18, 2020.

MEMBERS:

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

STAFF:

Jon Call	City Attorney/Manager
Rob Scott	Planning Director
Lynne Bexell	Administrative Assistant
Evan Nelson	Planning Dept. Head
Julian Berg	Planning Intern

VISITORS:

Brenda Ashdown

Co-chair Protzman called the meeting to order at 6:04 p.m. Charlotte Bailey offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

AGENDA:

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

Mark Brown made a motion to approve the August 26, 2020 General Plan Steering Committee Meeting minutes, as amended. John Arrington seconded the motion.

The motion passed unanimously.

2. **Public Comments**

There were no public comments.

3. **Report regarding the latest Trails meeting**
Presenter: Mark Brown

Mark Brown presented a map of the City and noted that the purple asterisks were areas that were not currently serviced by local parks. The areas with circles were those with parks within walking distance, and the pink lines were proposed walking trails. He specifically identified Cherry Way and said that this should connect to the existing trails in Bicentennial Park. The purpose of connecting trails was to create a walkable community around the City center. On the southern end of the City, they hoped to connect into the existing trails in Harrisville. Trails to the north would connect into Pleasant View and the foothills. At one time, the City intended to create a bike path all the way to the Bonneville Shoreline Trail, but that has since been tabled. He then identified three trails within the Southtown area.

Meg Sanders said that a portion of the stream bed trail was just gravel and she questioned whether that could be considered a trail. Mark Brown said that gravel was all the City could put down at the time, due to budgetary constraints. If more funding became available, they could put in asphalt. Meg Sanders asked who was responsible for maintaining the trail and staff confirmed that it was City property.

Charlotte Bailey asked when the Trails Committee would be meeting again. Mark Brown explained that the Trails Committee hadn't met due to COVID-19, but they had a meeting scheduled for November. The Trails Committee was also seeking more members.

Co-Chair Protzman asked for more details about the trails around Bicentennial Park. Mark Brown stated that the plan was for the trail to cross at the light on Washington Blvd and 2600 North, and from there connect into the canal trail. Co-Chair Protzman then asked about the purple asterisk near the fire station, and Mark Brown said that there was a need for a park there. There was not a park to support all of the apartment buildings and other residential units in the area without crossing a major thoroughfare.

4. **Discussion regarding Bicentennial Plaza area**
Presenter: Co-Chair Protzman

Co-Chair Protzman stated that the Committee had discussed a number of things related to the Bicentennial Plaza, and a motion was made during the last meeting with a recommendation to the City Council. The next issue to address was parking for the plaza, and Co-Chair Protzman asked if any Committee members were opposed to including parking in the plan. The Committee members agreed that parking was important and should be included.

Co-Chair Protzman said that his impression from the last meeting was that the Commission would prefer to have an entrance to the plaza on the west side. Co-chair Casey, said that this issue was discussed by the City Council during meeting the previous evening. The owner of the veterinary clinic was present at the meeting, and they had a lengthy discussion regarding a potential access. The Council directed the engineering staff to come up with some designs that could work for the area. She recommended that the Committee review that discussion for more details.

Co-Chair Protzman asked for a motion to recommend that the access to the parking lot not come from 300 East.

Julie Anderson thought it would be acceptable for the Committee, individually and collectively, contact the City Council members to let them know their position on the matter of access.

The Committee discussed whether a motion was necessary, as they did make a similar recommendation at the previous meeting. All were in agreement that the Council should be made aware of their preference.

Co-Chair Protzman asked if there were any other items that the Committee wanted to recommend to the City Council regarding Bicentennial Plaza. John Arrington commented that any specific uses or functions of the plaza would be up to the Parks and Trails Committee. Co-Chair Protzman said this was true, but the purpose of this Committee was to express their visions for the City. Mark Brown, who was also a member of the Parks and Trails Committee, explained that they had a master plan for each park. They would take any suggestions from this Committee, but they had to consider what the residents wanted and any financial burden that would be placed on the City.

