NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL MEETING AGENDA
NOVEMBER 24, 2020 - 6:00 PM
NORTH OGDEN, UTAH

PUBLIC CAN ATTEND BY:

Click the link to join the webinar: https://us02web.zoom.us/j/84491392518 Webinar ID: 844 9139 2518
or Telephone Dial: US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Bob Buswell

CONSENT AGENDA

1. Discussion and/or action to consider October 27, 2020 City Council meeting minutes

ACTIVE AGENDA

2. Public Comments*
3. Presentation and discussion on Garbage Rate
   Presenter: Jay D. Dalpias
4. Discussion on North Hills Development
   Presenter: Rob Scott, Planning Director
5. Discussion and/or action on hazard pay for public safety from the CARES Act funds
   Presenter: Evan Nelson, Finance Director
6. Discussion and/or action to consider a Resolution to destroy, donate, or appropriate unclaimed personal property for public interest use
   Presenter: Jon Call, City Manager/Attorney
7. Report on Moderate Income Housing
   Presenter: Jon Call, City Manager/Attorney
8. Council Department Reports:
   a. Council Member Stoker – Police
   b. Council Member Cevering – Public Works
   c. Council Member Ekstrom – Parks & Recreation
9. Public Comments*
10. Council/Mayor/Staff Comments
11. Adjournment

Please see notes regarding Public Comments rules and procedure

Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-210 et. seq., Open and Public Meetings Act. Pursuant to a written determination by the Mayor/Council finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infectious and potentially dangerous nature of COVID-19 virus, public meetings with be held electronically until further notice. 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 19th day of November, 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.

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

October 27, 2020

The North Ogden City Council convened in a virtual meeting on October 27, 2020 at 6:02 p.m. at https://us02web.zoom.us/j/87357126015 or by Telephone: US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715
or YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on October 23, 2020. Notice of the annual meeting schedule was published in the Standard-Examiner on December 22, 2019.

PRESENT:	S. Neal Berube	Mayor
	Ryan Barker	Council Member
	Blake Cevering	Council Member
	Charlotte Ekstrom	Council Member
	Cheryl Stoker	Council Member
	Phillip Swanson	Council Member
STAFF PRESENT:	Jon Call	City Manager/Attorney
	Annette Spendlove	City Recorder
	Rob Scott	Planning Director
	Evan Nelson	Finance Director
	Dave Espinoza	Public Works Director
	Dirk Quinney	Chief of Police
	Lorin Gardner	City Engineer
	Tiffany Staheli	Parks & Recreation Director

VISITORS:	Brenda Ashdown	Danny	Dave Hulme
	Jay D. Dalpias	John Flinton	Rick Scadden
	Jami Rasmussen	Brandon Fessler	Randall Winn
	Stefanie Casey	Susan Clements	Teri McCulloch
	Julie Anderson		

Mayor Berube called the meeting to order. Council Member Barker offered the invocation and led the audience in the Pledge of Allegiance.

ACTIVE AGENDA

1. PUBLIC COMMENTS

Dave Hulme, 513 E. 1700 N., thanked everyone who has been involved in the issue being addressed on agenda item eight on tonight's agenda. Also, in regard to agenda item four,

he offered his support for approval changing the zoning of the property at 1550 North Washington Boulevard and he feels the developer has done a great deal of good work to adjust his plans for development of the property to address the concerns expressed by the City Council and residents alike.

2. DISCUSSION AND/OR ACTION TO CONSIDER APPOINTING INDIVIDUALS TO THE ARTS GUILD

Mayor Berube reported on the efforts of himself, City Council Members, and recently appointed leadership of the Arts Guild to recruit individuals who would be interested in being appointed to the Arts Guild. He recommended the appointment of the following individuals: Brittany Bennett, Sean Casey, Keri Casper, Jocelyn Michael, Lea Dalton, Mark Daniels, Chelsea Nelson, Jennie Taylor, and Brianna Orgill.

Council Member Barker inquired as to how many people will be appointed to the Guild in total. Mayor Berube stated there will be nine regular members and two co-chair positions, for a total of 11. Council Member Barker asked how many people applied for the positions. Jamie Rasmussen, Arts Guild co-chair, stated that she and her co-chair interviewed everyone who applied and has recommended that all of them be appointed. She is excited for the work of the Guild to proceed in the coming months and next year.

Council Member Ekstrom motioned to approve appointing members as outlined and interviewed to the Arts Guild. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

3. DISCUSSION AND/OR ACTION TO CONSIDER APPOINTING INDIVIDUALS TO THE ECONOMIC DEVELOPMENT COMMITTEE

Mayor Berube reported Terry Bexell has been asked to serve as the Chair of the Economic Development Committee and he has proposed the appointment of the following individuals to the Committee: Bruce Sherrod, Jay D. Dalpias, and Brandon Fessler.

Council Member Cevering motioned to approve appointing the three members to the Economic Development Committee. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

4. DISCUSSION AND/OR ACTION TO CONSIDER THE SITE PLAN FOR PROPERTY LOCATED AT APPROXIMATELY 1550 NORTH WASHINGTON BOULEVARD FROM COMMERCIAL (CP-2) TO MASTER PLANNED COMMUNITY (MPC-CT).

Planning Director Scott provided an overview of the history of this project, including the actions taken by the Planning Commission and City Council, which concluded with denial on February 11, 2020. Since that time, the applicant met with Mayor Berube and City staff to discuss improvements to the project as part of a reconsideration buffering, and signage. Relative to the boundary line adjustment with Ogden City, the applicant owns three parcels at approximately 1550 North Washington Boulevard south of the Walker Theaters and west of the Cold Creek Village PRUD. The three parcels total approximately 7.195 acres. The two southern parcels are currently in Ogden City; an Interlocal agreement has been requested to transfer this parcel within the North Ogden City limits. The project may be constructed in phases while the boundary transfer takes place. He noted the Planning Commission is recommending approval of the request zone change from CP-2 to MPC (CT) on a 6 -0 vote with 1 abstention due to a conflict of interest. Based upon the City Council's determinations, a development agreement along with an ordinance will be presented in a future City Council meeting for final approval. The conditions of the development agreement can be summarized as follows:. The applicant has submitted a revised site plan and landscape plan and the purpose of this agenda item is to review the revisions to see if they are sufficient changes to grant approval. The applicant then reviewed a conceptual plan for the project to illustrate the changes relating to providing a mix of residential and commercial uses; the manner in which the building orientation has been shifted; density of the project; building heights; landscaping, lighting, and parking improvements;

- Setbacks
    - Allow the Setbacks on Washington Boulevard to be adjusted form the required: 0 to 10 feet; to between 10 to 18 feet. Allow the setbacks on 1525 North to be adjusted from 15 feet to between 15 to 26 feet.
- Building Heights
    - Consider the request for a 6 / 12 pitch on the apartment buildings and allow an additional height to 45 feet.
- Process
    - Once the City Council has approved the rezone a subdivision application will be processed for approval by the Planning Commission.
    - The parking plan, landscaping plan (including streetscape design) will then need to be approved by the Planning Commission.
    - The Planning Commission is the land use authority for the commercial building site plan.

Council Member Ekstrom referenced the commercial building in the project and asked if it will be 'build to suit' at a future date. She indicated she feels that the parking included in the current version of the plan may limit the types of businesses that could locate there in the future. Mr. Scott deferred to the applicant regarding that matter; the type of commercial use to be located in the building will dictate the parking requirements. However, shared parking is allowed for complimentary uses. She asked what the parking spaces with an 'X' through them are. Mr. Scott stated that those are covered parking spaces. Council Member Ekstrom stated she feels the updated design is nice and she is pleased with the changes that have been made.

Mayor Berube stated that he would like the development agreement to indicate the timing of the commercial development in the project.

Council Member Swanson asked if the steeper pitch of roofs will allow for increased snow load. Mr. Scott stated that the pitch is more of an aesthetic design feature, but can also be beneficial in terms of how the snow is handled on the rooftops. Council Member Swanson stated he likes the look of the steeper pitch. He then stated he agrees with Mayor Berube regarding the need to specify the timing of the commercial development in the development agreement for the project; he is hesitant to grant the MPC zone without a clear understanding of when the commercial component will be completed. He would hate for all the residential development to occur ahead of the commercial development and indicated that he supports a ratio for the amount of residential building that can be completed before the commercial development must be completed.

Mayor Berube invited input from the applicant.

Rick Scadden, 180 E. Lomond View Drive, stated he plans to build the shell of the commercial building and leave the interior open until tenants are secured and they can

give some indication of how they want the space built out. He then discussed the changes in the building elevations, building heights and roof pitches, and parking accommodations.

Council Member Ekstrom stated she also likes the steeper roof pitch in the project. Mayor Berube agreed and indicated that he feels that it adds to the beauty of the project.

Mayor Berube facilitated discussion among the Council regarding appropriate terms to include in a development agreement regarding the relationship between the timing of the residential and commercial components of the project. There was also a brief focus on the housing demands in the community and surrounding area; the Council indicated they understand the need to allow for these types of projects to respond to demand.

Mayor Berube indicated that the City Council needs to hold a public hearing before approving the zone change; however, they can act on the site plan tonight and direct staff to bring this item back to a future City Council meeting to consider the development agreement and zone change for the property.

Council Member Swanson moved to approve the site plan for the property at 1550 N. Washington Boulevard and direct that the site plan be included in an ordinance and development agreement to be considered at a future meeting; rezoning of the property from Commercial (CP-2) to Master Planned Community (MPC-CT) to be considered at that time as well. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

5. DISCUSSION AND/OR ACTION TO CONSIDER THE TRANSPORTATION REFUND

City Manager/Attorney Call reported that during the process of creating the budget for Fiscal Year (FY) 2020-2021, the Council indicated they would like to provide a refund of the Transportation Utility Fee to offset the burden of a tax increase on residents. He stated the action before the Council tonight is consideration of the refund for citizens who paid the fee between April 2019 and March 2020. The refund would be provided on utility customers' December bill. The total fiscal impact for the City is $234,000.

Council discussion centered on the administration of the refund, with Council Members indicating there may be many residents who do not need or want the refund and they would like for the City to keep the money. Mr. Call stated that it would be difficult to survey residents about their desires for a refund; however, a note could be included in the utility bill to draw the customer's attention to the refund and giving them the opportunity to donate that money back to the City.

Council Member Barker asked what the City will do in cases of rental properties. Mr. Call stated the refund will be issued to the responsible party, which is usually the landlord as the City does not allow tenants to sign up for utilities.

Council Member Cevering motioned to approve the Transportation Utility Fee refund for citizens who paid from April 2019 to March 2020. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

6. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE AMENDING THE FISCAL YEAR 2021 BUDGET

A staff memo from Finance Director Nelson explained staff would like to propose several amendments to the City Budget and Redevelopment Agency Budget for Fiscal Year 2021. This report provides a summary of the proposed changes. The attached spreadsheet outlines the specific changes by general ledger account. The City Council will hold public hearings to receive comment on the proposed amendments. The amendments may be approved using the attached ordinances.

Proposed Amendments:

- Insurance – The annual premium for liability, property, and vehicle insurance came in higher than expected. An increase of $24,334 is proposed.
- Microsoft 360 – The current versions of Microsoft Office will eventually no longer have support. This proposal is to shift to an annual service fee. The cost is estimated at $15,000 per year for all computers.

- Employee Fitness Program – This program would provide incentives to improve and maintain good health. It is anticipated that a fitness program will have a favorable impact on health insurance rates. $2,500.
- Restore Partial Leave Payout – Employee leave payout was eliminated from the current year budget due to uncertainty related to COVID. It is proposed that a portion of leave payout be restored in the budget, allowing for full-time employees to cash out vacation and/or sick leave with a cap of 40 hours. Prior to this year, the cap was 80 hours (40 vacation and 40 sick). This proposal affects many line items in the budget including salaries, benefits, administrative service fees, and the Motor Pool allocation. - Sales Tax/Rainy Day Funds.
- Sales tax revenues during the first two months of the fiscal year have exceeded projections by $204,480. It is proposed that $32,078 of this, along with the $45,844 budgeted surplus, be used to fund the General Fund portion of the amendments. The remaining $172,402 is proposed to be utilized to reduce the $360,000 rainy day subsidy that was included in the original budget.
- CARES – This proposal allows for the receipt and expenditure of the second and third rounds of CARES Act funding. It is proposed to apply a portion of this funding to a hazard pay program in which uniformed officers would receive a one-time $1,500 payment due to the higher risk of exposure to COVID-19. A large share of this funding would also be applied to Police wages and benefits previously budgeted.
- Code Update – It is proposed that $96,135 in FY2020 unspent funds be rolled into the current year. This money was previously budgeted for the Code update, but the project was not completed by the end of the fiscal year.
- Transportation Utility Fee Refund – It is proposed that utility account holders who have paid into the Transportation Utility Fund receive a refund of up to $36. In most cases, the refund would show up as a credit on the utility bill. Total use of fund balance is $234,000.
- Barker Park Drainage – This proposal is to spend $5,000 in fund balance to correct a drainage problem at the Barker Park Amphitheater.
- Amphitheater Curtains – Due to the COVID disruption, the Amphitheater curtain order, budgeted in FY2020, was delayed. At the end of FY2020 the remaining budget for the curtains was eliminated from the budget in order to add it to the FY2021 Budget. The FY2020 Budget was reduced by $19,652. It is proposed that $19,565 be added to the FY2021 Budget to pay for the curtains.
- City Hall Computer Network Server – It is proposed that the City install a new server to better meet the IT needs of the City. The estimated cost is $22,000.
- Solid Waste – Amendments in the Solid Waste Fund include the following: -
    - Addition of revenue from the sale of the garbage trucks;
    - An increase to the utility billing revenue estimate based on current trends;
    - A significant reduction to the budget for fuel and parts due to contracting garbage collection;
    - An increase in Transfer Station fees due to increased demand for services and the shift of recyclable waste to the Transfer Station;

    - Reinstated contract for garbage collection services. Fees charged by the collection company increased by an estimated $120,000 compared to the previous year.
    - Elimination of the proposed awning for garbage trucks.
- Redevelopment Agency – It is proposed that the RDA budget be amended to allow for the expenditure of $60,000 to build a retaining wall behind Lees Marketplace. This was budgeted last year, but the City was not able to find a contractor at that time. It is also proposed that $5,000 of RDA funding be spent on the new "Spend it in North Ogden" campaign proposed by the Economic Development Committee.

Notable Impacts

- General Fund – The original budget had a rainy-day subsidy of $360,000 and a surplus of $45,844. In the proposed budget, the surplus is eliminated, sales tax revenue is increased by $204,480, and the rainy-day subsidy is reduced to $187,598. Total use of fund balance in the General Fund is $283,733, which includes an added $96,135 to cover the code update.
- Capital Improvement Fund – Use of fund balance increased by $46,565
- Water Fund – Budgeted surplus decreased by $15,386
- Sewer Fund – Budgeted surplus decreased by $7,138
- Storm Fund – Budgeted surplus decreased by $7,894
- Solid Waste Fund – Budgeted surplus of $87,230 changed to a budgeted deficit of $266,779. Fund balance will cover this deficit; however, consideration should be given to adjusting garbage rates or decreasing expenditures. The unsustainability is primarily driven by an expected 25% increase in the cost of waste hauling.

Mr. Nelson reviewed his staff report.

Mayor Berube inquired as to the expenditures or projects that make up the $266,779 deficit in the solid waste fund. Mr. Nelson reviewed the detailed ledger of the solid waste fund; the biggest cause for the swing is that the City had budgeted $0 for collection services, but that is being increased to $572,000. Mayor Berube stated he understands that, but all other garbage collection services should be eliminated; he asked that Mr. Nelson review the information in greater detail with Council Member Swanson and report back to the entire Council in the future. Council Member Swanson asked if the proposed amendments must be approved tonight. Mr. Nelson answered no, but indicated that a public hearing has been advertised and he suggested that the Council hold that public hearing tonight. The Council discussed the issue and indicated that they are comfortable acting on other items included in the budget amendment, but they would like to table the solid waste fund amendments until a later date. Council Member Cevering recommended that Mr. Nelson also discuss the issue further with Public Works Director Espinoza.

There was then brief discussion among the Council and Administrative staff regarding a few of the projects or expenditures included in the budget amendment, such as the increase in insurance costs, employee wellness program, distribution of CARES Act funds, and the City Code/land use code rewrite

a. Public Hearing to receive comments on an Ordinance amending the Fiscal Year 2021 Budget

Mayor Berube opened the public hearing at: 7:40 p.m.

There were no persons appearing to be heard.

Council Member Swanson motioned to close the public hearing. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

The public hearing was closed at 7:41 p.m.

b. Discussion and/or action to consider an Ordinance amending the Fiscal Year 2021 Budget

Council Member Swanson motioned to approve Ordinance 2020-23 amending the Fiscal Year 2020-2021 Budget as discussed except for the Solid Waste budget amendments. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

c. Discussion and/or action to consider recessing the active agenda and entering in the RDA.

Council Member Ekstrom motioned to recess the City Council meeting and convene in the RDA. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

The City Council Meeting recessed at 7:44 p.m. The RDA meeting convened at 7:44 pm.

7. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE AMENDING THE FISCAL YEAR 2021 RDA BUDGET

Finance Director Nelson explained it is proposed that the RDA budget be amended to allow for the expenditure of $60,000 to build a retaining wall behind Lees Marketplace. This was budgeted last year, but the City was not able to find a contractor at that time. It is also proposed that $5,000 of RDA funding be spent on the new "Spend it in North Ogden" campaign proposed by the Economic Development Committee.

Committee Member Ekstrom asked why it has been so difficult to find a contractor to build the wall behind Lees Marketplace. She wondered if the budgeted amount is not sufficient to entice a contractor to do the work. City Manager/Attorney Call stated that the budget for the project has not been identified in the requests for proposals (RFPs) that have been published for the work; rather, the City has solicited bids and given contractors the opportunity to name their cost. However, the City, City Engineer, and the private landowner has not been able to get anyone to respond to the RFP.

a. Public Hearing to receive comments on an Ordinance amending the Fiscal Year 2021 RDA Budget

Mayor Berube opened the public hearing at: 7:48 p.m.

Brenda Ashdown, 193 E. Pleasant View Drive, asked for the exact location of where the retaining wall is planned to be built. Mr. Call stated it would be directly south of the canal trail and west of Lee's Marketplace. Ms. Ashdown asked how much land that will open up for future development. Mr. Call stated he is unsure of the square footage, but

there will be sufficient land for the construction of another building similar to Quality Quick Print. Ms. Ashdown asked if that work could be completed without the retaining wall being built; she does not understand the necessity for the wall and the associated cost. Mr. Call stated the project will help to address the water issues on the property that make it difficult to develop. He noted that the City Engineer could be asked to review and respond to those concerns and questions. Mayor Berube stated that the property owner has considered the matter as well, but he asked Mr. Call to discuss the matter further with the City Engineer and report back.

Julie Anderson, 940 E. 2600 N., referenced the dog park; the red paint that was placed near the park to indicate that parking was not allowed in certain areas is nearly gone and needs to be repainted. Even though there are signs highlighting the areas where parking is not allowed, people are still parking in locations that are creating dangerous conditions for pedestrians and other motorists. Mayor Berube stated that this public hearing is to be comments on the RDA Budget amendments and that Ms. Anderson's comments are noted.

Susan Clements used the Zoom chat feature to ask if the retaining wall behind Lee's Marketplace can be built by the City's Public Works Department. Mr. Call noted the City's employees are not experts in that type of work and he does not believe the City's insurer would be supportive of the work being done in-house.

There were no additional persons appearing to be heard.

Committee Member Stoker motioned to close the public hearing. Committee Member Cevering seconded the motion.

Voting on the motion:

Committee Member Barker	**aye**
Committee Member Cevering	**aye**
Committee Member Ekstrom	**aye**
Committee Member Stoker	**aye**
Committee Member Swanson	**aye**

The motion passed unanimously.

The public hearing was closed at 7:57 p.m.

b. Discussion and/or action to consider an Ordinance amending the Fiscal Year 2021 RDA Budget.

Mr. Call indicated that the ordinance that has been displayed on the screen during the meeting has inaccurate numbers; he and Mr. Nelson reported the correct amounts to be included in the ordinance.

Committee Member Ekstrom motioned to adopt ordinance RDA 2020-23 amending the Fiscal Year 2020-2021 RDA Budget, with the corrected dates and amounts as presented by City staff. Committee Member Stoker seconded the motion.

Committee Member Swanson offered a substitute ordinance to table ordinance RDA 2020-23 until the correct information can be included in the meeting packet for public view prior to the meeting.

Mr. Call stated that Committee Member Ekstrom can either accept the substitute motion to replace her original motion, or the Board can vote on the substitute motion.

Committee Member Swanson withdrew his motion to table and asked that Committee Member Ekstrom consider revising her motion to table the ordinance until the Board and public have the opportunity to review the correct dollar amounts to be included in the ordinance. He suggested that the ordinance be brought back to the Board during the same meeting that the solid waste ordinance will be brought back to the Council.

Committee Member Ekstrom moved to table ordinance RDA 2020-23 until a correct document including accurate dollar amounts is made available to the Board and the public. Committee Member Cevering seconded the motion.

Voting on the motion:

Committee Member Barker	**aye**
Committee Member Cevering	**aye**
Committee Member Ekstrom	**aye**
Committee Member Stoker	**aye**
Committee Member Swanson	**aye**

The motion passed unanimously.

c. Discussion and/or action to consider adjourning the RDA and reconvene in the active agenda.

Committee Member Stoker motioned to adjourn the RDA and reconvene in the active agenda. Committee Member Cevering seconded the motion.

Voting on the motion:

Committee Member Barker	**aye**
Committee Member Cevering	**aye**

Committee Member Ekstrom	**aye**
Committee Member Stoker	**aye**
Committee Member Swanson	**aye**

The motion passed unanimously.

The RDA meeting adjourned at 8:07 p.m. and the City Council meeting reconvened at 8:07 p.m.

City Council active agenda reconvened at 8:07 p.m.

8. DISCUSSION AND/OR ACTION TO CONSIDER ACCEPTING AN ANNEXATION PETITION FOR A PARCEL LOCATED AT 2463 NORTH FRUITLAND DRIVE

City Recorder Spendlove presented that Ryan Barker submitted an application petitioning for annexation of approximately 0.674 Acres located at 2463 N. Fruitland Drive in Weber County, Utah. As required by Utah State Code, the Weber County Surveyor has reviewed the annexation plat map and asked for some changes to be made which was done by Great Basin Engineering. Subsequently, the Council now finds it to be a correct plat. The property being proposed for annexation is within the North Ogden City's Annexation Declaration Policy Map. The Petitioner is requesting a RE-20 Zone which the Planning Commission will review and make recommendation to the City Council at a later date. The petitioner meets all the requirements to start the annexation process and it is recommended that the City Council accept the petition to start the annexation process.

Ms. Spendlove reviewed her memo. She then reported on future steps to be taken to proceed with the annexation, noting that final action on the annexation could be taken prior to the end of the calendar year.

Council Member Ekstrom motioned to accept an Annexation petition for a parcel located at 2463 North Fruitland Drive. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Barker	**recused**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

9. COUNCIL REPORTS:

a. Council Member Stoker – Police

Council Member Stoker reported that a new Officer in the Department is moving through the Police Academy and is set to graduate in December. Additionally, the Chief has indicated that if the City is able to build a fitness center, he will find a way to equip it. Finally, she reported that the next Public Safety Building Open House will be held this Thursday from 6 to 8 p.m.; the first open house event yielded a lot of great feedback regarding the proposal to build a new Public Safety facility. She encouraged residents to get involved. It is important for all residents to understand the inadequacies of the current Public Safety facility, which present a concerning matter for the community in terms of public safety.

Mayor Berube stated he likes the idea of a public/private partnership to equip a new fitness center in the Public Safety facility. He then reported that there was a water line break recently on Fruitland Drive; following the event he received a call from a resident who expressed their gratitude for Officer Child and his efforts to prevent her home being flooded. This action shows the dedication of the City's officers. He has spoken with Chief Quinney who had issued a letter of commendation for Officer Child.

b. Council Member Cevering – Public Works

Council Member Cevering reported the water line project on 450 East is done and the only work yet to be completed is the asphalt, which will be finished October 30. He then reported that all sidewalk projects being done throughout the City are nearly completed. He added that centrally located recycling bins are available at the old Public Works Facility and residents can deposit clean plastics, cardboard, and paper. Mr. Call added that it is important for residents to understand the importance of cleaning the materials before dropping them off and he noted that a camera will be located at the facility to capture images of those not following recycling rules. Council Member Cevering concluded that the vacuum truck is repaired, functioning, and picking up leaves.

Mayor Berube asked Council Member Cevering to work with staff to publish information about the recycling bins in the City's newsletter or on social media channels. There was a brief discussion about the new recycling program as the Mayor and Council Members shared information about the types of materials that cannot be recycled.

c. Council Member Ekstrom – Parks & Recreation

Council Member Ekstrom stated she is happy to see people appointed to the Arts Guild; that body will begin their planning efforts for the 2021 amphitheater season. She then reported on the events that have recently taken place at the Barker Park Amphitheater, some of which yielded revenue for the City. There is plenty of interest in using the

amphitheater and she feels that it will be used regularly in the future, once the pandemic is over, and will generate a notable amount of revenue for the City. She then reported on other special events that have taken place in the City as well as upcoming events. The Trunk or Treat is scheduled to proceed and the Health Department has approved the social distancing plans, but she wanted to discuss the issue further with the Council to determine if they want to go forward with the event given the increased spread of COVID-19 the past few weeks.

Mayor Berube reported the updated transmission data for the North Ogden community; the City is doing all it can to keep citizens safe, but has limited control during certain special events. He is concerned about putting citizens, volunteers, and City employees at risk by holding certain special events. He is concerned about the message the City may be sending by holding the Trunk or Treat. Citizens may feel that City leaders are not taking the virus seriously if the event proceeds. He then facilitated discussion among the Council regarding their feelings about holding the event; he also asked for input from Parks and Recreation Director Staheli. Ms. Staheli stated she had no idea the Council would be discussing this issue tonight and there was a possibility that the event would be cancelled; she feels it is too close to the event to be considering cancelling it. There are 425 households and 16 businesses that have indicated they will participate in the event and they are committed to adhering to the State's updated social distancing and safety guidelines. These people have spent money and time preparing for the event and she feels it would be improper for the Council to cancel the event with such short notice.

Mayor Berube asked if City employees could be deemed as being non-compliant with safety regulations and if that would create problems for the City. Ms. Staheli answered no. Mayor Berube asked if participants who arrive at the event without a mask will be turned away. Ms. Staheli answered yes, but everyone has been informed of the social distancing and safety requirements and she does not feel the non-compliance rate will be high.

Mayor Berube polled the Council to determine the final decision on the Trunk or Treat event. Council Member Barker stated he feels the event should be cancelled. Council Members Swanson, Stoker, and Cevering offered support for the event proceeding and communicated they trust Ms. Staheli to take every precaution possible and enforce social distancing guidelines and mask wearing.

Mayor Berube then stated that he feels that the main reason the Trunk or Treat will not be cancelled is the timing of the cancellation so close to the event. He stated he feels it is necessary to discuss other upcoming City-sponsored events that take place throughout the holiday season to determine if they should be cancelled. He asked the Council to be prepared to discuss the issue in greater detail during the November 10 meeting and make a decision on what events to hold and what events to cancel. Council Member Ekstrom asked that Ms. Staheli be given the ability to provide input during that meeting as well. Ms. Staheli indicated she will be prepared for the November 10 discussion; she added

that if the Council makes the decision to cancel any upcoming Christmas special events, she would appreciate advance notice.

11. PUBLIC COMMENTS

There were no public comments.

12. COUNCIL/MAYOR/STAFF COMMENTS

There were no additional Council or staff comments.

Mayor Berube thanked the Council for their service to the City and thanked staff for their efforts as well.

10. DISCUSSION AND/OR ACTION TO CONSIDER A MOTION TO ENTER INTO A CLOSED MEETING TO DISCUSS THE PURCHASE OR SALE OF REAL ESTATE AT APPROXIMATELY 200 EAST 2500 NORTH (2550 DETENTION BASIN) AND TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

Council Member Swanson motioned to enter into a closed meeting to discuss the purchase or sale of real estate at approximately 200 East 2550 North (2550 Detention Basin) and to discuss the character, professional competence, or physical or mental health of an individual. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

Meeting recessed at 9:09 p.m.

Meeting reconvened at 10:19 p.m.

13. ADJOURNMENT

Council Member Stoker motioned to adjourn the meeting. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

The meeting adjourned at 10:20 p.m.

_____
S. Neal Berube, Mayor

_____
S. Annette Spendlove, MMC
City Recorder

_____
Date Approved

Shell

Cost Control measures in garbage services

Jay D Dalpias, North Ogden resident

Basic findings:

- Since the beginning of the Covid-19 pandemic cities across the United States have seen increased volumes of residential trash collection.
- When North Ogden City renewed it's latest garbage contract with Republic Services we saw an increase in the rate.
- Dump rates at Weber Transfer station have recently increased (paid per ton).
- There are disparities in the 2nd garbage can pricing model that is costing the city money.
    - Second black garbage can= $19.27 per month (x12 months= $231.24 per year/52 pickups= **$4.44 per pickup**)
    - Second blue garbage can= $5.06 per month (x12 months= $60.72 per year/26 pickups= **$2.33 per pickup**)

Potential Solutions:

- Increase additional blue can prices to roughly equivalent the price of black cans?
- Can we allow green waste pit to accept North Ogden resident's grass clippings for free (thus decreasing tip rates at the Weber transfer station)
    - Does the decrease in green waste revenue outweigh the increase in tip rates?
- Increase the amount of recycle dumpsters at the old North Ogden public works?
    - Would the increase in expense that we pay for our dumpsters outweight the increased Weber transfer stations prices?

Thanks!

NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS/APPLICATION INFORMATION

Application Request:	Discussion on a legislative application to consider annexation for property located at approximately 4500 North and 800 East
Date:	November 24, 2020
Applicant:	West Side Investments, LC, Kami Marriott, Managing Member
File Number:	ANX 2019-02

PUBLIC NOTICE:

Mailed Notice:	N/A
Newspaper:	N/A
City Website:	November 20, 2020

PROPERTY INFORMATION

Address:	Approximately 4500 North and 800 East
Project Area:	Approximately 200.62 Acres
Existing Land Use:	Vacant
Proposed Land Use:	Mixed Use
Parcel ID:	160080027, 160080023, 160080024, 160080029, 160080011, 160080003, 160070009, 160080012, 160080009, 160080004, 160080016, 160080015, 160420003, 160420002

ADJACENT LAND USE

North: Institutional/Forest
South: Residential
East: Institutional/Forest
West: Vacant

STAFF INFORMATION

Robert O. Scott, AICP
rscott@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-6 (Annexed Territory)
North Ogden Zoning Ordinance 11-15-11 (Rezoning and Annexation)
North Ogden Zoning Ordinance Title 11-1-4 (Changes and Amendments)
North Ogden City Zoning Ordinance 11-7-K Master Planned Community Zone (VPP)

TYPE OF DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. 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

The applicant has submitted an application for the North Hills project. (See Exhibit A) The City Council and Planning Commission conducted a joint meeting on August 7, 2018. (See Exhibit F) On August 16, 2018 a field to the property was conducted and the discussion summarized in the attached notes. (See Exhibit H) The City Council and Planning Commission held a joint work session on July 15, 2020. (See Exhibit J)

The project name has changed from North Cove to North Hills.

The purpose of this agenda item is to focus on policy issues associated with this project in order to determine what the City Council is willing to consider for this project.

The following policy questions are posed for consideration. Once a determination is made regarding these policy issues the previous design issues can be addressed.

- Process: Annexation, Zoning, Development Agreement, Subdivision / PUD approvals with an appropriate community outreach. (See attached maps from the property owner)
- Policy Questions
    - The property is within the North Ogden City annexation declaration. Is the City willing to annex the property?
    - What zoning and density is the city willing to agree too? The following table compares the current county zoning (A-1) with the city HP-2 zone, and the North Hills proposal.

North Hills Comparison 196.28 Gross Acres 170.11 North Hills Developed Land Acres		
<u>County Zoning (A-1)</u> 1 Unit / 40,000 sq ft 1.08 units / acre 2 Units / 2 acres .5 units / acre	<u>HP-2 Zone</u> 1 Unit / 12,500 sq ft 3.48 units / acre	<u>North Hills Proposal</u> Varying densities based upon slope 3.72 units / acre
185 Dwelling Units	591 Dwelling Units	634 Dwelling Units

    - Is the City willing to entertain a Master Planned Residential (MPR) zone designation with a development agreement?
    - Is the City willing to consider cluster development options, a variety of residential building styles (townhouses and single family), commercial and church locations?

- Is the City willing to consider Transfer of Development Rights to transfer density from another property?
- Is the City willing to provide city services north of the Rocky Mountain Power corridor? Acres in the area north of power line: 41.82 acres consisting of 136-159 units.
- Is the proposal consistent with the North Ogden General Plan?

CONFORMANCE TO THE GENERAL PLAN
The North Ogden Annexation Policy Declaration in the General Plan calls for the property to be annexed into North Ogden City. The property is within the Hillside Neighborhood. The General Plan map calls for this property to be developed as residential low density.

The Hillside Neighborhood

Description – as the neighborhood generally defined as "the area further up the hill north of 3100 North", the Hillside neighborhood overlooks the vast Weber County valley and Wasatch Front and lies under the beautiful slopes of the Ben Lomond ridge and peak. This neighborhood contains considerable open land but is constrained by topographic and access related issues.

Neighborhood character – with beautiful views, this area generally has newer homes and pleasant streetscapes. Lot sizes range from about 10,000 square feet and up. The area is expected to be developed with mostly single family homes at low densities and may contain some areas of rural residential development where slope issues necessitate a larger lot. Depending on terrain, clustering concepts may also be logical to avoid certain terrain features or hazards and to increase open space. Storm water processes should emphasize cutting edge sustainable techniques that return the water to the site and recharge the underground aquifer.

Existing and future concerns:
Based on the input received in the open houses and other forums, the following issue categories were raised by residents:

- Transportation issues were prevalent with road condition, road maintenance, snow removal, lighting (dark sky issues), road signs, access, and slope being mentioned.
- Trail connections within the neighborhood and to the adjacent mountains.
- Underground water supplies seem to be dwindling.
- Trip length to purchase everyday goods and services.

Goals

Goal #1 – Improve road conditions
Strategies-

- Consider alternative revenue sources such as a road maintenance district to address maintenance issues in this area where slope impacts service demands.
- Utilize innovative storm water techniques to return street surface runoff to the underground aquifer and reduce piping costs.
- Promote through ordinances and public improvements dark sky philosophies through street light and yard light controls.

Goal #2 – Improve trail connections
Strategies

- Establish new trails through private property to access Forest Service lands.

- Work with the Forest Service to develop trailheads and trails to access the mountains.
- Increase trails within the urban area with an emphasis on biking/hiking and walking options to include handicapped accessibility.

Goal #3 – Increase the return of natural water to the ground
Strategies

- Adopt on-site water retention ordinances.
- Encourage water-wise landscaping ordinances and education.

Goal #4 – Address Hillside environmental issues
Strategies

- Avoid areas with potential instability or hazards through adoption of appropriate ordinances that allow for density retention and hazard avoidance.
- Consider natural parks to preserve open space and permanently preserve hazardous areas.
- Consider the clustering techniques and environmental avoidance options found in the Hillside Protection zone.

Housing Goals

Goal #1 – Increase Housing Quality and Variety

- Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Strategies

- Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals.
- Create design standards to improve the overall quality of North Ogden's housing.
- Work with homeowners, landlords, and renters to maintain and improve existing properties.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Should this property be annexed?
- Is the annexation and zoning proposal consistent with the General Plan?
- What land uses are appropriate?
- What density is the City willing to approve?
- Are there specific design issues that need to be addressed?
- What zoning should be applied?
- Are there some creative ideas for this property?
- Should the City consider a gated community?
- Should the City consider special height allowances?
- Where should trail accesses be developed?
- What natural features do we want to keep/highlight?

RECOMMENDATION

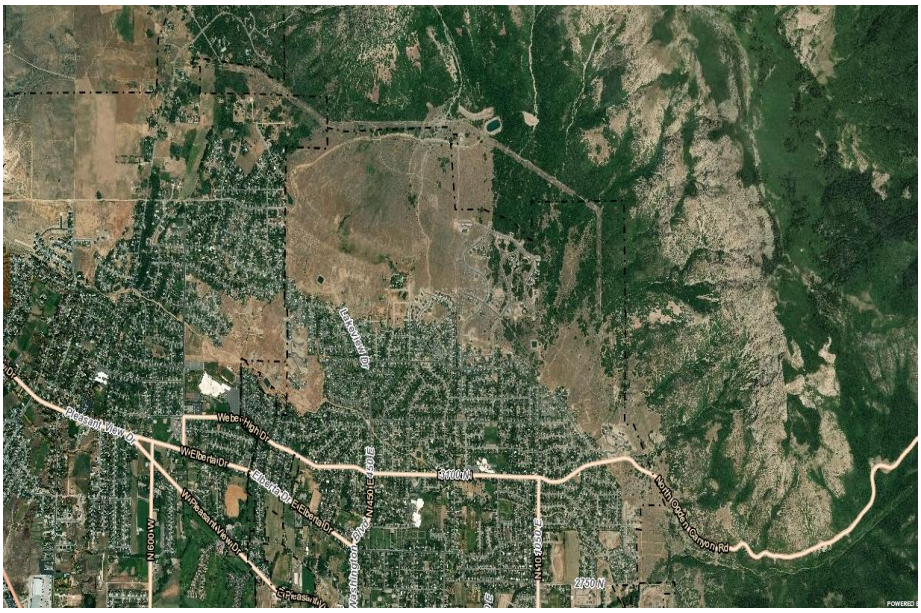
Staff recommends that the City Council consider the posed policy questions and make a determination as to the direction the city wants to pursue with this project.