5. **Discussion regarding scheduling a public meeting for October**
Presenter: Co-chairman, Protzman

Co-Chair Protzman explained that he added this item to the agenda because he felt that they may be coming to a point where they should hold an open meeting and present their general concept to the public. Co-chair Casey liked the idea of an open meeting, but she was concerned about timing. The City was still working on cleaning up the zoning ordinances. It may be better hold off on a public meeting until the spring.

Jon Call, City Attorney/Manager, provided a brief report of what the Council discussed at their previous meeting. The Council didn't make a final decision, but everyone was in favor of closing Pleasant View Drive. They wanted to sit down with the property owner in a work session to discuss the access options. There was no reason why members of this Committee

couldn't be involved in that discussion. However, this work session discussion probably wouldn't take place until November, December, or even January.

The Committee decided to wait to hold a public meeting.

6. **Presentation regarding Mixed-Use options**
Presenter: Dan Nixon

Dan Nixon said that he wanted to contribute to the discussion by creating a presentation showing potential mixed-use options for property near 300 East. He noted that he did not own land in this area and had no vested interest its development. However, he did have a professional planner on retainer, so he utilized those resources for this presentation. During previous discussions, the Committee expressed a desire to create a walkable community. The most recent idea for this area was big box retail, but if they wanted to create a walkable community, the best option was to bring in a mixed-use development. This would include residential, office use, and small retail. He presented images of possible designs. High density residential was essential for creating walkable areas. The cost of housing in such a development would not be low-income.

Julie Anderson thanked Dan Nixon for preparing the presentation. She commented that the City didn't own the example property, but it was owned by the Barker family. She wasn't sure how the family would take to this idea, since they had expressed a desire to lease the land to commercial businesses rather than selling. This idea may not work on the property under the current ownership. There was a brief discussion regarding land leases.

Julie Anderson noted that the samples shown only had small gathering places, which didn't seem adequate for a walkable community. She was also concerned that office uses wouldn't come to this area. They should focus on the types of commercial that would be successful here. Based on the location, it was more likely to be community commercial rather than destination shopping.

John Arrington said that during the previous City Council meeting, the Mayor said that the Council was committed to making this area a commercial zone. Based on that, this Committee would be suggesting something against where the Council was headed. He wasn't opposed to the idea of mixed-use, except for the height. He felt that anything over two-stories was too much.

Dan Nixon commented that mixed-use may not be the best use for this specific property, but it was good for the Committee to look at all of the options out there.

Christina Watson liked the look of the mixed-use development, but she felt that the City needed more commercial. The sample showed very small commercial units, which wouldn't be very conducive to restaurants with a drive-thru. She wondered if they could have mixed-use with larger commercial pads and lower residential density. She suggested that the Committee discuss what their idea of "walkability" was, because it could be something as simple as extra-wide sidewalks.

Eric Thomas, Planning Commission Chair, said that Dan Nixon was correct in saying that an area was only walkable if there were people there. In this discussion, he had heard three completely different types of commercial being suggested. For example, drive-thru restaurants would create more traffic-oriented business areas, and North Ogden already had a lot of those. A mixed-use project like this would call for smaller, community commercial. There seemed to be a lack of identification of what they really wanted for this area.

Co-Chair Protzman reiterated that a walkable downtown would have to have a residential base around or integrated into it to be successful. If the City just wanted commercial, that would bring in a different feel altogether. In reality, he wasn't sure if the Committee would have any say in how this area was developed. Recently, he and a few other Committee members visited North Salt Lake to better understand how that city began incorporating mixed-use developments and increased walkability. He briefly reported on some of their findings.

Christina Watson said that the Committee should be spinning their wheels discussing issues that other committees were currently working on. It was good to get their vision out there, but there could be other plans already in the works. She knew that the Planning Commission recently spent a lot of time discussing this same area.

Jon Call explained that this Committee was a recommending body. Whatever recommendations they made regarding land use would go to the Planning Commission. The Planning Commission would then review and make their own recommendation to the City Council.

Don Waite, Planning Commissioner, said that a comment was made earlier about not being able to choose the zoning of private property. On the contrary, that was exactly what the City could do. Private developers were constantly coming to the City about changing a zone to fit their specific project. It would be entirely acceptable to lay out their vision in the General Plan.