EXHIBITS

A. Annexation Plat
B. Slope Analysis
C. North Hills Example Design Examples

D. North Hills Acreage
E. Revised Talking Points July 15, 2020
F. City Council Minutes August 7, 2018
G. Engineer's Report July 25, 2018
H. August 16, 2018 Field Trip Notes
I. July 15, 2020, City Council/Planning Commission Minutes

MAP

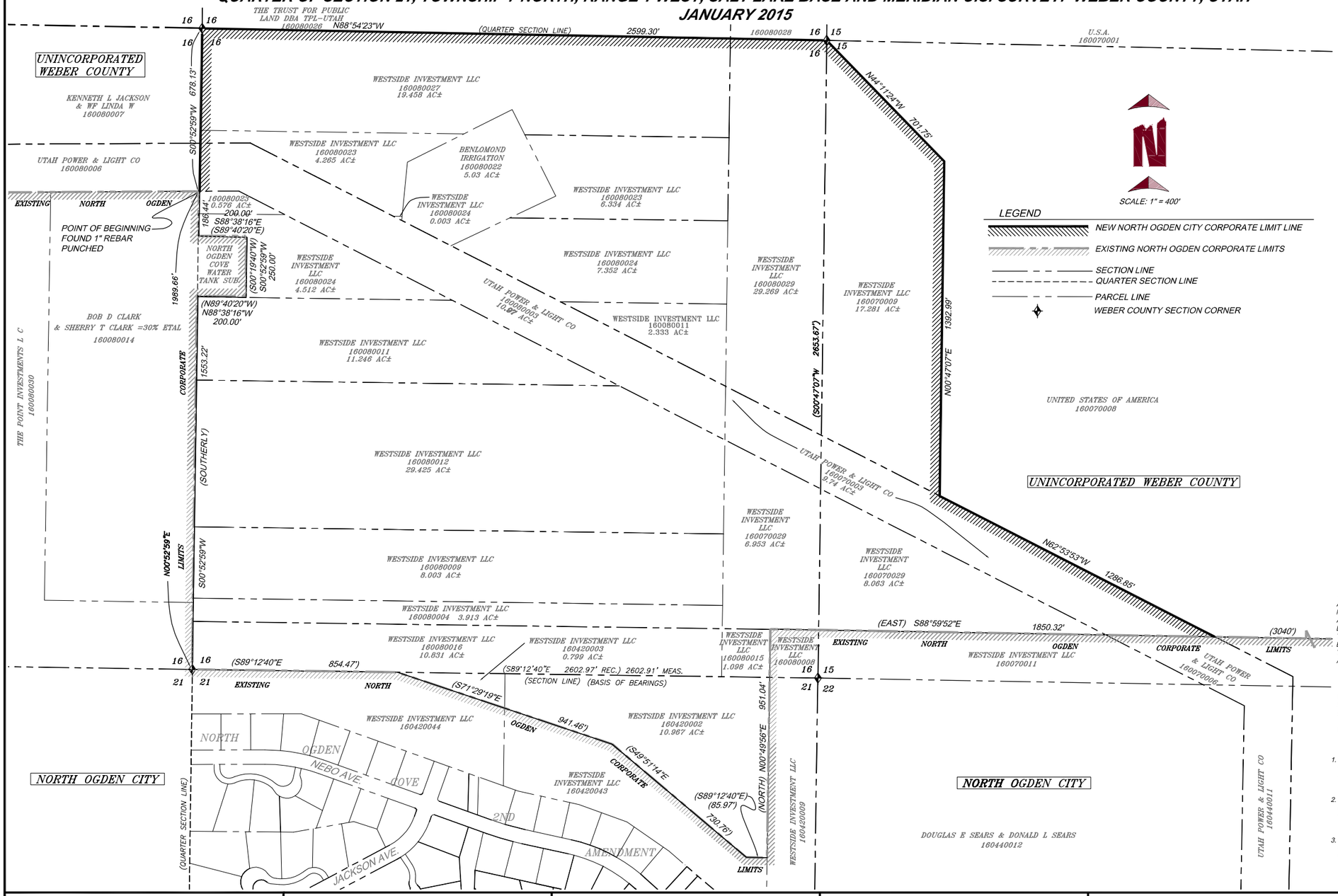


ANNEXATION PLAT

TO THE CORPORATE LIMITS OF NORTH OGDEN CITY ORDINANCE # (2015-)

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE SOUTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY: WEBER COUNTY, UTAH

JANUARY 2015



SCALE: 1" = 400'

LEGEND

- NEW NORTH OGDEN CITY CORPORATE LIMIT LINE
- EXISTING NORTH OGDEN CORPORATE LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- PARCEL LINE
- WEBER COUNTY SECTION CORNER

SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, AND THAT I HOLD CERTIFICATE NO. 6541909 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. THIS ANNEXATION PLAT HAS BEEN MADE UNDER MY DIRECTION AND IN ACCORDANCE WITH INFORMATION OBTAINED FROM THE WEBER COUNTY RECORDER'S OFFICE.

SIGNED THIS _____ DAY OF _____, 2015.

PROFESSIONAL LAND SURVEYOR NO. 6541909 MATTHEW ABRAM MURDOCK STATE OF UTAH

MATTHEW ABRAM MURDOCK, P.L.S.

ANNEXATION DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE SOUTHWEST QUARTER OF SECTION 15, AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO THE SOUTH RIGHT-OF-WAY LINE OF THE UTAH POWER AND LIGHT CORRIDOR AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; WHICH POINT IS A NORTHEASTERLY CORNER OF THE NORTH OGDEN CORPORATE LIMITS LINE AS RECORDED IN BOOK 19 AT PAGE 81 IN THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING NORTH 00°52'59" EAST 1989.66 FEET ALONG SAID QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16; RUNNING THENCE (SOUTHERLY REC.) SOUTH 00°52'59" WEST 186.44 FEET ALONG SAID CORPORATE LIMITS LINE TO A POINT OF INTERSECTION WITH THE CORPORATE LIMITS LINE AS RECORDED IN BOOK 67 AT PAGE 17; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID RECORD; (1) (SOUTH 89°40'20" EAST REC.) SOUTH 88°38'16" EAST 200.00 FEET; (2) (SOUTH 00°19'40" WEST REC.) SOUTH 00°52'59" WEST 250.00 FEET; (3) (NORTH 89°40'20" WEST REC.) NORTH 88°38'16" WEST 200.00 FEET TO A POINT OF INTERSECTION WITH THE PREVIOUS CORPORATE LIMIT LINE AS RECORDED IN SAID BOOK 19 AT PAGE 81; THENCE ALONG SAID LINE (SOUTHERLY REC.) SOUTH 00°52'59" WEST 1553.22 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 16, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE CORPORATE LIMIT LINE AS RECORDED IN BOOK 63 AT PAGE 87 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCE ALONG SAID CORPORATE LIMIT LINE; (1) (SOUTH 89°12'40"EAST 854.47 FEET), ALONG THE SOUTH LINE OF SAID SECTION 16; (2) (SOUTH 71°29'19" EAST 941.46 FEET); (3) (SOUTH 49°51'14" EAST 730.76 FEET); (4) (SOUTH 89°12'40" EAST 85.97 FEET) TO A POINT OF INTERSECTION WITH THE CORPORATE LIMIT LINE AS RECORDED IN BOOK 12 AT PAGE 44 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID CORPORATE LIMIT LINE; (1) (NORTH REC.) NORTH 00°49'56" EAST 951.04 FEET; (2) (EAST REC.) SOUTH 88°59'52" EAST 1850.32 FEET TO A POINT COMMON TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UTAH POWER AND LIGHT CORRIDOR AND THE CORPORATE LIMIT LINE; CONTINUING THE REMAINING COURSES AND DISTANCES ALONG THE NEW NORTH OGDEN CITY ANNEXATION BOUNDARY; THENCE NORTH 62°53'53" EAST 1286.85 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF PARCEL 16-007-0009; THENCE NORTH 00°47'07" EAST 1392.99 FEET ALONG SAID EAST LINE TO A NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 44°11'24" WEST 701.75 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TO THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 88°54'23" WEST 2599.30 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO THE CENTER CORNER OF SAID SECTION 16; THENCE SOUTH 00°52'59" WEST 678.13 FEET ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING.

CONTAINS 200.62 ACRES MORE OR LESS

NARRATIVE

AN ANNEXATION MAP OF THE SUBJECT PROPERTY WAS REQUESTED BY KAMI MARRIOTT MANAGING MEMBER OF WESTSIDE INVESTMENTS LC. THE DOCUMENTATION OBTAINED AS A PART OF THE SURVEY INCLUDES THOSE ITEMS SHOWN UNDER "REFERENCES" BELOW.
THE PROPERTY BOUNDARIES SHOWN HEREON ARE A REPRESENTATION OF PARCELS TO BE INCLUDED WITHIN THE PROPOSED CORPORATE BOUNDARY OF NORTH OGDEN CITY. THE CORPORATE BOUNDARY SHOWN HEREON REPRESENTS THE RECORD LOCATIONS AS EVIDENCED BY EXISTING PLATS, RECORD OF SURVEY'S, AND DOCUMENTATION.

REFERENCES

WEBER COUNTY RECORDER'S OFFICE LEGAL DESCRIPTIONS, RECORD DOCUMENTS, SUBDIVISIONS & CITY ANNEXATION PLATS AS RECORDED IN BK. 19 AT PG. 81, BK 67 AT PG. 17, BK. 63 AT PG. 87, BK. 12 AT PG. 44.

WEBER COUNTY SURVEYOR SECTION CORNER TIE SHEETS & RECORD OF SURVEYS

SURVEYOR'S NOTES

1. BEARING AND DISTANCES SHOWN IN PARENTHESES '( )' ALONG THE ANNEXATION BOUNDARY ARE THE RECORD BEARINGS AND OR DISTANCES AS SHOWN ON PREVIOUS ANNEXATION PLATS AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.
2. AT NO TIME WAS A SURVEY ON THE GROUND PERFORMED TO VERIFY THE ACCURACY OF THE BEARINGS AND DISTANCES. THIS ANNEXATION PLAT IS TO SERVE AS A BOUNDARY LINE TO EXPAND THE NORTH OGDEN CORPORATE LIMIT LINE FOR TAXATION PURPOSES ONLY.
3. BEARINGS AND DISTANCES WITHIN THIS DOCUMENT ARE PROVIDED FOR MAPPING PURPOSES ONLY. AT NO TIME NOW AND FOREVER DOES THIS PROPOSED BOUNDARY LINE DETERMINE THE LOCATION OF ANY PROPERTY LINE REPRESENTED ON THIS MAP.

PREPARED BY:

WASATCH CIVIL Consulting Engineering
5434 SOUTH FREEWAY PARK DRIVE
RIVERDALE, UTAH 84405 (801) 775-9191

NORTH OGDEN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING ANNEXATION PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

APPROVED THIS _____ DAY OF _____, 2015.

_____
NORTH OGDEN CITY ATTORNEY

NORTH OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING ANNEXATION PLAT HAVE BEEN COMPLIED WITH.

APPROVED THIS _____ DAY OF _____, 2015.

_____
NORTH OGDEN CITY ENGINEER

WEBER COUNTY SURVEYOR

THIS PLAT IS APPROVED AS TO FORM.

APPROVED THIS _____ DAY OF _____, 2015.

_____
WEBER COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF NORTH OGDEN CITY, WEBER COUNTY, UTAH HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO NORTH OGDEN CITY, WEBER COUNTY, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HERE WITHIN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SECTION 10-2-403. SEQ. AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREAS AS SHOWN AS A PART OF SAID CITY.
WITNESS AND OFFICIAL SEAL THIS_____ DAY OF_____, 2015.

APPROVED: _____
NORTH OGDEN MAYOR

_____
NORTH OGDEN CITY RECORDER

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE ____, FOR _____

_____
COUNTY RECORDER

BY: _____
DEPUTY

W:\05-MISC\700-MISC\NORTH-OGDEN-COVE\RICHARDS-PROPERTY\ANNEXATION-PLAT3.dwg 11/17/2015 9:05:42 AM MST

North Hills

North Ogden, Utah

SCALE: 1" = 200'

UNITED STATES OF AMERICA

KENNETH JACKSON & WF LINDA JACKSON

MAX D THOMPSON 19% ETAL

POINTE INVESTMENTS

DOUGLAS E SEARS & DONALD L SEARS

Preserved Open Space

Proposed 750,000 Gallon Culinary Water Reservoir Elev=5935

Proposed Pumphouse & Booster For Area Above Gravity Service

5835 Pressure Contour Line

Debris Basin

Ben Lomond Irrigation Reservoir

Existing Shoreline Trail

Existing Culinary Water Reservoir

Future Connection

Future North Ogden City Trail System

Trailhead Parking

Rocky Mountain Power Corridor

Trail / Water Drainage

Development Area "A" 23.18 ac. (65-72 Units)

Development Area "B" 23.02 ac. (64-71 Units)

Development Area "C" 13.79 ac. (39-43 Units)

Development Area "D" 16.30 ac. (82-98 Units)

Development Area "E" 7.02 ac. (35-42 Units)

Development Area "F" 2.43 ac. (12-15 Units)

Development Area "G" 1.89 ac. (5-6 Units)

Development Area "H" 1.65 ac. (5-6 Units)

Development Area "I" 5.69 ac. (16-18 Units)

Development Area "J" 5.69 ac. (16-18 Units)

Development Area "K" 0.56 ac. (24,290 S.F.)

Development Area "L" 1.19 ac. (14-17 Units)

Development Area "M" 2.79 ac. (31-37 Units)

Development Area "N" 2.15 ac. (24-28 Units)

Development Area "O" 1.63 ac. (5-6 Units)

Development Area "P" 16.00 ac. (45-50 Units)

Development Area "Q" 8.71 ac. (4-5 Units)

Development Area "R" 2.80 ac. (1-2 Unit)

Development Area "S" 2.14 ac. (1-2 Units)

Development Area "T" 0.55 ac. (7-8 Units)

Development Area "U" 5.18 ac. (36-42 Units)

Development Area "V" 3.55 ac. (40-47 Units)

Development Area "W" 3.55 ac. (1-2 Units)

1650 E

SUNDIAL ST

LUCERNE DR

MIDWAY DR

SLOPE ANALYSIS TABLE

0%-10% SLOPE	
10%-20% SLOPE	
20%-30% SLOPE	
30%+ SLOPE	

SLOPE ANALYSIS PLAN

EXHIBIT 1-2

DESIGNED C.C.S.
DRAWN C.C.S.
CHECKED M.M.
DATE JULY 25, 2019
SCALE: 1"=200'

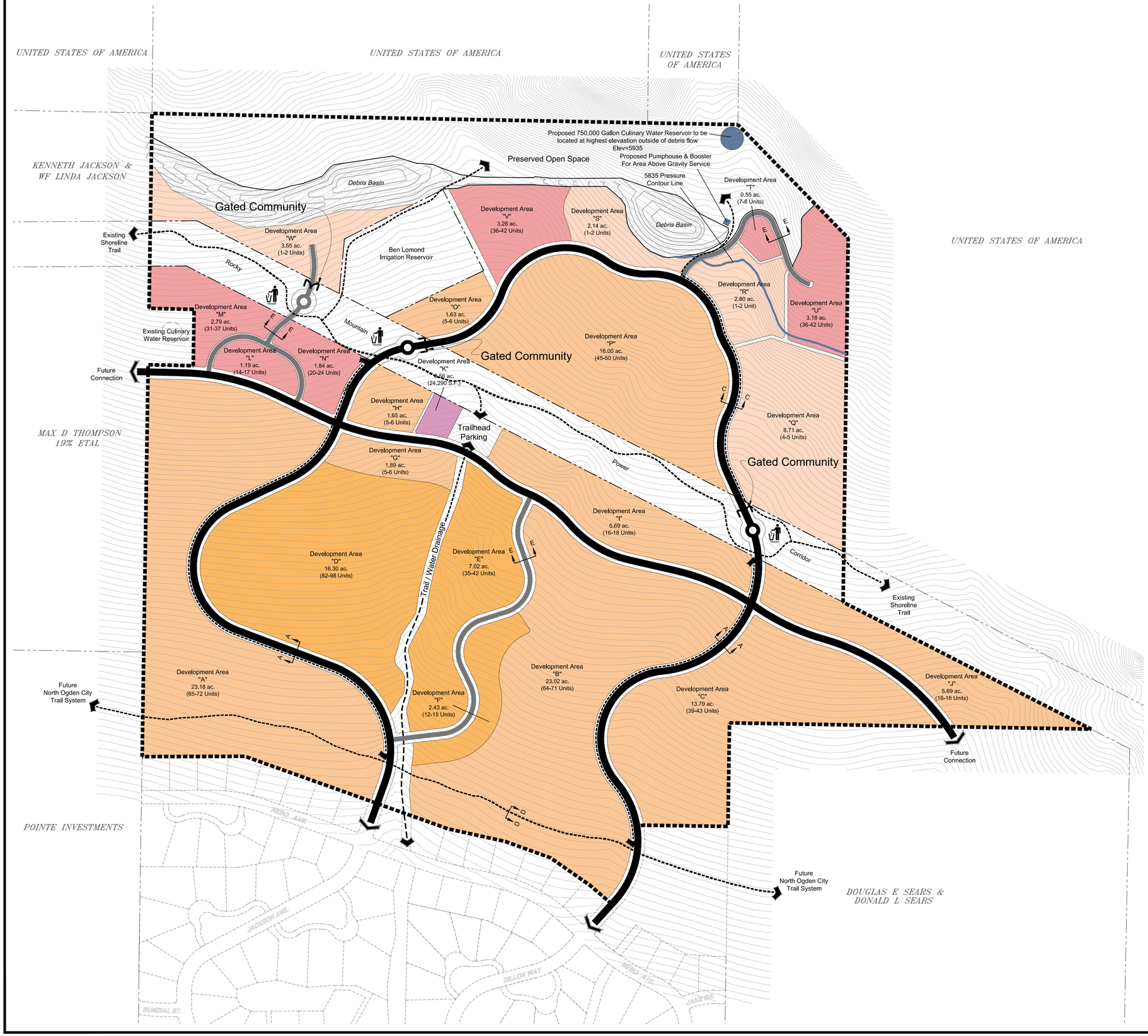
WASATCH CIVIL Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

W:\05-MISC\700-MISC\North Hills\dwg\LAND-USE-MAP9.dwg 5/24/2018 2:35:56 PM MDT

North Hills

North Ogden, Utah

SCALE: 1" = 200'



North Hills Open Space Chart

Open Space Area	Acres
Trailhead Park	0.67
Trail / Drainage	2.64
Preserved Open Space	26.19
Open Space Total	29.50

*15.76 Acres of Additional Open Space Within R.M.P. Corridor

North Hills Development Chart

Development Area	Acres	Total Units
"L"	1.19	14 - 17
"M"	2.79	31 - 37
"N"	1.84	20 - 24
"T"	0.55	7 - 8
"U"	3.18	36 - 42
"V"	3.26	36 - 42
	12.81	170
"D"	16.30	82 - 98
"E"	7.02	35 - 42
"F"	2.43	12 - 15
	25.75	155
"A"	23.18	65 - 72
"B"	23.02	64 - 71
"C"	13.79	39 - 43
"G"	1.89	5 - 6
"H"	1.65	5 - 6
"I"	5.69	16 - 18
"J"	5.69	16 - 18
"O"	1.63	5 - 6
"P"	16.00	45 - 50
	92.54	290
"Q"	8.71	4 - 5
"R"	2.80	1 - 2
"S"	2.14	1 - 1
"W"	3.55	1 - 2
	17.20	10
"K"	0.56	N/A
Developed Land Total	148.86	
MAX RESIDENTIAL DWELLING UNITS =625		
North Hills Land Total	196.28	

LEGEND

North Hills Project Boundary	
Major Roads	
Minor Roads "location may vary"	
0.5 Units/Acre (87,120 s.f. min.)	9%
2.9 Units/Acre (15,000 s.f. min.)	47%
5.5 Units/Acre (8,000 s.f. min.)	13%
12.0 Units/Acre (MDU)	8%
Community Market	0.3%

LAND USE MAP

EXHIBIT 1-1

DESIGNED C.C.S.
DRAWN C.C.S.
CHECKED M.M.
DATE JULY 25, 2019
SCALE: 1"=200'

WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

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North Hills

North Ogden, Utah

SCALE: 1" = 50'

50 0 25 50

SCALE IN FEET

EXISTING OAK

POCKET PARK

POCKET PARK

EXISTING OAK

POCKET PARK

EXISTING DRAINAGE / COMMUNITY TRAIL

EXISTING OAK

NEIGHBORHOOD CLUSTER EXAMPLE

EXHIBIT 1

DESIGNED C.C.S.
DRAWN C.C.S.
CHECKED M.M.

DATE JULY 29, 2020
SCALE: 1"=50'

WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

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North Hills

North Ogden, Utah

SCALE: 1" = 50'

50 0 25 50

SCALE IN FEET

EXISTING DRAINAGE / COMMUNITY TRAIL

NEIGHBORHOOD CLUSTER EXAMPLE

EXHIBIT 2

DESIGNED C.C.S.
DRAWN C.C.S.
CHECKED M.M.

DATE JULY 29, 2020
SCALE: 1"=50'

WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

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North Hills

North Ogden, Utah

SCALE: 1" = 50'

50 0 25 50

SCALE IN FEET

EXISTING OAK

POCKET PARK

POCKET PARK

EXISTING OAK

EXISTING DRAINAGE / COMMUNITY TRAIL

EXISTING OAK

NEIGHBORHOOD CLUSTER EXAMPLE

EXHIBIT 3

DESIGNED C.C.S.
DRAWN C.C.S.
CHECKED M.M.

DATE JULY 29, 2020
SCALE: 1"=50'

WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

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MULTI-FAMILY UNIT BUILT INTO THE HILL FOR RETAINING STEEP HILLSIDE



EXAMPLE-A



EXAMPLE-B





EXAMPLE-C





MULTI-FAMILY UNIT USING MINIMAL SETBACKS TO MINIMIZE CUT AND FILLS



EXAMPLE-D





MULTI-FAMILY EXAMPLES

EXHIBIT 4

DESIGNED C.C.S.
DRAWN C.C.S.
CHECKED M.M.
DATE JULY 29, 2020
SCALE: 1"=50'

WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UTAH 84404 (801) 775-9191

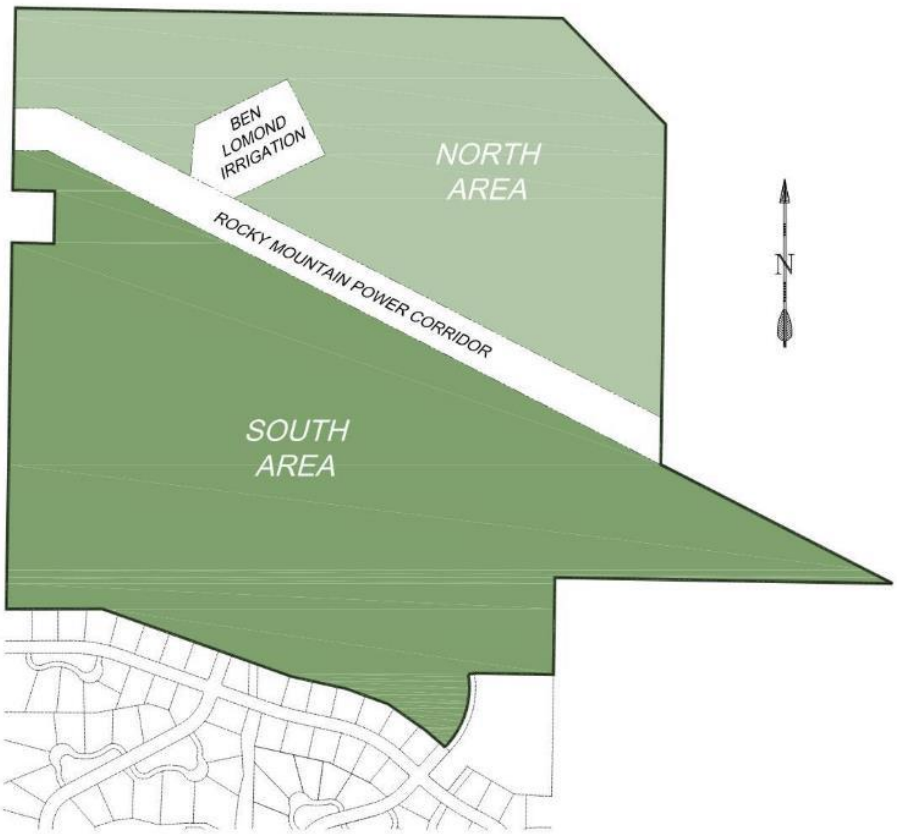
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North Hills

Acreage and Unit Count

North Area – 72.61 Total Acres w/ 41.82 Developable Acres Consisting of 136-159 Total Units

South Area – 123.67 Total Acres w/ 107.04 Developable Acres Consisting of 404-467 Total Units



North Cove Project Talking Points

July 15, 2020

- Process: Annexation, Zoning, Development Agreement, Subdivision / PRUD approvals with an appropriate community outreach.
- General Plan: Property is in the North Ogden City Annexation Boundary Declaration and has a 'Hillside Residential' designation – areas with significant slopes and associated issues with proximity to the mountains, where particular land use controls are necessary

  This area is in the Hillside Neighborhood and will need to be referenced in any development plans. General Plan Page 79

  The Environmental chapter of the General Plan will also need to be addressed. Page 62
- Zoning / Density Options / Development Agreement / Transfer of Development Rights: This area will probably be an HP-2 zone; however, the North Hillside Design Study Recommendations limit the potential developable area.
  - Creating a Master Planned Residential (MPR) zone designation is a possibility. The basis for this zone would be a minimum of 40 acres with the HP-2 zoning as a baseline and a requirement for a development agreement.
  - The City is willing to consider cluster development options, a variety of residential building styles (townhouses and single family), commercial and church locations.
  - Transfer of Development Rights potentially can increase density.
- Design Standard Examples:
  - North Hillside Design Study Recommendations
  - Constraints maps / areas acceptable to build upon, e.g., elevation contour build to line associated with water pressure, identify any predominate features or landmarks on this site that may be sensitive to this development. <u>The Utah Geological and Mineral Survey is in the process of updating the hazard maps for North Ogden and this new information will need to be addressed / Utah Geological and Mineral Survey – contact for updated maps and input</u>
  - City Engineer Memo 7-25-2018 will need to be addressed
  - Identify where and if an additional debris basin is needed on the easterly portion of this property.
  - Two points of access be provided on the cul-de-sacs for fire safety.
  - Community and private parks to be integrated into the city park system. Parks: This general area is planned to have a park in the city's master plan. It may not be in this particular development, but needs to be taken into consideration as we develop this general area. The goal is to have this be a large regional park with multiple sports fields.

Trails: Because of the steepness of the terrain, the trails in this area are difficult to cut in (we are still working to complete the unfinished trail in the original Cove Subdivision. I would like to see the developer assist in development of asphalt trails as the subdivision goes in. Trail maintenance will also need to be considered with the spring runoff and with proposing a trail along a creek bed. We do not want to put in a nice trail only to have it wash or slide out in a couple of years. Currently, there is a lot of access to the powerline trail around and through this (private) property. We need a well-marked access point to help direct people up to the trails at the power line. If this were a gated community, I have concerns about the perceived accessibility of trails through the area.

- Transportation. Proposed roadways and trails should be integrated with existing transportation and parks plans. A backyard trail system design is not recommended, trails adjacent to the public right-of-way will be a more beneficial use for the community.
- Trail System. See attached map showing the trail system extending from Nebo Street up to the Bonneville Shoreline Trail. Do not support the Bonneville Community Park. Convert required detention basins into pocket parks.
- Possible gated community
- Impacts on public safety; police and fire



12. DISCUSSION ON THE NORTH COVE PROJECT

A staff memo from Planning Director Scott explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. 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.

The property owner, West Side Investments, LC has submitted an annexation plat to begin negotiations with North Ogden City to annex and develop 200.62 acres of property at approximately 4500 North and 800 East. The property owner would like North Ogden City to consider a mix of housing types, single family and multiple family, with some convenience commercial. The design is clustered to account for adjoining residential uses, public lands, trail amenities, topography, and natural hazards.

The adjacent properties to the west are vacant. Properties to the north are Forest Service lands. Properties to the east are a combination of Forest Service and private property that are vacant. Properties to the south are located in North Ogden City and consist of single family subdivisions. The property is bisected by a power line, 9.74 acres of property, in the name of Utah Power and Light.

The purpose of this discussion is to brief the Planning Commission and City Council regarding this property and get some feedback on this project, e.g., things that both bodies would like addressed.

The applicant has submitted several documents showing conceptual designs of the proposed land uses, road layout, slope analysis, and schematic designs of building elevations.

There is a Development Chart in Exhibit B identifying 21 development areas with corresponding acreage, density averages, and dwelling unit ranges. The total number of dwelling units has a range of 542 units to 628 units.

City staff has prepared two documents to help guide the discussion. The first is entitled Talking Points, and a City Engineer memo, The Talking Points memo addresses the review process, zoning and land use options, and design standard examples. The Engineer's Memo addresses City service delivery constraints (water pressure), trails, the Utah Power property, grading and drainage standards, street alignments, low impact development standards, storm detention, and geologic hazards.

CONFORMANCE TO THE GENERAL PLAN
The North Ogden Annexation Policy Declaration in the General Plan calls for the property to be annexed into North Ogden City. The property is within the Hillside Neighborhood. The General Plan map calls for this property to be developed as residential low density.

The Hillside Neighborhood
Description – as the neighborhood generally defined as "the area further up the hill north of 3100 North", the Hillside neighborhood overlooks the vast Weber County valley and Wasatch Front and lies under the beautiful slopes of the Ben Lomond ridge and peak. This neighborhood contains considerable open land but is constrained by topographic and access related issues.

Neighborhood character – with beautiful views, this area generally has newer homes and pleasant streetscapes. Lot sizes range from about 10,000 square feet and up. The area is expected to be developed with mostly single-family homes at low densities and may contain some areas of rural residential development where slope issues necessitate a larger lot. Depending on terrain, clustering concepts may also be logical to avoid certain terrain features or hazards and to increase open space. Storm water processes should

emphasize cutting edge sustainable techniques that return the water to the site and recharge the underground aquifer.

Existing and future concerns: Based on the input received in the open houses and other forums, the following issue categories were raised by residents:

- Transportation issues were prevalent with road condition, road maintenance, snow removal, lighting (dark sky issues), road signs, access, and slope being mentioned.
- Trail connections within the neighborhood and to the adjacent mountains.
- Underground water supplies seem to be dwindling.
- Trip length to purchase everyday goods and services.

Goals

Goal #1 – Improve road conditions

Strategies-

- Consider alternative revenue sources such as a road maintenance district to address maintenance issues in this area where slope impacts service demands.
- Utilize innovative storm water techniques to return street surface runoff to the underground aquifer and reduce piping costs.
- Promote through ordinances and public improvements dark sky philosophies through street light and yard light controls.

Goal #2 – Improve trail connections Strategies

- Establish new trails through private property to access Forest Service lands.
- Work with the Forest Service to develop trailheads and trails to access the mountains.
- Increase trails within the urban area with an emphasis on biking/hiking and walking options to include handicapped accessibility.

Goal #3 – Increase the return of natural water to the ground Strategies

- Adopt on-site water retention ordinances.
- Encourage water-wise landscaping ordinances and education.

Goal #4 – Address Hillside environmental issues Strategies

- Avoid areas with potential instability or hazards through adoption of appropriate ordinances that allow for density retention and hazard avoidance.
- Consider natural parks to preserve open space and permanently preserve hazardous areas.
- Consider the clustering techniques and environmental avoidance options found in the Hillside Protection zone.

Housing Goals

Goal #1 – Increase Housing Quality and Variety

- Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Strategies

- Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals.
- Create design standards to improve the overall quality of North Ogden's housing.
- Work with homeowners, landlords, and renters to maintain and improve existing properties.

The memo offered the following summary of potential Land Use Authority considerations:

- Should this property be annexed?
- Is the annexation and zoning proposal consistent with the General Plan?
- What land uses are appropriate?
- Are there specific design issues that need to be addressed?
- What zoning should be applied?
- Are there some creative ideas for this property?
- Should the City consider a gated community?
- Should the City consider special height allowances?
- Where should trail accesses be developed?
- What natural features do we want to keep/highlight?

The memo concluded staff recommends that the Planning Commission and City Council review the annexation and development information and identify issues that they would like addressed as part of this annexation and development request.

Mr. Scott reviewed his staff memo, after which he introduced the exhibit entitled "Talking Points Memo"; he summarized the following talking points:

- Process: Annexation, Zoning (possible MPC zone), Development Agreement, Subdivision / PRUD approvals with an appropriate community outreach.
- General Plan: Property is in the North Ogden City Annexation Boundary Declaration and has a 'Hillside Residential' designation – areas with significant slopes and associated issues with proximity to the mountains, where particular land use controls are necessary.

  This area is in the Hillside Neighborhood and will need to be referenced in any development plans. General Plan Page 79.

  The Environmental chapter of the General Plan will also need to be addressed. Page 62

- Zoning / Density Options / Development Agreement / Transfer of Development Rights: This area will probably be an HP-2 zone; however, the North Hillside Design Study Recommendations limit the potential developable area.

- Creating a Master Planned Residential (MPR) zone similar to the Master Planned Community Zone designation is a possibility. The basis for this zone would be a minimum of 40 acres with the HP-2 zoning as a baseline and a requirement for a development agreement.
- The City is willing to consider cluster development options, a variety of residential building styles (townhouses and single family), commercial and church locations.
- Transfer of Development Rights potentially can increase density.

- Design Standard Examples:
  - North Hillside Design Study Recommendations
  - Constraints maps / areas acceptable to build upon, e.g., elevation contour build to line associated with water pressure, identify any predominate features or landmarks on this site that may be sensitive to this development. The Utah Geological and Mineral Survey is in the process of updating the hazard maps for North Ogden and this new information will need to be addressed / Utah Geological and Mineral Survey – contact for updated maps and input.
- City Engineer Memo 7-25-208 will need to be addressed
- Identify where and if an additional debris basin is needed on the easterly portion of this property.
- Two points of access be provided on the cul-de-sacs for fire safety.
- Community and private parks to be integrated into the city park system.

  Parks: This general area is planned to have a park in the city's master plan. It may not be in this particular development, but needs to be taken into consideration as we develop this general area. The goal is to have this be a large regional park with multiple sports fields.

  Trails: Because of the steepness of the terrain, the trails in this area are difficult to cut in (we are still working to complete the unfinished trail in the original Cove Subdivision. I would like to see the developer assist in development of asphalt trails as the subdivision goes in. Trail maintenance will also need to be considered with the spring runoff and with proposing a trail along a creek bed. We do not want to put in a nice trail only to have it wash or slide out in a couple of years. Currently, there is a lot of access to the powerline trail around and through this (private) property. We need a well-marked access point to help direct people up to the trails at the power line. If this were a gated community, I have concerns about the perceived accessibility of trails through the area.
- Transportation. Proposed roadways and trails should be integrated with existing transportation and parks plans. A backyard trail system design is not recommended, trails adjacent to the public right-of-way will be a more beneficial use for the community.

- Trail System. See attached map showing the trail system extending from Nebo Street up to the Bonneville Shoreline Trail. Do not support the Bonneville Community Park. Convert required detention basins into pocket parks.
- Possible gated community.
- Impacts on public safety; police and fire.

Commissioner Nancarrow stated that she would like to have access to the other exhibits in Mr. Scott's memo, such as the packet of information provided by the applicant, the engineer's report, and density information. Mr. Scott indicated that information will be made available to the group and he would suggest that the Council and Planning Commission participate in a site visit to the subject property.

Bruce Baird, legal counsel for the applicant, approached and stated that he generally works on large master planned community projects in cities throughout the State of Utah. The applicant recognizes the need to allow the conditions of the land to inform the appropriate design for the project rather than trying to work against or alter the topography dramatically. He added that he also tries to ensure that projects conform with other development in the area; this project would include a Rocky Mountain Power corridor and the developer would ensure that the design of the project would not be inappropriate for a power corridor. He noted the project would include a variety of housing types to meet various needs in the community and he identified varying densities throughout the different areas of the project. The project would include minor commercial uses, such as a "c store" to give residents of the community access to everyday items without being required to commute into downtown North Ogden. Townhomes could be built on the slope of the property in order to justify the cost of infrastructure in that area; high-end townhomes would be a great utilization of that area of the property. He noted this client fully intends to comply with the requirements listed in the engineer's memo and infrastructure needs and improvements for the project will be defined in a development agreement. Thorough studies will be conducted to determine any potential hazards on the property, such as a fault line, and those matters will be dealt on a phase-by-phase basis. Once his client and the City can agree upon a vision for the development, he and his client can work with the City to negotiate a solid development agreement, which will define the land use of the project, density, and amenities. Next, the annexation process can commence, which includes assignment of a zoning designation for the property. He noted that tonight he is looking for feedback from the group relative to various design matters in order to proceed with continued discussion of the project with staff before it is brought to the Planning Commission and City Council for final approval. He would like for the project to be finalized by March of 2019 so that his client can begin infrastructure work next spring. He noted this is a phenomenal project that he believes will bring more quality residents to the City. He then discussed the section of the City's General Plan that calls for a regional park in the area of the subject property and noted that will be difficult given the topography of that area; the hillside would need to be flattened to provide for a quality regional park and that would be virtually impossible in this area. He discussed the topographical conditions at the site and noted that he will

work closely with staff to address the issues that have been raised as the project proceeds through the City's defined processes.

High level discussion among the Council, Planning Commission, staff, and Mr. Baird centered on topics such as trail connectivity throughout the project and existing trails on the City's bench; the amount of open space in the preliminary design for the project in lieu of a regional park within the development; overall density of the project; conditions to be included in a development agreement for the project; potential land uses that could be allowed in the project – specifically commercial uses; design standards for the residential units to be included in the project; and the potential to include a gated community in one area of the development.



NORTH OGDEN CITY
SETTLED 1851

Lorin Gardner
City Engineer

ANNEXATION REVIEW MEMORANDUM

TO: Rob Scott, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Lorin Gardner, P.E., City Engineer

RE: North Cove

DATE: July 25, 2018

Description: Annexation of an additional 200± acres north of the existing North Ogden Cove Subdivision. The actual proposed development will also include acreage already within North Ogden City Boundary.

Annexation comments

1. Additional Culinary water storage and infrastructure will be required.
2. Continuation of and connectivity to the Bonneville Shoreline Trail network and between community parks and drainage trail systems. Possible additional Trail head within the development area.
3. Possible expansion or additional storage for Secondary Water system.
4. Setbacks from existing Utah Power & Light parcel and overhead infrastructure as well as adequate setbacks from the base of the existing debris basins and irrigation reservoir.
5. The Development shall comply with the newly adopted Grading and Drainage Ordinance which addresses site grading, retaining walls, runoff and impacts to adjacent properties.
6. Street configuration and alignments shall comply with North Ogden Engineering Standards and shall promote ease of the travelling public as well as ease of maintenance, ie;
    a. 12% maximum for Locals Roads and 10% maximum for major streets.
    b. Landings not exceeding 3% are required at all intersections.
    c. Vertical and Horizontal Curves meeting AASHTO k value requirements.
7. Incorporation of LID (low impact development) standards, ie; 90% rainfall event runoff retention, storm water re-use, harvesting, evapotranspiration, infiltration, retainage of natural foliage, clustering and reduction of impervious surfaces.
8. Storm water Detention facilities shall be multi-functional where possible. Larger regional basin(s) preferred over several smaller basins.

9. Development within the proposed area is subject to additional geological, geotechnical and hydrological studies for the following:
    a. Debris Flow (expansion to the west of the existing Debris Flow Basin from Barrett Canyon providing additional protection all property below this canyon outlet)
    b. Other Debris flow issues across eastern portion of development area.
    c. Avalanche
    d. Earthquake Fault line and traces. (trench excavations to locate such and professional recommendations regarding buildable areas and required setbacks)
    e. Floodplain hydraulic and hydrologic analysis of the various existing drainage channels which cross the development. This will involve identifying and mitigating flood risk and may involve potential mapping of flood prone areas.

Should you have any questions, please feel free to contact me.

North Cove Joint Field Trip (CC / PC)
August 16, 2018

CC: Ryan Barker, Blake Cevering, Phil Swanson
PC: Brandon Mason, Lisa Arner, Eric Thomas, Nicole Nancarrow, Don Waite
Staff: Jon Call, Brandon Bell, Lorin Gardner, Rob Scott

Issue Identification

There will be a follow-up field trip since access was denied because of a locked gate.