Co-Chair Protzman identified a few other areas that could be developed into walkable areas. There was a discussion regarding the potential price of housing in a mixed-use development.

7. **Presentation on Mixed-Use options from other Committee Members**

This item was not discussed.

8. **Discussion regarding east and west side of Washington Blvd. from Lomond View Drive to 2275 North**

Presenter: Co-Chair Protzman

This item was not discussed.

9. **Discussion regarding Southtown area**

Presenter: Co-Chair Protzman

Evan Nelson, Planning Department Head, stated there was a map in the current General Plan that showed the vision of the Southtown commercial area, including different types of uses designated for specific locations. He thought it would be helpful for the Committee to look at this map and see if this was in line with their vision for the area. One of the issues staff was facing was that the code didn't reflect the General Plan, which is why they have made such an effort to update the zoning codes. Co-Chair Protzman added that if the existing map reflected their vision for the area, they could go ahead and recommend to the City Council that the zoning code be changed to match the General Plan map.

Julie Anderson felt that the Committee needed to fully understand what the City Council wanted to go with development in Southtown. The Committee was supposed to have a schedule of when they talk about each topic, and if they start throwing too many ideas out at once, they would become overwhelmed. She wanted to have a physical meeting where they sat down and discussed the maps together, and then they could start pinning down specific ideas.

Co-Chair Protzman requested that staff send a copy of the map to the Committee members for their review.

10. Review of Assignments

Co-Chair Protzman asked if he and Lynne Bexell could spend some time discussing how North Salt Lake pulled everything together to create their new developments. He explained that their city was able to control exactly what came into the area, and they were able to use different funding sources to facilitate that development. Lynne Bexell said that some of that information was better suited for the City Council, such as funding options.

Co-Chair Protzman encouraged the Committee to look at the General Plan maps and come back to the next meeting with ideas for the Southtown area. He expressed dissatisfaction with what they've done with the east side of Washington Blvd in the Downtown area. He felt there was more potential there, and he wanted to see the Committee come up with a vision for the whole area. Julie Anderson asked him to send an email to the Committee with his concepts for the area. Co-Chair Protzman said that another area they should nail down was the property near O'Reilly's just south of 2700 North.

Meg Sanders asked about the proper procedure for conflicts of interest within the Committee. Staff said that the items being discussed in this committee were conceptual. It would be best to let the Committee know of any potential conflict. Dan Nixon said that he was the owner of a lot of property in the Southtown area, and he had disclosed that to the Mayor. He offered to resign from the Committee because of that conflict of interest, but the Mayor requested that he continue on the Committee. Regarding development, he stated that the market had changed to where cities were taking the initiative to attract developers into their cities to do developments that they wanted. If North Ogden wanted to do that, they needed to be proactive.

11. Committee/staff/Mayor comments

Councilman Ryan Barker said that the Council had talked about what this Committee was doing. They were well aware of the discussion that were taking place at these meetings. He suggested that they speak to the Council Members about development on 2700 North, because they had strong ideas of having only commercial there. If they wanted to present a mixed-use idea, it would be wise to speak with the Council Members directly.

12. **Adjournment**

Dan Nixon made a motion to adjourn the meeting. Christina Watson seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:55 pm

Grant Protzman, Co-chairman

Lynne Bexell, Administrative Assistant

Date Approved

FUTURE LAND USE MAP



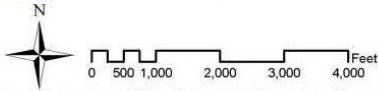
NORTH OGDEN CITY

— SETTLED 1851 —

GENERAL PLAN UPDATE

Date: 9/30/2015

- | | |
|--------------------------------|--|
| Potential Conservation Areas | Residential Medium Density |
| Streets | Parks |
| North Ogden Potential Boundary | Down Town Mixed Use - See Downtown Map |
| Streams/Canals | South Town Mixed Use - See Southtown Map |
| Future Land Use | |
| Residential Hillside | Mixed-Use/Multi-family/Commercial |
| Residential Low Density | Civic/Institutional |



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