Annexation / City has no obligation to annex

Transportation

- Access – Roads and Trails to public lands, across private lands and possible gated community
- Gated Community above power lines to relieve the City from road maintenance (roads and snow removal)
- Trail on both sides of major drainage
- Development has opportunity to increase access to and through property, if done well.

Geotechnical Issues

- Slope
- North Hillside Development Study – 1997
- Updated Hazard Maps from Utah Geological and Mineral Survey

City ability to provide services

- Current limitation on culinary water service elevation / needed water tank to go north

Design Options - How can this development given its unique characteristics be developed to provide an asset to the City?

- Clustering
- Practical to develop above power lines?
- Adequate setbacks from toe of existing debris basins and secondary water reservoir as well as setbacks from existing Utah Power overhead power line corridor/property
- Preservation of existing vegetation – This is important in reducing runoff as we implement LID development

Park- General Plan shows a regional park in this area / no specific site has been identified

- What should be the nature and program of the park?
- What type of trails should be built, e.g., primitive/dirt hiking trails vs paved trails
- How do we keep park open if there is gated community?

New fire station for hillside

Snow Removal

- Needed equipment / special blower
- Set aside pockets for snow storage

[redacted]

WORK SESSION:

1. **Discussion concerning annexation of property located at approx. 4500 N 800 E (North Cove area)**

The proposal is to annex property subject to a development agreement. Over the course of 3 or 4 years they have met with staff to discuss layout and types of units. Meetings to address the various types of uses that would be on the project have been held. The theory was to have a joint meeting of the Planning Commission and City Council to receive generic input as to what parts of the plan they like and do not like. The chart lists various development areas which correlate to total acres and total units. They did not complete the density calculations. They tried to let the typography design the roads for the project and made concessions on how various types of units would fit on the project. They also tried to make sure they had some higher density units, which are buffered with the lower density units already approved in the project. The map also shows parks and trails running through the project. The shoreline trail running down the power line corridor with connection at the base. They plan on having a gated community above the power line with gates on either side. There is trailhead parking, mix of units (600 units total on the project), approximately three units per acre with a large amount of open space. They are looking for City Council and Planning Commissioners opinions and what density works. They are looking for input before they move forward and work with staff to bring a more detailed plan before the Planning Commission and to the City Council.

Rob Scott, City Planner addressed the group and stated this is a significant project with 200 acres on the north side of the community. He referred to the staff report, referencing the chronological meetings that have taken place. The applicant has provided documents that relate to the overall design of this project. A joint meeting with the previous council and a field trip was held on August 16, 2018. Rob noted there is a lot of information and suggests we take a measured amount of time to measure it against the ordinances and there is significant information in the general plan that talks about options and alternatives for this property as well. Rob referred to Exhibit D Talking Points document and noted he modified the talking points from the initial joint session to reflect the activities that have taken place since then.

Bruce Baird asked to address some of the issues raised by Rob. They understand this is going to be a process, rather than go through the details initially, they wanted to get the council and commissions thoughts on the overall plan. In theory they always wanted to complete a master development agreement along with annexation, create a master planned community zone and apply that zone to the project. The development agreement would effectively become the zone, so the council would know exactly what it was getting in the future. This could include detailed design standards and addressing all the issues Rob presented. They wanted to get started on hearing what the City Council and Planning Commission had to say, rather than discuss the details. They know they need to work on the details with staff council and commission.

Mayor addressed the group and said he thinks the issues he heard were that density and the commercial aspect is something that needs to be discussed. He noted we are currently reviewing and updating the general plan. Also, how high up the hill are we willing to go and annex above the power lines, etc.

Councilman Ryan Barker mentioned they had meet with the general plan steering committee and some of the committee members, they are in favor or somewhat in favor of the clustering of the subdivision. He is personally indifferent. He sees where it makes sense in this type of situation.

Mayor mentioned the regional park and was concerned how that would work. Maybe we can work something out with the park in a different location, etc.

Chairman Thomas addressed the group, he likes the idea of a general master plan. Being able to take large parcels of ground being there is very few left in the city and plan them from a master standpoint, so we know what we are getting, and we know long term what is there. He is not opposed to some type of commercial. He does not see anywhere on this particular parcel where that is a fit. His stance has always been any commercial on the hillside would be a postage stamp piece along Mountain Road and Washington Blvd. The density seems to be a little bit on the high side for his opinion up on the hillside. He is also is in favor of clustering subdivisions. When you glance at the project the density may look a little high, but he likes the idea of some high end townhomes, he is not opposed to that. His first feel when looking at the plan, if the areas in pink on the plan, it might be a bit much in his opinion. He definitely thinks it needs to be done and planned in a thoughtful way as we start to shrink lot size by clustering. What is the trade off and what are we gaining to allow that? Overall, he is in favor of the whole general master plan. It enables us to work from the end backwards and really plan things out efficiently and thoughtfully. He hopes that we are locked and secure and it is not one of the development agreements that need to be addressed and looked at every few years or so. The Steering Committee would really like to vest the General Plan and this would be one of the things by the way of development agreement or master plan that there is some type of investing of the current landholder now, but also the city for the future.

Vice-Chairman Mason spoke, his thoughts are almost identical to Commissioner Thomas'. He does agree it seems a little too dense for that area. He is okay with commercial development, he likes the idea of a corner store, it is three miles away from the downtown district, he thinks it would reduce traffic congestion. They are going to pay more for a gallon of milk up there or whatever it is, but that is the convenience factor. He is okay with a little pocket of commercial. He loves clustering; is very much in favor of the annexation; and feels with or without annexation this type of annexation would give the city some control that it may not have otherwise. When he looks at the gated community, he feels there is a better way to do that makes the development more of an asset to the city. He thinks Pole Patch does not serve Pleasant View at all and locks the residents out by creating a private mountain for the residents on the hill. The residents of Pleasant View and of Weber County still need to be able to access those trail points. He is in support of trailhead parking. He thinks high end condos would be a really nice asset in the area.

Councilmen Swanson, echoes a lot of what Commissioner Thomas and Mason have said. The density overall seems to be more than what was presented in July 2018. He is concerned with the

density and understands the reasons to request the clustering, and it seems like the north end is high in the pink areas. He believes area K is where he remembers the convenience store was thought to be located. He is still against commercial up there. We made it a point not to have commercial in the bedroom community of our city and to this point we have been able to adhere to that. Overall he feels it would probably be very beautiful, it just seems dense for that part of the mountain.

Councilwomen Stoker, echoes what Councilmen Swanson and Commissioner Thomas and Mason have said.

Councilman Cevering, echoes concern with density. He thinks it will be a beautiful place once we have gone through the whole process. He agrees with all the previous comments about high density. He is not sure how he feels about anything commercial in the area, he can see some value, but cannot commit to anything.

Commissioner Waite is mostly in agreement with everything that has been said, there are a couple caveats. It might be a good benefit to have a small commercial neighborhood market with one restriction, they do not sell fuel, so no fuel trucks are driving up and down the hillside. He likes the clustering, if it preserves a little more open space and puts houses a little closer together. One thing he noticed on the plan is a lot of forest service area and he is only seeing one trail going through to access the various canyons above. He knows they do not get a lot of use if there are no dedicated trails. He does know they get used and there are people there and would hate to see it get landlocked. He would love to see another trailhead. The access to that forest service property for those who use it, people do things that are not on the trails, so having access to the more prominent areas is really important. There are some amazing things on the hillsides for the people that are willing to get out of their cars and ATV's and walk a little bit. Overall he thinks this could be an amazing development.

Commissioner Nancarrow, agrees with other Commissioners and Councilmen Swanson. The access to the forest area with more trail access is really important. One thing she recalls discussing with the commercial convenience store and the public parking lot, it would give an opportunity for public restroom access. If it is not commercial maybe a small park with a restroom facility. She agrees that the density is too high, particularly high on the mountain homes. She loves the idea of the cluster because it allows us to leave a lot of trees and natural vegetation that make the mountain so beautiful. She is not really in favor of a gated community unless it would be just a portion above the trailhead; above the power lines. The fire response, snow removal, and other city services would be a challenge.

Mayor mentioned, in the documents he has read and in his discussion with Dave Espinoza, snow removal above the power line would be very difficult for the city to accomplish.

Commissioner Mason clarified his earlier comments that he is not opposed to a gated community, only the manner in which this gated community landlocks the mountain.

Commissioner Barker, agrees with most of the comments made; he likes Commissioner Waite's comments about the trails. He has tried to go hiking in those canyons, he used to hike and has not been able to because of all the private land has it all locked off. Having the gated community

kind of creates an elitist community, which blocks people off from access to things people should be able to have access to. The density bothers him. Also, because of the ground water, if we start adding more homes up there, there is going to be more watering taking place, which is going to mean more fertilizers that will percolate into our ground water eventually.

Commissioner Lunt's biggest issue is the highest density is the highest spot on the mountain, which means the largest buildings will be multifamily and is the highest thing we will see. He is not sure this is what we want as a city.

Commissioner Arner, agrees with Commissioner Waite, who does not think there should be a gas station, but does think a convenience mart or store would be a good idea. Especially, in the winter it can get pretty snowed in and you might not want to drive down the big hill. She does not believe you need a gas station up there, Maverik is not that far. Regarding the density, she is having a hard time visualizing how tall it is this going to be, how much area is going to be surrounding it, etc. She does not currently have an opinion on the density. We probably do not want too many condensed buildings on the mountain side, especially if the buildings are not earth toned.

Lorin Gardner, City Engineer is mostly going to speak on the environmental and engineering issues related to this piece of ground.

- We have several areas that are traverse from the earthquake fault lines.
- We have a potential for debris flows coming out of the canyons that have affected property.
- We have quite a bit of elevation difference, which affects water pressure zones. He received some input from the water department that because of the proposed elevation of this project it is going to be very difficult to properly service this property.
- He has concerns about the water tank being in the floodway of the big debris flow that comes down this channel.
- We are going to require studies related to the debris flow, earthquake faults, potential for avalanches in this area, geotechnical and other related issue will have to be complied.
- He thinks the other comments from the Commissioners and Council have been on point.
- He spoke with public works about snow plowing. We want to make sure our right of ways are sufficiently wide and provide area to store the snow because there is a lot more snow in this area than the rest of the city. They had concerns being able to access the water tank during the winter. They need to visit our reservoir sites he believes three times per week to check on those and snow levels will be very challenging in this area.

Rob Scott asked to look at a HP-2 zone, which is the property immediately to the south of this project and recognize that the density for this area which the zoning allows is about 3.5 units per acre. This overall net density depending on this plan is a little bit over that at about 3.7 units per acre. He is not sure if the overall number is as much as a concern as making sure that the individual units are placed correctly, based on the constraints Lorin Gardener discussed. Also, he thinks there is some potential for taking a look at some of the strategies that are in the general plan for being able to address providing services in this area. He appreciates all the opinions expressed and has taken notes on what the concerns are from the Planning Commission and City Council.

Bruce Baird said they will bring back a plan which will provide a lot more detailed information. They wanted to make sure they were not going completely in the wrong direction before they spent the time and resources. They will work specifically on the trail issue. They placed the gated community so there would not be a burden on the general taxpayers for maintaining and operating the upper roads because of the snow issues. They can reconsider some aspects. When they show the next version of the plan they will explain more, so there will not just be colored areas on the map with a chart. They will provide more detail regarding the layout. Some issues like the higher density in the upper area is a perfect location for higher quality townhomes because of the views and typography. The typography will assist in concealing the height of the buildings as they will be built into the mountains. They are sensitive to this issue and will bring new plans. They are aware of all the engineering issues. They will address snow storage, make plans and address access, water location and details, etc. Regarding commercial, it is in development area K, and they placed this for discussion of the council. They can add commercial or not, it is up to the council to tell them what they would like placed in the area. If the council does not want commercial, they could expand area H and place more high value units instead. At the next iteration they will show plan concepts for clustering and open space preservation. They appreciate the attention and thought the commission and council has provided.

Mayor Berube commented this is a council decision, noted his concerns regarding the density as expressed, and he personally does not favor commercial in the area. He thinks additional thought needs to be considered in regard to the commercial aspect. He would like to know more about the parks and does not believe the mega regional park on the plan will work on the hill for this type of park. We will need to have discussion on the location of the park as part of the consideration of the city's well-being. He also would like discussion, not just regarding the pipes in the ground, but also on the other infrastructure for this size of a community.

Mr. Baird mentioned this project will generate a lot of the park impact fees, which will help with regional park down the hill. They are aware and believe this land is not suited for a regional park and will work with the city on how the parks would work.

Commissioner Mason commented that people recreate in many different ways, and he is still open to having a park in this location. The more access we have, and the more people placed closer to the mountain the increased chance of fire, fires are going to occur naturally. He would like some open space for the fighting of those fires as well. He believes a park, even if it is only a couple acres of nature, would be an ideal location. He would be open to different types of parks.

Mayor commented, at the next meeting he would like to have a discussion on how far up the hill do we want to annex in. He thinks Commissioner Mason's point on fires, etc. and going above the power lines ultimately would need to be discussed at some point as well.

NORTH OGDEN CITY
STAFF REPORT

TO: MAYOR AND CITY COUNCIL

FROM: EVAN NELSON, FINANCE DIRECTOR

SUBJECT: CARES ACT HAZARD PAY

DATE: 11/24/2020

It has been proposed that a portion of the CARES Act funding be used to provide hazard pay to Police officers and Fire/EMS responders at North View Fire District. Here is a proposal for the calculation of hazard pay.

Eligibility Period: 3/1/2020-11/21/2020

Total Budget for North Ogden City Police: $38,000

Total number of eligible employees: 18

Average expense per employee: $2,111
this amount includes wages, taxes, and retirement and does not reflect take-home pay.

It is expected that overtime rates would apply to the hazard pay rate. This additional cost has been included in the total proposed budget.

According to CARES Act guidelines, hazard pay cannot be given across the board, but must be tied to work with an increased risk. The proposed approach is to calculate an hourly rate based on total actual hours worked during the eligibility period. Holiday, sick, and vacation leave, as well as training hours would be excluded from the calculation.

The North View Fire District has requested that the three participating cities contribute CARES funding for hazard pay for their employees. It is proposed that the City contribute an amount that puts the Fire District employees on par with the police officers. Because North Ogden generates approximately 42% of the Fire District's calls, the City would pay 42% of the calculated hazard pay allocation. Here is a sample calculation, assuming the District has 31 eligible employees:

31 employees X $2,111 = $65,441

$65,441 X 42% = $27,485 this is the amount North Ogden City would make available, assuming there are 31 eligible employees.

Because North Ogden City is the CARES recipient, and is subject to a federal audit, the District would need to provide payroll records showing actual hours worked for the eligible employees.

Staff would like to ask for Council direction on this proposed approach to hazard pay.

NORTH OGDEN CITY
STAFF REPORT

TO: North Ogden City Council

FROM: Jonathan Call, North Ogden City Attorney

DATE: 11/19/2020

RE: Disposition of Police Property

The Police Department ends up with many items of personal property which we cannot legally dispose of unless we follow the statutory requirements. Every so often we need to clean out our evidence/property closets so we will be bringing a resolution like this one to the Council for approval.

Specifically, the statute requires that any property which is used for a "public interest use" be approved by the local legislative body. A "public interest use" includes: keeping the property, such as small hand tools, or other items that any of our departments could use; donating items to a charitable organization, such as Deseret Industries, or the Boys and Girls Club; and selling the property at auction and using the proceeds in the Department for maintaining future Police Custody Property.

Several of the items on the list will be destroyed because they have no real value. Though the Council does not have to approve the destruction of these items, it provides an additional opportunity for individuals who have lost items to find their items because of the additional notice requirements for our City Council meetings.

We are asking that the council look at the resolution and attached property list and approve the Department's recommendations as to which property should be donated to a public interest use. There are a few items on the list which still need to be determined. Typically, these items are in sealed containers or original packaging and we don't want to open them until we have exhausted our search for the real owner. Once the Council approves these items for a public interest use we will open the items, determine if there is any useful life in the item, and then allocate the property according to its value.

Once the Council approves this we will begin the noticing and after the statutory time period destroy or donate the property as shown on the exhibits.

Evidence

Evidence 2020 round 2 - exhibit A

CASE #	DATE	OFFENSE	EVIDENCE	Officer	E.S.	DISPOSITION	OUTCOME
12-399	1/14/2012	possession	marijuana, paraphernalia	Boyette	Y	DES	
12-610	1/22/2012	possession	paraphernalia	Watkins	Y	DES	
12-849	2/2/2012	theeft	video	Watkins	Y	DES	
12-1964	03/17/2012	possession	spice	Watkins	Y	DES	
12-3147		possession	marijuana, paraphernalia		Y	DES	
12-3564	05/19/2012	taobacco possession	cigarettes, lighter	Boyette	Y	DES	
12-3801	05/27/2012	theft	cigarettes, lighter	Watkins	Y	DES	
12-4179	06/12/2012	possession	spice, pipe	Boyette	Y	DES	
12-4264	06/14/2012	recovered stolen vehicle	straws, mountian bike	Olsen	Y	DES / DON	
12-5075	07/08/2012	possession	spice, paraphernalia	Boyette	Y	DES	
12-5715	07/28/2012	Retail theft	USB charger	Watkins	Y	DES	
12-6218	08/12/2012	possession	pipe	Boyette	Y	DES	
12-6387	08/17/2012	possession	paraphernalia, methamphetamine	Olsen	Y	DES	
12-6609	08/25/2012	drug violation	mariuana roaches	Gill	Y	DES	
12-6778	08/30/2012	suspicious vehicle	bungee	Gill	Y	DES	
12-6849	09/04/2012	suicide	notes	Boyette	Y	DES	
12-6928	09/0/2012	Counterfiet	counterfiet money	Olsen	Y	DES	
12-6984	09/06/2012	Veh. Burg.	marijuana, para, misc belongings	Gill	Y	DES	
12-7032	09/7/2012	taobacco possession	e-cigarette	Watkins	Y	DES	
12-7257	09/15/2012	possession	majiuana	Boyette	Y	DES	
12-7307	09/17/2012	Stolen recovered	pills, powder, gloves, hat	Tribe	Y	DES	
12-7487	09/23/2012	possession	pipe, crystal substance	Boyette	Y	DES	
12-7768	10/04/2012	possession	marijuana, pipe	Watkins	Y	DES	
12-8118	10/16/2012	suicide	shotgun, ammo, sledge hammer	Tribe	Y	DES * BIO	
12-8283	10/21/2012	possession	maijuana, paraphernalia	Boyette	Y	DES	
12-8332	10/23/2012	possession	pipe, marijuana	Watkins	Y	DES	
12-8423	10/26/2012	robbery	beverage, makeup, snickes, jacket	Child	Y	DES	
12-9311	12/01/2012	possession	paraphernalia, tobacco	Boyette	Y	DES	

12-9570	12/14/2012	possession	e-cigarette	Aeschlimann	Y	DES
12-9771	12/23/2012	possession	marijuana, pipe	Boyette	Y	DES
13-1488	03/01/2013	drug violation	meth, marijuana	Seamons	Y	DES
13-1979	03/15/2013	drug violation	marijuana, pill bottle	Dives	Y	DES
13-1991	03/15/2013	possession	heroin	Gill	Y	DES
13-5732	07/11/2013	possession stolen prop	IDs, checks, credit cards	Olsen	Y	DES
13-5733	06/26/2013	theft	dvd video	Seamons	Y	DES
13-7458	08/10/2013	vehicle pursuit	soda, laptop, check writing material	Quinney	Y	DES
14-1954	03/11/2014	Stolen recovered	ids, cards, tape, speaker, gloves, keys	Olsen	Y	DES
15-925	01/27/2015	Stolen recovered	DNA Swabs	Olsen	Y	DES
15-1077	1/31/2015	accident	disk	Aeschlimann	Y	DES
15-1233	2/5/2015	possession	paraphernalia	Watkins	Y	DES
15-2689	3/16/2015	death	casing, bullet	CSI	Y	DES
15-2717	3/17/2015	tresspass/drug	drugs, paraphernalia	Morreale	Y	DES
15-3497	4/8/2015	Gunshot wound	note, shell, slug	Orme	Y	DES
15-3980	4/22/2015	Burglary / veh. Theft	note	Orme	Y	DES
15-4655	5/13/2015	possession	drugs, parapernalia	Morreale	Y	DES
15-5463	5/30/2020	Fraud	counterfeit money	Brown	Y	DES
15-5685	6/5/2015	veh burg	necklace, button	Watkins	Y	DES
15-6099	6/16/2015	Cardiac arrest	tobacco para, pills	Nielsen	Y	DES
15-6135	6/16/2015	possession	marijuana, paraphernalia	Niesen	Y	DES
15-8115	8/4/2015	Drugs	marijuana, paraphernalia	Blake	Y	DES
15-8119	8/4/2015	possession	marijuana, paraphernalia	Nielsen	Y	DES
15-8187	8/5/2015	Drugs	meth, heroin, pipe, taser cart	Bersamin	Y	DES
15-9074	8/31/2015	Drugs	marijuana, paraphernalia	Blake	Y	DES
15-9289	9/6/2015	Drugs	methanphetmines, paraphernalia	Blake	Y	DES
15-9397	9/9/2015	Criminal Mischief	beer can	Bersamin	Y	DES
15-9592	9/14/2015	Weapons offense	spen cartridge	Aeschlimann	Y	DES
15-9835	9/19/2020	DUI	marijuana, paraphernalia	Nielsen	Y	DES
15-9901	9/22/2015	Theft	power pack	Morreale	Y	DES
15-10191	9/28/2015	Fraud	packaging	Niesen	Y	DES
15-10693	10/9/2015	Retail theft	vanilla extract bottle	Orme	Y	DES
15-10764	10/11/2015	possession	marijuana, paraphernalia	Morreale	Y	DES
15-10851	10/13/2015	death	mortal and pestle	Nielsen	Y	DES

15-10879	10/14/2015	theft	flashlights, window punch	Boyette	Y	DES
15-11485	10/29/2015	DV Assault	broken figurine	Hindes	Y	DES
15-11555	10/31/2015	Alcohol possession	red back pack with residue	Aeschlimann	Y	DES
15-11817	11/7/2015	Drugs	marijuana, paraphernalia	Blake	Y	DES
15-13558	12/27/2015	Stolen Property	marijuana, paraphernalia	Bersamin	Y	DES
15-11680	11/3/2015	Drugs	pills	Child	Y	DES
15-11810	11/7/2015	Drugs	heroin, paraphernalia	Blake	Y	DES
15-11819	11/7/2015	Drugs	marijuana, paraphernalia	Watkins	Y	DES
15-11919	11/11/2015	possession	heroin, paraphernalia	Nielsen	Y	DES
15-12018	11/14/2015	Drugs	marijuana, paraphernalia	Blake	Y	DES
15-12222	11/20/2015	theft	wallet ninja	Nielsen	Y	DES
15-12238	11/19/2015	possession	syringes, codine	Hindes	Y	DES
15-12364	11/24/2015	False Info	pills	Morreale	Y	DES
15-12370	11/24/2015	possession	marijuana, paraphernalia	Nielsen	Y	DES
15-12516	11/28/2015	Drugs	water pipe	Blake	Y	DES
15-12531	11/28/2015	Drugs	marijuana, paraphernalia	Blake	Y	DES
15-12553	11/29/2015	Drugs	amphetamine, paraphernalia	Bersamin	Y	DES
15-12823	12/6/2015	Drugs	drugs, bong	Blake	Y	DES
15-13254	12/17/2015	Drugs	marijuana, paraphernalia	Child	Y	DES
15-13482	12/24/2015	Possession	Marijuana, paraphernalia	Nielsen	Y	DES
17-10532	11/7/2017	Rec. Stolen Veh.	cigars, charger	Watkins	Y	DES
18-58	1/3/2018	possession	paraphernalia	Watkins	Y	DES
18-1225	2/4/2018	DUI	marijuana, paraphernalia, pills	Sempsrott	Y	DES
18-2069	3/1/2018	possession/warrant	crystal substance	Bersamin	Y	DES
18-4753	5/13/2018	drug violation	leafy substance, paraphernalia	Schaugaard	Y	DES
18-5802	6/4/2018	minor possession	e-cig, e-juice	Brown	Y	DES
18-8857	8/18/2018	possession	leafy substance, paraphernalia	Sempsrott	Y	DES
18-8937	8/19/2018	DV Assault	drugs, paraphernalia	Holmes	Y	DES
18-9005	8/22/2018	possession	meth, para, pills	Bersamin	Y	DES
18-9095	8/24/2018	possession	heroin, paraphernalia, pills	Bersamin	Y	DES
18-9927	9/15/2018	possession	leafy substance, paraphernalia	Holmes	Y	DES
18-10524	9/30/2018	possession	crystal substance, pipe	Sempsrott	Y	DES
18-10663	10/4/2018	possession	pipe, e-cig	Sempsrott	Y	DES
18-11478	10/27/2018	possession	leafy substance, paraphernalia	Sempsrott	Y	DES

18-11570	10/29/2018	traffic stop/possession	pipes, card	Boyette	Y	DES
18-12384	11/25/2018	drug violation	brown sustance, paraphernalia	Armstrong	Y	DES
18-12463		Theft	flash drive	Sempsrott	Y	DES
18-13222	12/20/2018	fraud/drug violation	crystal, substance, pills, para., check	Bersamin	Y	DES
19-1258	2/4/2019	possession	leafy substance, paraphernalia	Preece	Y	DES
19-3816	4/29/2019	tresspass/drug	para, thc oil	Holmes	Y	DES

Found Property

Evidence 2020 round 2 - exhibit A

CASE #	DATE	DESCRIPTION	OFFICER	ES	DISPO
15-6238	6/19/2015	Skate Board	Brown	Y	Des/Don
15-7190	7/10/2015	keys	Orme	Y	Des
15-7669	7/23/2015	cell phone	Bersamin	Y	Des
15-8457	8/13/2015	butcher knife	P. Rhaodes	Y	DES
15-9631	9/15/2015	pipe	Child	Y	DES
15-11359	10/26/2015	wallet, cash,fit bit, rings	Hindes	Y	DON
15-12516	12/12/2015	cell phone	Blake	Y	DES
18-358	1/12/2018	tent in bag	Quinney	Y	DES
18-6726	6/26/2018	cards, id	Boyette	Y	Des
18-7276	4/4/2018	cell phone	Holmes	Y	Des
18-7360	7/11/2018	wallet	Morreale	Y	Des
18-8210	8/2/2018	back bag	Sempsrott	Y	Des
18-8628	8/12/2018	cards, phones	Watkins	Y	Des
18-9057	8/24/2018	sunglasses	Watkins	Y	Des / Don
18-9060	8/23/2018	first aid kit	Quinney	Y	Des / Don
18-9181	8/26/2018	license plate	Child	Y	Des
18-9729	9/10/2018	cards	Farnsworth	Y	Des
18-11354	10/22/2018	wallet, id's	Armstrong	Y	Des
18-11542	10/28/2018	card	Holmes	Y	Des
18-11636	10/31/2018	rock hopper	Farnsworth	Y	Des
18-12075	11/14/2018	keys, medallion	Armstrong	Y	Des
19-469	1/13/2019	radio	Sempsrott	Y	Des / Don
19-589	1/17/2019	wallets, id's, cards	Boyette	Y	Des
19-1377	2/8/2019	clothing	Preece	Y	Des
19-2031	3/3/2019	keys	Preece	Y	Des
19-2437	3/17/2019	camera equip.	Armstrong	Y	Des / Don
19-2597	3/22/2019	backpack with contents	Schaugaard	Y	Des
19-3857	4/30/2019	electraonics, phones, jewlery	Schaugaard	Y	Des / Don
19-3986	5/5/2019	back pack	Jackson	Y	Des
19-4452		ss card	Child	Y	Des
19-4455	5/21/2019	cell phone	Child	Y	Des
19-4773	5/28/2019	cell phone	Schaugaard	Y	Des
19-5260	6/8/2019	2-watches	Schaugaard	Y	Des / Don
19-5692	6/21/2019	cards	Holmes	Y	Des
19-6152	7/3/2019	title	Orme	Y	Des
19-6311	7/9/2019	wallet, cards	Orme	Y	Des
19-6932	7/21/2019	cell phone	Steele	Y	Des
19-7445	8/1/2019	push up elite	Schaugaard	Y	Des
19-7655	8/17/2019	i-pod	Child	Y	Des
19-8932	9/5/2019	wallet, cell phone	Schaugaard	Y	Des

19-9032	9/8/2019	wallet, misc.	Preece	Y	Des
19-9035	9/8/2019	cell phone	Preece	Y	Des
19-9344	9/15/2019	DL, ID's, cards	Orme	Y	Des
19-9527	9/19/2019	card, cell phones	Schaugaard	Y	Des
19-9715	9/24/2019	DL	Morreale	Y	Des
19-9914	9/30/2019	DL	Child	Y	Des
19-10404	10/13/2019	tools, bag	Schaugaard	Y	Des / Don
19-10671	10/20/2019	honda fey fob	Orme	Y	Des
19-10758	10/23/2019	drugs, e-juice	P. Rhoades	Y	Des
19-10907	10/29/2019	wallet, DL, cards	Child	Y	Des
19-11108	11/1/2019	purse, misc.	Preece	Y	Des

Sefe Keep

Evidence 2020 round 2 - exhibit A

CASE #	DATE	OFFENSE	DESCRIPTION	OFFICER	ES	DIPSOSITION
12-1658	3/6/2012	Warrant	Knife	Tycz	Y	DES
12-9570	12/14/2012	Tobacco possession	e-cigarette	Aeschlimann	Y	DES
15-629	1/18/2015	No insurance	DL, card, registration	Blake	Y	DES
15-7762	7/25/2015	susp. Veh.	pills	Brown	Y	DES
15-7762	7/25/2015	susp. Veh.	pills	Brown	Y	DES
15-10946	10/16/2015	Warrant	knife, cigarettes, lghte	Brown	Y	DES
17-7744	8/20/2017	Assault	backpack w/ contents	Morreale	Y	DES
17-10853	11/18/2017	Theft	candy, keys	Bersamin	Y	RTO
17-11789	2/16/2017	possession	pellet gun,	Farnsworth	Y	DES
18-454	1/15/2018	stolen recovered	back pack	Watkins	Y	DES
18-527	1/17/2018		documents	P. Rhoades	y	Des
18-3514	4/10/2018	Found Property	pills, medication	Holmes	Y	DES
18-4695	5/11/2018	Fraud	knives, metal sticks	Holmes	Y	DES
18-9596	9/10/2018	Found Property	purse	Boyette	Y	DES
18-11478	10/27/2018	possession	beer	Sempsrott	Y	DES
18-11570	10/29/2018	traffic stop	i-pad	Boyette	Y	DES
18-13222	12/21/2018	drugs / fraud	debit card	Bersamin	Y	DES
19-4937	6/1/2019	possession	backpack w/ contents	Solaresmejia	Y	DES
19-4973	6/1/2019	Warrant	knife, drink	Jackson	Y	DES
19-5635	7/3/2019	Fight	key chain	Solaresmejia	Y	DES
19-7796	8/8/2019	Safe keep	knives, pellet gun	Jackson	Y	DES
19-9074	9/8/2019	drugs / intox	backpack w/ contents	Farnsworth	Y	DES
19-11718	11/18/2019	Found Property	Wallet / cards	Schaugaard	Y	DES
19-11735	11/19/2019	Fialure to yield	cigar, handwarmer	Holmes	Y	DES
19-11740	11/19/2019	Found Property	backpack w/ contents	Child	Y	DES

Marked for Destruction

Evidence 2020 round 2 - exhibit A

CASE #	DATE	OFFENSE	DESCRIPTION	OFFICER	ES
12-3165	5/2/2012	OJ ASSIST	utha horizon card	Tycz	Y
15-9146	9/2/2015	attempted suicide	scapel	Dives	Y
15-11688	11/3/2015	10-60	drugs	Boyette	Y
15-12758	12/5/2015	Found drugs	marijuana	Morreale	Y
15-12849	12/7/2015	Possession	paraphernalia	Hindes	Y
15-13360	12/21/2015	Drugs	pills	Aeschlimann	Y
15-13481	12/24/2015	Drugs	paraphernalia	Orme	Y
16-1784	2/24/2016	Possession	marijuana, paraphernalia	Orme	Y
16-3428	5/5/2016	Possession	marijuana, tabacco	Boyette	Y
16-4453	6/20/2016	Possession	paraphernalia	Brown	Y
17-2214	3/16/2017	possession	backpack w/ cont., meth	Boyette	Y
18-12645	12/4/2018	Found Property	crystal substance	Sempsrott	Y
18-3525	4/10/2018	Drugs	brown sustance	Brown	Y
18-12645	12/4/2018	Found Property	white powder substance	Sempsrott	Y
19-10758	10/23/2019	Found - drugs	leafy substance, e-juice	P. Phoades	Y
19-11031	10/30/2019	Found Property	powder substance	Steele	Y
19-11041	10/30/2019	relinquish	2 - rifles	P. Phoades	Y
19-11221	11/4/2019	suspicious	pills, pipe	Schaugaard	Y
19-11834	11/22/2019	Overdose	substance	Preece	Y
19-12538	12/13/2019	psych	leafy substance	Farsnworth	Y
19-12889	12/22/2019	possession	juul	Sempsrott	Y
20-88	1/4/2020	drug offense	leafy substance	Bersamin	Y
20-1301	2/3/2020	drug offense	paper	Preece	Y
20-1427	2/8/2020	disturbance	paraphernalia	R. Rhoades	Y
20-2259	3/4/2020	possession	tob. Para.	Jackson	Y
20-2637	3/13/2020	Traffic Stop	ciragettes, misc	Farnsworth	Y
20-2786	3/17/2020	found property	pipe	Preece	Y
20-2856	3/20/2020	possession	cigarettes	R. Rhoades	Y
20-2962	3/22/2020	suspicious	e-juice, e-cig	Dives	Y
20-3111	3/28/2020	found property	leafy substance	Lee	Y
20-3365	4/9/2020	found property	paraphernalia	Preece	Y
20-3587	4/15/2020	drug offense	leafy substance, thc	Bersamin	Y

RESOLUTION NO. _____

A RESOLUTION OF THE NORTH OGDEN CITY COUNCIL TO DESTROY, DONATE, OR APPROPRIATE UNCLAIMED PERSONAL PROPERTY FOR PUBLIC INTEREST USE.

WHEREAS; The North Ogden Police Department ("Department") is holding as custodial property a number of personal items including but not limited to bicycles, electronics, money, sports equipment, clothes, skateboards, backpacks, bags, and other miscellaneous items which are personal property which was lost, mislaid, evidence in criminal matters, was held for safe keeping, and contraband; and

WHEREAS; A list of this personal property is attached hereto as Exhibit "A"; and

WHEREAS; These items of personal property are not needed as evidence in criminal prosecutions; and

WHEREAS; The property has not been claimed by its owner, or the owner is unknown and no claim of ownership has been made; and

WHEREAS; The Department has made reasonable efforts to find the owners, including providing public notice; and

WHEREAS; The Department has requested City Council permission to appropriate, and donate the property for public interest use, to a bona fide charity as indicated on Exhibit A; and

WHEREAS; The Department has requested City Council permission to auction and appropriate certain items as indicated on Exhibit A, for the public interest use in maintaining, storing, and safekeeping future lost or mislaid or other personal property; and

WHEREAS; The Department incurs some costs associated with the storage, and safe keeping of such personal items; and

WHEREAS; The City Council has reviewed the North Ogden City Police Department request and finds the same to be in the public interest.

NOW THEREFORE BE IT RESOLVED by the Council of North Ogden City, Utah as follows:

1. That the request for the North Ogden City Police Department to have certain unclaimed property as outlined in Exhibit A appropriated for public use by donation to a bona fide charity is approved in accordance with Utah Code § 77-24a et seq. and Utah Code § 24-3 & 4 et seq.

2. That the request for the North Ogden City Police Department to have certain unclaimed property as outlined in Exhibit A auctioned and the proceeds applied to the Department for public use in storing, maintaining and safekeeping future lost or mislaid personal items, is approved in accordance with Utah Code § 77-24a et seq. and Utah Code § 24-3 & 4 et seq.

3. That the request for the North Ogden City Police Department to have certain unclaimed property as outlined in Exhibit A destroyed as being contraband or of no value is approved in accordance with Utah Code § 77-24a et seq. and Utah Code § 24-3 & 4 et seq.

All Property may be disposed of in the appropriate manner after the statutory notice time period has been complete as verified by the Evidence Technician.

PASSED and ADOPTED this 24th day of November, 2020.

North Ogden City:

_____
S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	**Nay**
Council Member Barker:	___	___
Council Member Cevering:	___	___
Council Member Ekstrom:	___	___
Council Member Stoker:	___	___
Council Member Swanson:	___	___
(In event of a tie vote of the Council):		
Mayor Berube	___	___

ATTEST:

_____
S. Annette Spendlove, MMC
City Recorder

Approved as to Form

_____
Jonathan Call
City Attorney

NORTH OGDEN CITY
SETTLED 1851

NORTH OGDEN CITY
STAFF REPORT

TO: MAYOR AND CITY COUNCIL
FROM: JON CALL, CITY MANAGER/ATTORNEY
SUBJECT: MODERATE INCOME HOUSING REPORT
DATE: 11/17/2020

With the new Moderate Income Housing requirements established by the State we are required to update the MIH element every two years and update the state on the progress of the report every year. This year is the first year we are providing the "progress" report to the state. This report needs to be adopted by the Council prior to December 1 of each year.

The report focus on two things: First, the progress made on the number of MIH units in the City, and Second, reporting on the goals the City made in the MIH Plan. Because we are required to rely on numbers created by the federal statistics the information is a few years old, but the estimates are based on the movement during the timeframe evaluated.

The summary report has been attached and shows the following conclusions about the current and future needs related to moderate income housing in North Ogden City.

Median Household Income increases from $78,926 to $81,519

Increase in the number of housing units = 675 units

Increased housing burden costs for households making 30% or less than the average median household income in 2025 from 52% to 55.4%

Increased housing burden costs for households making 50% or less than the average median household income in 2025 from 31.2% to 33.2%

Increased housing burden costs for households making 80% or less than the average median household income in 2025 from 19.5% to 20.8%

Increased housing burden costs for households making 100% of the average median household income in 2025 from 15.6% to 16.6%

DWS-HCD 899
10/2020

State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:
https://jobs.utah.gov/housing/affordable/moderate/reporting/

For additional moderate-income housing planning resources:
https://jobs.utah.gov/housing/affordable/moderate/index.html

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: North Ogden City

Reporting Date: 12/1/20

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

505 E. 2600 N.

North Ogden, UT 84414

Mayor's First and Last Name: S. Neal Berube

Mayor's Email Address: nberube@nogden.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Jon Call

Preparer's Title: City Manager

Preparer's Email Address: jcall@nogden.org

Preparer's Telephone: 801-737-9846 Extension:

When did the municipality last adopt moderate-income housing element of their general plan?

2019

Link to moderate-income housing element on municipality website:

https://www.northogdencity.com/planning/page/north-ogden-city-general-plan-1

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   Create or allow for and reduce regulations related to, accessory dwelling units in residential zones

2. Please state the municipality's goal(s) associated with the strategy

   Increase the number of affordable units or increase the income of household by increasing ADU ownership opportunities.

3. What are the specific outcomes that the strategy intends to accomplish?

   Increase the number of households who can live in North Ogden by either residing in an ADU or utilizing ADU revenue to meet rising housing costs.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   The City has been tracking the number of ADU's requests it receives.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      Write Ordinance Change
      Pass ordinance change
      Review and approve building permits

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

      Planing staff and Planning Commission
      City Council
      Building department

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Employee time

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

All tasks have been completed

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

All tasks have been completed
Building permit approvals will occur as requests are received

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

We have not seen a deviation in results as we have steadily recieved an increase in the number of ADU requests we have seen.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)l(i): (*data should be from validated sources, like US Census, with verified methodologies*)

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income: 370
  - 50% of the county's adjusted median family income: 165
  - 30% of the county's adjusted median family income: 50

UCA 10-9a-103(41)(b): (*data should be from validated sources, like US Census, with verified methodologies*)

- An updated projection of 5-year affordable housing needs, which includes:
  - Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs
  - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: **https://jobs.utah.gov/housing/affordable/moderate/**

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
   - An updated estimate of the municipality's 5-year moderate-income housing needs
   - A findings report of the annual moderate-income housing element review
   - The most current version of the moderate-income housing element of the municipality's general plan
     - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
   (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	**Six County AOG** 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	**Uintah Basin AOG** 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	**Southeastern Utah AOG** 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	**Wasatch Front Regional Council** 295 North Jimmy Doolittle Road Salt Lake City, UT 84116 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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B. Encourage higher density or moderate income residential development near major transit investment corridors.

2. Increase the number of moderate income housing units in proximity to bus routes

3. More housing units in walkable distances to bus stop locations.

4. The City tracks the number of building permits, including those related to multi-family housing.

5.

a. The City needed to review and update zoning designations to encourage moderate income housing in proximity to Washington Blvd.
b. The General Plan Steering Committee needs to review zoning designations and recommend approval of specific zones. The planning staff will work on changes to documents to reflect recommendations and the Planning Commission and City Council will hold public hearings and ultimately consider which properties will qualify for increased densities.
c. staff time is the vital resource
d. No deadlines have been established
e. Some properties have received rezoning as requested by property owners in areas already identified for additional units
f. We have not had any real deviations, just the pace of the change and progress has been slower than anticipated as public outreach has been increased. The City never anticipated this to be a quick process.
g. We have some resources with a CDA to help provide incentives and set asides for moderate income housing.

C. Implement zoning incentives for low to moderate income units in new developments; preserve existing moderate income housing.

2. Provide economic incentives to encourage existing developments to provide better housing variety.
3. Increase a mix of moderate income housing with other housing types to facility strong neighborhoods who can support the mix of income levels across the community.
4. The City is not currently monitoring progress in this area as far as a per unit count is considered. We are still exploring strategies and incentives to facility this type of MIH growth.
5.

a. identify strategies
get community and council support on strategies
write program for incentives
select a partners to being the incentive program
b. General Plan Steering Committee is identifying strategies
GPSC will work on community and council support
Planning Staff will work on language and program implementation
Planning staff will help select a developer to implement plans and changes.

c. Employee time and meeting resources
d. no deadlines have been established.
e. initial discussions of policies
f. no results have been realized. The GPSC has been somewhat overwhelmed and limited based on meeting schedules and multiple topics.

K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.

Upon further inquiry the City found that there are not currently any state or federally subsidized apartments in the boundaries of North Ogden City. The MIH plan will be amended to eliminate this goal.

O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

Upon further discussion it was decided that the City does not have the budget to support this program. Additionally, most employees who would qualify for this program live outside the community or already own a home which they purchased several years ago.

P-U Apply for or partner with outside agencies.

The City has not identified any partners for the recommended programs. Specifically, the City has been working with the County on MIH needs in the area, but have not established any specific partners or goals associated with this program. Multiple city officials are participating in monthly meetings addressing the topic of MIH to help educate and coordinate ideas and plans moving forward.

Section 1: Population by tenure in North Ogden city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total Population: (ACS Table B01003)	17,146	18,525	205	19,864	1,339
Total Population in occupied housing units (ACS Table B25008)	17,146	18,505	203	19,831	1,326
Total Population in owner-occupied housing (ACS Table B25008)	15,662	15,832	4	15,312	-520
Total Population in renter-occupied housing (ACS Table B25008)	1,484	2,673	200	4,519	1,846

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in North Ogden city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
TOTAL HOUSING UNITS (ACS Table B25001)	5,386	6,133	94	6,808	675
Total occupied units (ACS Table B25032)	5,117	5,777	83	6,371	594
Owner-occupied structures (ACS Table B25032)	4,574	4,955	48	5,234	279
1 unit, detached	4,290	4,583	40	4,830	247
1 unit, attached	192	278	8	338	60
2 units	12	5	0	11	6
3 or 4 units	47	53	0	38	-15
5 to 9 units	10	36	3	46	10
10 to 19 units	12	0	-2	-15	-15
20 to 49 units	0	0	0	0	0
50 or more units	11	0	-2	-14	-14
Mobile homes	0	0	0	0	0
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	543	822	35	1,137	315
1 unit, detached	234	422	29	656	234
1 unit, attached	83	67	-4	56	-11
2 units	53	45	-1	26	-19
3 or 4 units	118	232	11	361	129
5 to 9 units	38	39	1	33	-6
10 to 19 units	17	17	-1	4	-13
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	0	0	0	0	0

Boat, RV, van, etc.	0	0	0	0	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in North Ogden city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total households in occupied housing units (ACS Table B25003)	5,117	5,777	83	6,371	594
Total households in owner-occupied housing (ACS Table B25003)	4,574	4,955	48	5,234	279
With a Mortgage (ACS Table B25081)	3,652	3,531	-24	3,265	-266
Without a Mortgage (ACS Table B25081)	922	1,424	71	1,969	545
Total households in renter-occupied housing (ACS Table B25003)	543	822	35	1,137	315

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in North Ogden city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total vacant units (ACS Table B25004)	269	356	11	437	81
For rent (ACS Table B25004)	55	40	3	64	24
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	160	130	-11	48	-82
Sold, not occupied (ACS Table B25004)	29	20	1	79	59
For seasonal, recreational, or occasional use (ACS Table B25004)	25	61	5	66	5
For migrant workers (ACS Table B25004)	0	0	0	0	0
Other vacant (ACS Table B25004)	0	105	13	180	75

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in North

Table B25010	2009 American Community Survey	2017 American Community Survey		2025 Projection
Average Household Size (ACS Table B25010)	3.35	3.2		3.11
Average Owner Household Size (ACS Table B25010)	3.42	3.2		2.93
Average Renter Household Size (ACS Table B25010)	2.73	3.25		3.98

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in North Ogden city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Total owner-occupied housing unit costs (ACS Table B25088)	$1,312	$1,210	-$18	$1,054	$ (156)
Units with a mortgage (ACS Table B25088)	$1,465	$1,418	-$10	$1,334	$ (84)
Units without a mortgage (ACS Table B25088)	$352	$413	$8	$470	$ 57
Median gross rent (ACS Table B25064)	$831	$1,026	$30	$1,272	$ 246

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in North Ogden city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and 2025
Median household income (ACS Table B25119)	$74,384	$78,926	$544	$81,519	$ 2,593
Owner-occupied income (ACS Table B25119)	$76,799	$83,138	$659	$86,068	$ 2,930
Renter-occupied income (ACS Table B25119)	$43,867	$59,583	$3,036	$82,986	$ 23,403

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Weber County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2025 Projection	Difference between 2017 and

Median HOUSEHOLD income (ACS Table B19019)	$0	$62,036	$4,500	$99,847	$ 37,811
1-person household	$29,772	$28,665	-$210	$26,425	$ (2,240)
2-person household	$55,725	$64,626	$946	$69,465	$ 4,839
3-person household	$57,433	$69,135	$1,406	$78,377	$ 9,242
4-person household	$64,729	$80,555	$1,854	$92,211	$ 11,656
5-person household	$64,762	$77,672	$1,438	$85,860	$ 8,188
6-person household	$68,473	$78,549	$858	$80,271	$ 1,722
≥ 7-person household	$70,172	$87,625	$1,999	$99,665	$ 12,040
Median FAMILY income (ACS Table B19119)	$60,433	$71,359	$1,223	$77,763	$ 6,404
2-person family	$55,622	$64,191	$920	$68,702	$ 4,511
3-person family	$60,830	$69,204	$1,073	$73,734	$ 4,530
4-person family	$62,119	$78,984	$1,869	$91,897	$ 12,913
5-person family	$65,619	$77,441	$1,370	$85,161	$ 7,720
6-person family	$67,933	$80,688	$1,243	$85,712	$ 5,024
≥ 7-person family	$67,674	$87,992	$2,465	$103,626	$ 15,634

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey

*NOTE: AMI is calculated at the COUNTY level.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	370	810	370	440	0
≤ 50% HAMFI	165	285	105	120	-60
≤ 30% HAMFI	50	60	15	10	-35

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	410	725	369	315	-41
≤ 50% HAMFI	165	225	119	60	-46
≤ 30% HAMFI	75	65	15	-10	-60

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-40	85	1	125	41
≤ 50% HAMFI	0	60	-14	60	-14
≤ 30% HAMFI	-25	-5	0	20	25

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	38	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

38



MODERATE INCOME HOUSING UPDATE

[2019]

NORTH OGDEN CITY

SETTLED 1851

Current North Ogden Housing Status

The City has just over 6,000 residential units, the majority of which are single family units. We have seen an increase in the number of single family home permits pulled in the past several years.

The City also has 729 connected units based on City and County records. Attached dwelling units are more affordable than single family units, though it is not always the case; this pattern, however seems to be the general trend for the North Ogden Area based on the ACS numbers published in 2018. The majority of these attached dwelling units are 4-plexes and duplexes but some are townhomes or other similar types of units.

Additionally, there are 42 4-plexes, 137 townhomes, and 392 apartments which have been approved and vested to be under construction in the next few years.

In all, the City expects the number of total dwelling units to increase to just over 7,000 residential units by 2025 with approximately 1350 of those units being connected units. This means approximately 19.3% of North Ogden City's housing stock will be some sort of connected family unit by 2025.

THE STATE CODE OUTLINES SEVERAL REQUIRED COMPONENTS OF THE MODERATE INCOME HOUSING PLAN.

The following sections are intended to satisfy the requirements articulated in 10-9a-103:

	ANNUAL INCOME	MONTHLY INCOME	AFFORDABLE HOUSING MONTHLY COST *(30% MONTHLY INCOME)*
AREA MEDIAN INCOME	$78,962.00	$6,577.17	$1,973.15
80%	$63,140.80	$5,261.73	$1,578.52
50%	$39,463.00	$3,288.58	$986.58
30%	$23,677.80	$1,973.15	$591.95

** Source American Community Survey 2013-2017 for North Ogden City S1901*

(a) an estimate of the existing supply of moderate income housing located within the municipality;

This table is based on the current monthly rent and mortgage costs. The assumption is that if these units are rented or sold on today's market the monthly costs will remain the same.

NUMBER OF OCCUPIED UNITS IN EACH RANGE OF AMI COSTS (IN DOLLARS)

TOTAL OCCUPIED UNITS IN NORTH OGDEN CITY	100% - 80% AMI	80% - 50% AMI	50% - 30% AMI	30% - 0% AMI	
OWNER OCCUPIED UNITS	1,470	1,470	1,581	1,588	4,955
RENTAL UNITS	155	155	280	171	822
				TOTAL OCCUPIED UNITS	5,777

** Source American Community Survey 2013-2017 for North Ogden City S1901*

** This table is based on the current monthly rent and mortgage costs. The extrodinary assumption is that if these units are rented or sold on today's market the monthly costs will remain the same.*

MONTHLY HOUSING COSTS AS A PERCENT OF INCOME

INCOME LEVEL	HOMEOWNERS SPENDING MORE THAN 30%	RENTERS SPENDING MORE THAN 30%	AMI NUMBERS
<$20,000	187	62	$23,678 = 30% AMI
$20,000-$34,999	135	93	
$35,000-$49,999	153	70	$39,463 = 50% AMI
$50,000-$74,999	212	39	$63,141 = 80% AMI
$75,000 OR MORE	110	0	
HOUSEHOLDS SPENDING OVER 30% ON MONTHLY HOUSING COSTS	797	264	
TOTAL HOUSEHOLD BY TYPE	4,955	822	
HOUSEHOLDS OVER 30%	HOMEOWNERS - 16.08%	RENTERS - 32.12%	



** Source American Community Survey 2013-2017 for North Ogden City S1901*

From these tables we can see that there are at least 700 and possibly as many as 1051 households with less than 80% AMI who are currently paying over 30% for their monthly housing costs.[1] This is significant since there are 2637 households in the 80% or lower range which means roughly 27-40% of the existing households under the 80% AMI are paying over 30% of their monthly income towards housing expenses.

MONTHLY HOUSING COSTS OVER 30% BY HOUSEHOLD TYPES

	HOUSEHOLDS SPENDING MORE THAN 30% OF INCOME ON HOUSING		TOTAL HOUSEHOLDS		% OF HOUSEHOLDS OVER 30%		
INCOME LEVEL	OWNERS	RENTERS	OWNERS	RENTERS	OWNERS	RENTERS	TOTAL
<$20,000	187	62	236	70	79.24%	88.57%	81.37%
$20,000-$34,999	135	93	311	135	43.41%	68.89%	51.12%
$35,000-$49,999	153	70	406	135	37.68%	51.85%	41.22%
$50,000-$74,999	212	39	1,121	223	18.91%	17.49%	18.68%
$75,000 OR MORE	110	0	2,881	259	3.82%	0.00%	3.50%
HOUSEHOLDS SPENDING OVER 30% ON MONTHLY HOUSING COSTS	797	264					
TOTAL HOUSEHOLDS BY TYPE	4,955	822					
% HOUSEHOLDS OVER 30%	16.08%	32.12%					



** Source American Community Survey 2013-2017 for North Ogden City S1901*

[1] 951 is the total of Homeowners and Renters spending more than 30% of their income across income levels $75,000. It is assumed that the real number of households under 80% AMI spending 30% or more on housing expenses is between 700 and 951.

(b) an estimate of the need for moderate income housing in the municipality for the next five years;

The City is constrained by the ability of the Planning Department and Building Department to approve and develop property within the City. Over the past several years the City has seen a significant up-tick in the number of housing units permitted and constructed. Using this historical information with the number of units increasing dramatically in the past several years the City estimates to be permitting 175 residential units to 225 units per year for the next five years. Our estimate is that 1000 housing units will be created in the next five years

If income levels remain the same to individuals moving into the City, we expect to see the need for 8.26% (83) of the new units to be at or below the 30% AMI, 7.88% (79) between 30 and 50% AMI, and 16.89% (169) between 50 and 80% AMI. This totals to approximately 331 new units at the 80% AMI level or below. To compare with the information provided in the Appendix at "Monthly Housing Costs In Dollars" there will need to be an additional 331 units which cost $1500 dollars or less in housing costs per month.



THE RANCHES TOWNHOMES

SINGLE FAMILY HOME



(c) a survey of total residential land use; (City Numbers) 6000+ total units, 729 connected units

According to the City's records, there are the following number of total housing units in the City:

- 6049 Total Housing Units
- 729 Connected Housing Units
- 5320 Single Family Residential Units
- There are an additional number of connected and single family units in various stages of construction as of July 1, 2019.

** Source City Building Permits*

SMALL LOT HOME



ATTACHED UNITS

Cherry Spring Villas



(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing

This section is addressed, but not specifically identified in the City's Goals below for way to promote, encourage, and maintain the current levels of Moderate Income Housing as well as additional units of Moderate Income Housing.

(e) a description of the municipality's program to encourage an adequate supply of moderate income housing

This topic is addressed below in the City's Moderate Income Housing Goals

CITY'S MODERATE INCOME HOUSING GOALS

E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

North Ogden passed an ordinance in early 2019 allowing for Accessory Dwelling Units (ADUs) in all single family residential zones. The goal of this ordinance change was to allow for additional housing stock within the existing fabric of the more established neighborhoods. The hope is this also allows better integration of those with moderate income into the community. Through this ordinance change the City also hopes to increase the number of opportunities for those of moderate income without significant upgrades required to infrastructure, utilities, or other municipal services. ADUs are limited to owner occupied properties to keep the single family feel to the property through landscape maintenance and personal investment in the properties on which ADUS are constructed throughout the neighborhood.

Though only a few individuals have sought out information on ADUs, the City is hopeful that over the next 5 years the City could add 5 to 10 ADUs per year to help meet the goals of moderate income housing. Though no formal study has been completed, the hope is that because of reduced building and particularly lessened infrastructure requirements for ADUs that the property owners would be able to participate in the ADU program at a much lower cost which would allow more flexibility in rental rates to recoup their investment. The addition of ADUs in these neighborhoods, where streets and other utility main lines are already in place, is a primary tool hoped to leverage these existing resources to enable lower cost for construction of affordable housing, without overburdening the demand.

ACCESSORY DWELLING

Corner of 600 East 2600 North



G. Encourage higher density or moderate income residential development near major transit investment corridors.

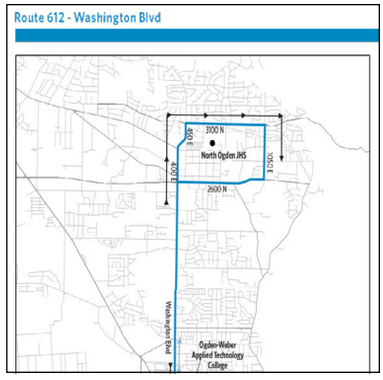
The North Ogden City General Plan adopted in 2015 has a focus on the concentration of medium density housing in close proximity to UTA bus routes along Washington Blvd. The Majority of the City's current higher density units are along the Washington Blvd. corridor and within ¼ mile of a UTA bus stop. Though these bus routes do not qualify as "transit investment corridors" they are the largest public transit investment by the state into our community and the City feels that access to bus routes is vital to the successful creation of MIH.

During the next 5 years the City anticipates the construction of an additional 622 connected units with at least ½ of those being within ¼ mile of the major bus route and all of them within ½ mile of the bus line.

UTA

BUS STOP ON WASHINGTON BLVD.





J. Implement zoning incentives for low to moderate income units in new developments; preserve existing moderate income housing.

The City wants to explore the options associated with zoning incentives for low to moderate income units. Because of the technical and legal requirements and the current plan in the City to rewrite the City zoning code over the next year, the City does not have a specific set of goals but plans to explore the following types of options:

- Deed restrictions for density incentives
- Density bonus programs
- Increasing density across all zones
- Adding small lot subdivisions
- Adding additional housing types
- Shortening development approval timeline for densities less than 6 per acre
- Encouraging mixed use in commercial zones

K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.

The City wishes to explore this option by creating the opportunity via deed restrictions or other density bonus programs that will establish housing stock which is less likely to turn into housing units which are no longer moderate income housing units. With the limited resources of the City we have not been able to firmly establish which programs, if any, will be implemented, but we are committed to exploring these types of options.

O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

The City is open to exploring a mortgage assistance program for employees of the municipality to afford to live in a community of their choice within certain parameters. The details of such programs have yet to be worked out, though the goal will be to make sure the City is helping it's employees generate long term wealth and career sustainability by providing access to affordable homes within a reasonable commuting range of North Ogden City.

P-U. Apply for or partner with outside agencies.

The City has already looked at working with outside agencies on providing affordable housing programs and incentives, but has not specifically selected any one group or agency to partner with. Most importantly the City plans to work closely with the Weber Area Association of Governments to coordinate the needs of the larger area as well as utilize available local programs in a cooperative fashion. For a long time Ogden and other communities have provided the area with the necessary moderate income housing for Weber County, but it is important for each community to come to the table to focus on how to create solutions for the entire area, without focusing too strongly on single mode solutions. What North Ogden does for housing affordability will have an impact on our neighboring communities and should possibly be considered on a regional solution, instead of purely local.

Appendix of Tables

American Community Survey
U.S. Census Bureau

Table S1901 – Income in the Past 12 Months
Table S2503 – Financial Characteristics
Table DP04 – Selected Housing Characteristics

S1901: INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	North Ogden city, Utah							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Total	5,777	+/-204	4,832	+/-194	4,142	+/-203	945	+/-183
Less than $10,000	2.4%	+/-1.1	1.0%	+/-0.7	0.4%	+/-0.4	11.4%	+/-5.8
$10,000 to $14,999	1.6%	+/-1.2	1.6%	+/-1.4	0.6%	+/-0.7	1.7%	+/-1.9
$15,000 to $24,999	4.3%	+/-1.5	3.2%	+/-1.5	2.6%	+/-1.6	9.6%	+/-5.4
$25,000 to $34,999	4.8%	+/-1.7	4.5%	+/-1.9	2.1%	+/-1.1	8.4%	+/-3.9
$35,000 to $49,999	9.4%	+/-2.1	8.0%	+/-2.3	7.1%	+/-2.4	13.9%	+/-6.7
$50,000 to $74,999	23.3%	+/-2.9	22.5%	+/-3.6	22.7%	+/-3.6	25.5%	+/-8.0
$75,000 to $99,999	22.3%	+/-2.9	22.8%	+/-3.6	24.0%	+/-3.8	19.5%	+/-9.1
$100,000 to $149,999	20.5%	+/-3.4	23.0%	+/-3.8	25.3%	+/-4.0	8.6%	+/-6.2
$150,000 to $199,999	7.8%	+/-2.2	8.9%	+/-2.6	10.4%	+/-2.9	1.5%	+/-2.5
$200,000 or more	3.8%	+/-1.2	4.5%	+/-1.4	4.8%	+/-1.6	0.0%	+/-3.1
Median income (dollars)	78,926	+/-3,227	82,929	+/-3,593	86,064	+/-5,190	53,828	+/-9,772
Mean income (dollars)	89,695	+/-4,617	95,794	+/-5,287	N	N	56,417	+/-8,078
PERCENT ALLOCATED								
Household income in the past 12	24.8%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	25.8%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	19.6%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.
Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S2503: FINANCIAL CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	North Ogden city, Utah											
	Occupied housing units		Percent occupied housing		Owner-occupied housing		Percent owner-occupied		Renter-occupied housing		Percent renter-occupied	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Occupied housing units	5,777	+/-204	5,777	+/-204	4,955	+/-246	4,955	+/-246	822	+/-171	822	+/-171
HOUSEHOLD INCOME IN THE PAST 12												
Less than $5,000	100	+/-57	1.7%	+/-1.0	100	+/-57	2.0%	+/-1.1	0	+/-18	0.0%	+/-3.6
$5,000 to $9,999	38	+/-28	0.7%	+/-0.5	30	+/-23	0.6%	+/-0.5	8	+/-15	1.0%	+/-1.8
$10,000 to $14,999	93	+/-72	1.6%	+/-1.2	37	+/-35	0.7%	+/-0.7	56	+/-61	6.8%	+/-7.1
$15,000 to $19,999	75	+/-42	1.3%	+/-0.7	69	+/-42	1.4%	+/-0.8	6	+/-9	0.7%	+/-1.1
$20,000 to $24,999	171	+/-77	3.0%	+/-1.3	113	+/-72	2.3%	+/-1.5	58	+/-35	7.1%	+/-4.3
$25,000 to $34,999	275	+/-99	4.8%	+/-1.7	198	+/-75	4.0%	+/-1.5	77	+/-51	9.4%	+/-5.8
$35,000 to $49,999	541	+/-126	9.4%	+/-2.1	406	+/-108	8.2%	+/-2.1	135	+/-85	16.4%	+/-10.1
$50,000 to $74,999	1,344	+/-183	23.3%	+/-2.9	1,121	+/-170	22.6%	+/-3.2	223	+/-93	27.1%	+/-10.6
$75,000 to $99,999	1,286	+/-160	22.3%	+/-2.9	1,100	+/-148	22.2%	+/-2.9	186	+/-96	22.6%	+/-9.6
$100,000 to $149,999	1,185	+/-208	20.5%	+/-3.4	1,153	+/-204	23.3%	+/-3.9	32	+/-44	3.9%	+/-5.4
$150,000 or more	669	+/-143	11.6%	+/-2.6	628	+/-141	12.7%	+/-2.9	41	+/-33	5.0%	+/-3.9
Median household income (dollars)	78,926	+/-3,227	78,926	+/-3,227	83,138	+/-3,038	83,138	+/-3,038	59,583	+/-13,805	59,583	+/-13,805
MONTHLY HOUSING COSTS												
Less than $300	215	+/-77	3.7%	+/-1.3	207	+/-77	4.2%	+/-1.5	8	+/-15	1.0%	+/-1.8
$300 to $499	915	+/-133	15.8%	+/-2.1	908	+/-131	18.3%	+/-2.4	7	+/-11	0.9%	+/-1.4
$500 to $799	629	+/-142	10.9%	+/-2.3	473	+/-120	9.5%	+/-2.3	156	+/-83	19.0%	+/-9.1
$800 to $999	532	+/-115	9.2%	+/-2.0	316	+/-93	6.4%	+/-1.8	216	+/-95	26.3%	+/-9.6
$1,000 to $1,499	1,861	+/-200	32.2%	+/-3.3	1,581	+/-197	31.9%	+/-3.6	280	+/-108	34.1%	+/-10.5
$1,500 to $1,999	1,073	+/-195	18.6%	+/-3.6	940	+/-180	19.0%	+/-3.8	133	+/-66	16.2%	+/-8.2
$2,000 to $2,499	345	+/-114	6.0%	+/-2.0	345	+/-114	7.0%	+/-2.4	0	+/-18	0.0%	+/-3.6
$2,500 to $2,999	144	+/-81	2.5%	+/-1.4	144	+/-81	2.9%	+/-1.6	0	+/-18	0.0%	+/-3.6
$3,000 or more	41	+/-36	0.7%	+/-0.6	41	+/-36	0.8%	+/-0.7	0	+/-18	0.0%	+/-3.6
No cash rent	22	+/-21	0.4%	+/-0.4	(X)	(X)	(X)	(X)	22	+/-21	2.7%	+/-2.6
Median (dollars)	1,181	+/-62	1,181	+/-62	1,210	+/-71	1,210	+/-71	1,026	+/-150	1,026	+/-150
MONTHLY HOUSING COSTS AS A												
Less than $20,000	281	+/-105	4.9%	+/-1.8	211	+/-76	4.3%	+/-1.5	70	+/-63	8.5%	+/-7.3
Less than 20 percent	5	+/-8	0.1%	+/-0.1	5	+/-8	0.1%	+/-0.2	0	+/-18	0.0%	+/-3.6
20 to 29 percent	27	+/-25	0.5%	+/-0.4	19	+/-21	0.4%	+/-0.4	8	+/-15	1.0%	+/-1.8
30 percent or more	249	+/-99	4.3%	+/-1.7	187	+/-72	3.8%	+/-1.4	62	+/-62	7.5%	+/-7.2
$20,000 to $34,999	431	+/-138	7.5%	+/-2.3	311	+/-117	6.3%	+/-2.3	120	+/-58	14.6%	+/-6.7
Less than 20 percent	154	+/-63	2.7%	+/-1.1	154	+/-63	3.1%	+/-1.3	0	+/-18	0.0%	+/-3.6
20 to 29 percent	49	+/-38	0.8%	+/-0.7	22	+/-21	0.4%	+/-0.4	27	+/-27	3.3%	+/-3.3
30 percent or more	228	+/-86	3.9%	+/-1.5	135	+/-71	2.7%	+/-1.4	93	+/-47	11.3%	+/-5.4
$35,000 to $49,999	541	+/-126	9.4%	+/-2.1	406	+/-108	8.2%	+/-2.1	135	+/-85	16.4%	+/-10.1
Less than 20 percent	140	+/-50	2.4%	+/-0.9	140	+/-50	2.8%	+/-1.0	0	+/-18	0.0%	+/-3.6
20 to 29 percent	178	+/-89	3.1%	+/-1.5	113	+/-69	2.3%	+/-1.4	65	+/-50	7.9%	+/-5.7
30 percent or more	223	+/-82	3.9%	+/-1.4	153	+/-55	3.1%	+/-1.1	70	+/-66	8.5%	+/-8.3
$50,000 to $74,999	1,344	+/-183	23.3%	+/-2.9	1,121	+/-170	22.6%	+/-3.2	223	+/-93	27.1%	+/-10.6
Less than 20 percent	588	+/-131	10.2%	+/-2.2	482	+/-113	9.7%	+/-2.2	106	+/-73	12.9%	+/-8.2
20 to 29 percent	505	+/-106	8.7%	+/-1.8	427	+/-99	8.6%	+/-1.9	78	+/-51	9.5%	+/-6.3
30 percent or more	251	+/-93	4.3%	+/-1.6	212	+/-91	4.3%	+/-1.8	39	+/-34	4.7%	+/-4.3
$75,000 or more	3,133	+/-205	54.2%	+/-3.7	2,881	+/-234	58.1%	+/-4.4	252	+/-111	30.7%	+/-10.8
Less than 20 percent	2,437	+/-221	42.2%	+/-4.1	2,244	+/-241	45.3%	+/-4.9	193	+/-95	23.5%	
20 to 29 percent	586	+/-136	10.1%	+/-2.4	527	+/-132	10.6%	+/-2.6	59	+/-51	7.2%	
30 percent or more	110	+/-71	1.9%	+/-1.2	110	+/-71	2.2%	+/-1.4	0	+/-18	0.0%	
Zero or negative income	25	+/-30	0.4%	+/-0.5	25	+/-30	0.5%	+/-0.6	0	+/-18	0.0%	+/-3.6
No cash rent	22	+/-21	0.4%	+/-0.4	(X)	(X)	(X)	(X)	22	+/-21	2.7%	+/-2.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP04: SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing
Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	North Ogden city, Utah			
	Estimate	Margin of	Percent	Percent
HOUSING OCCUPANCY				
Total housing units	6,133	+/-220	6,133	(X)
Occupied housing units	5,777	+/-204	94.2%	+/-1.6
Vacant housing units	356	+/-100	5.8%	+/-1.6
Homeowner vacancy rate	2.5	+/-1.6	(X)	(X)
Rental vacancy rate	4.6	+/-7.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	6,133	+/-220	6,133	(X)
1-unit, detached	5,189	+/-236	84.6%	+/-2.5
1-unit, attached	382	+/-111	6.2%	+/-1.8
2 units	66	+/-36	1.1%	+/-0.6
3 or 4 units	364	+/-159	5.9%	+/-2.6
5 to 9 units	115	+/-64	1.9%	+/-1.0
10 to 19 units	17	+/-24	0.3%	+/-0.4
20 or more units	0	+/-18	0.0%	+/-0.5
Mobile home	0	+/-18	0.0%	+/-0.5
Boat, RV, van, etc.	0	+/-18	0.0%	+/-0.5
YEAR STRUCTURE BUILT				
Total housing units	6,133	+/-220	6,133	(X)
Built 2014 or later	52	+/-43	0.8%	+/-0.7
Built 2010 to 2013	329	+/-136	5.4%	+/-2.3
Built 2000 to 2009	1,341	+/-175	21.9%	+/-2.7
Built 1990 to 1999	1,344	+/-165	21.9%	+/-2.5
Built 1980 to 1989	742	+/-148	12.1%	+/-2.3
Built 1970 to 1979	1,164	+/-162	19.0%	+/-2.5
Built 1960 to 1969	570	+/-108	9.3%	+/-1.7
Built 1950 to 1959	370	+/-90	6.0%	+/-1.5
Built 1940 to 1949	115	+/-63	1.9%	+/-1.0
Built 1939 or earlier	106	+/-37	1.7%	+/-0.6
ROOMS				
Total housing units	6,133	+/-220	6,133	(X)
1 room	23	+/-25	0.4%	+/-0.4
2 rooms	6	+/-9	0.1%	+/-0.1
3 rooms	19	+/-18	0.3%	+/-0.3
4 rooms	591	+/-140	9.6%	+/-2.3
5 rooms	602	+/-148	9.8%	+/-2.3

6 rooms	816	+/-184	13.3%	+/-2.9
7 rooms	829	+/-144	13.5%	+/-2.3
8 rooms	1,041	+/-164	17.0%	+/-2.7
9 rooms or more	2,206	+/-196	36.0%	+/-3.0
Median rooms	7.7	+/-0.3	(X)	(X)
BEDROOMS				
Total housing units	6,133	+/-220	6,133	(X)
No bedroom	23	+/-25	0.4%	+/-0.4
1 bedroom	6	+/-9	0.1%	+/-0.1
2 bedrooms	867	+/-153	14.1%	+/-2.5
3 bedrooms	1,744	+/-270	28.4%	+/-4.0
4 bedrooms	1,795	+/-203	29.3%	+/-3.2
5 or more bedrooms	1,698	+/-227	27.7%	+/-3.8
HOUSING TENURE				
Occupied housing units	5,777	+/-204	5,777	(X)
Owner-occupied	4,955	+/-246	85.8%	+/-2.9
Renter-occupied	822	+/-171	14.2%	+/-2.9
Average household size of owner-	3.20	+/-0.13	(X)	(X)
Average household size of renter-	3.25	+/-0.37	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO				
Occupied housing units	5,777	+/-204	5,777	(X)
Moved in 2015 or later	534	+/-173	9.2%	+/-2.9
Moved in 2010 to 2014	1,512	+/-178	26.2%	+/-3.3
Moved in 2000 to 2009	1,939	+/-200	33.6%	+/-3.1
Moved in 1990 to 1999	932	+/-138	16.1%	+/-2.2
Moved in 1980 to 1989	269	+/-83	4.7%	+/-1.4
Moved in 1979 and earlier	591	+/-111	10.2%	+/-1.9
VEHICLES AVAILABLE				
Occupied housing units	5,777	+/-204	5,777	(X)
No vehicles available	111	+/-61	1.9%	+/-1.1
1 vehicle available	1,000	+/-162	17.3%	+/-2.6
2 vehicles available	2,405	+/-232	41.6%	+/-3.7
3 or more vehicles available	2,261	+/-184	39.1%	+/-3.2
HOUSE HEATING FUEL				
Occupied housing units	5,777	+/-204	5,777	(X)
Utility gas	5,385	+/-196	93.2%	+/-1.9
Bottled, tank, or LP gas	12	+/-10	0.2%	+/-0.2
Electricity	352	+/-107	6.1%	+/-1.8
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-0.5
Coal or coke	0	+/-18	0.0%	+/-0.5
Wood	28	+/-29	0.5%	+/-0.5
Solar energy	0	+/-18	0.0%	+/-0.5
Other fuel	0	+/-18	0.0%	+/-0.5
No fuel used	0	+/-18	0.0%	+/-0.5
SELECTED CHARACTERISTICS				
Occupied housing units	5,777	+/-204	5,777	(X)
Lacking complete plumbing facilities	0	+/-18	0.0%	+/-0.5
Lacking complete kitchen facilities	0	+/-18	0.0%	+/-0.5
No telephone service available	87	+/-49	1.5%	+/-0.8
OCCUPANTS PER ROOM				

Occupied housing units	5,777	+/-204	5,777	(X)
1.00 or less	5,688	+/-219	98.5%	+/-0.9
1.01 to 1.50	55	+/-43	1.0%	+/-0.7
1.51 or more	34	+/-30	0.6%	+/-0.5
VALUE				
Owner-occupied units	4,955	+/-246	4,955	(X)
Less than $50,000	122	+/-53	2.5%	+/-1.0
$50,000 to $99,999	102	+/-62	2.1%	+/-1.2
$100,000 to $149,999	481	+/-124	9.7%	+/-2.4
$150,000 to $199,999	1,279	+/-172	25.8%	+/-3.2
$200,000 to $299,999	1,786	+/-164	36.0%	+/-3.2
$300,000 to $499,999	1,014	+/-139	20.5%	+/-2.7
$500,000 to $999,999	163	+/-68	3.3%	+/-1.4
$1,000,000 or more	8	+/-13	0.2%	+/-0.3
Median (dollars)	222,500	+/-7,354	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	4,955	+/-246	4,955	(X)
Housing units with a mortgage	3,531	+/-214	71.3%	+/-3.3
Housing units without a mortgage	1,424	+/-190	28.7%	+/-3.3
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	3,531	+/-214	3,531	(X)
Less than $500	73	+/-40	2.1%	+/-1.1
$500 to $999	424	+/-108	12.0%	+/-2.9
$1,000 to $1,499	1,564	+/-197	44.3%	+/-4.6
$1,500 to $1,999	940	+/-180	26.6%	+/-5.0
$2,000 to $2,499	345	+/-114	9.8%	+/-3.3
$2,500 to $2,999	144	+/-81	4.1%	+/-2.2
$3,000 or more	41	+/-36	1.2%	+/-1.0
Median (dollars)	1,418	+/-40	(X)	(X)
Housing units without a mortgage	1,424	+/-190	1,424	(X)
Less than $250	63	+/-39	4.4%	+/-2.7
$250 to $399	599	+/-110	42.1%	+/-6.5
$400 to $599	624	+/-132	43.8%	+/-6.0
$600 to $799	105	+/-49	7.4%	+/-3.4
$800 to $999	16	+/-23	1.1%	+/-1.6
$1,000 or more	17	+/-29	1.2%	+/-2.0
Median (dollars)	413	+/-24	(X)	(X)
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	3,523	+/-217	3,523	(X)
Less than 20.0 percent	1,777	+/-225	50.4%	+/-5.7
20.0 to 24.9 percent	624	+/-142	17.7%	+/-3.9
25.0 to 29.9 percent	432	+/-127	12.3%	+/-3.6
30.0 to 34.9 percent	315	+/-120	8.9%	+/-3.4
35.0 percent or more	375	+/-108	10.6%	+/-2.9
Not computed	8	+/-13	(X)	(X)
Housing unit without a mortgage	1,407	+/-185	1,407	(X)
Less than 10.0 percent	912	+/-161	64.8%	+/-7.9
10.0 to 14.9 percent	222	+/-77	15.8%	+/-5.5
15.0 to 19.9 percent	114	+/-51	8.1%	+/-3.5
20.0 to 24.9 percent	43	+/-36	3.1%	+/-2.5
25.0 to 29.9 percent	9	+/-14	0.6%	+/-1.0

30.0 to 34.9 percent	12	+/-15	0.9%	+/-1.1
35.0 percent or more	95	+/-59	6.8%	+/-3.9
Not computed	17	+/-27	(X)	(X)
GROSS RENT				
Occupied units paying rent	800	+/-171	800	(X)
Less than $500	15	+/-19	1.9%	+/-2.5
$500 to $999	372	+/-125	46.5%	+/-10.7
$1,000 to $1,499	280	+/-108	35.0%	+/-10.7
$1,500 to $1,999	133	+/-66	16.6%	+/-8.4
$2,000 to $2,499	0	+/-18	0.0%	+/-3.7
$2,500 to $2,999	0	+/-18	0.0%	+/-3.7
$3,000 or more	0	+/-18	0.0%	+/-3.7
Median (dollars)	1,026	+/-150	(X)	(X)
No rent paid	22	+/-21	(X)	(X)
GROSS RENT AS A PERCENTAGE OF				
Occupied units paying rent (excluding	800	+/-171	800	(X)
Less than 15.0 percent	95	+/-58	11.9%	+/-6.9
15.0 to 19.9 percent	204	+/-116	25.5%	+/-12.0
20.0 to 24.9 percent	113	+/-68	14.1%	+/-7.9
25.0 to 29.9 percent	124	+/-61	15.5%	+/-7.3
30.0 to 34.9 percent	79	+/-57	9.9%	+/-7.3
35.0 percent or more	185	+/-85	23.1%	+/-9.9
Not computed	22	+/-21	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.