



GENERAL PLAN STEERING COMMITTEE MEETING AGENDA

JANUARY 27, 2021 AT 6:00 PM

MEETING HELD VIRTUALLY ON ZOOM – PLEASE SEE BELOW

Please use the link to join the webinar: <https://us02web.zoom.us/j/82520780122> Webinar ID: 825 2078 0122
Or Telephone: 253 215 8782 or 346 248 7799 or 669 900 9128
Or Join us on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Grant Protzman

Invocation & Pledge of Allegiance: Julie Andersen

CONSENT AGENDA

1. Consideration to approve the October 28, 2020, General Plan Steering Committee minutes

AGENDA

2. Public Comments*
3. Consideration and action on legislative determination regarding the future land use map for the Downtown and Southtown Districts
Presenter: Rob Scott, Planning Director
4. Review and discussion regarding the proposed General Plan Map
Presenter: Grant Protzman, Co-Chair
5. Discussion regarding Moderate Income Housing Report due December 2021
Presenter: Jon Call, City Manager/Attorney
6. Define the meaning of Conservation Area in the Master Plan
Presenter: Grant Protzman, Co-Chair
7. Review Map zone by zone to develop specifics for each area
Presenter: Grant Protzman, Co-Chair
8. Committee/staff/Mayor comments
9. Adjournment

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

The Committee at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 782-7211 at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 21st day of January 2021, at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and faxed to the Standard Examiner. The 2021 meeting schedule was also provided to the Standard Examiner on December 12, 2020.

Susan Nance, CMC, Interim City Recorder

Public Comments/Questions

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

**GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
October 28, 2020**

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on October 28, 2020 at 6:05 p.m. Due to Covid-19 the meeting was held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the General Plan Steering Committee, posted on the bulletin board at the municipal office and posted to the Utah State Website on October 23, 2020.

MEMBERS:

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

STAFF:

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

VISITORS:

Brenda Ashdown
Terri McCulloch

Co-chair Casey called the meeting to order at 6:05 p.m. John Arrington offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

AGENDA:

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

Co-Chair Stacey asked if the group had any corrections for the September 23, 2020 General Plan Steering Committee Meeting minutes. Christina Watson suggested an edit to her words. Putting it into the form of a motion, she replied that in agenda item #6 from that meeting it should state that the committee “not” be spinning their wheels, rather than that they should. She asked for that correction and then moved to accept the minutes as otherwise written. Eric Thomas seconded the motion. The motion passed unanimously.

2. Public Comments

There were no public comments.

3. Presentation on what is needed from this Committee regarding vesting the General Plan Map

Co-Chair Stacey began this discussion by stating that she felt frustration at the last meeting. After that meeting she visited with Lynne Bexell in an attempt to better understand the goals of this committee. The whole process can be simplified. For this meeting, there is a map with five sections. The committee needs to be broad in their consideration as they look at the map and make their recommendations.

Jon Call stated the map is a guide to what the City is zoned for currently, and the job of this committee is to decide whether it should remain the same or be changed if at any time a developer would seek to change the use as it is currently zoned.

Co-chair Stacey indicated she wanted to keep the consideration for change within four broad zones, which are conservation; commercial, residential high density; or residential lower density. As tonight’s is the last meeting of the year, she indicated a desire to end strongly for this year.

4. Discussion regarding General Plan Map

Co-Chair Stacey opened the discussion, which was based on a map visible to all. The map is divided into five sections: Section 1 is at the northernmost end of the map; moving south are Sections 2 and 3 divided equally side-by-side; Section 4 is a narrow swath from west to east; and finally, Section 5 is slightly larger, and spans the bottom of the map southernmost. As the discussion progressed, she marked the map according to consensus of the committee.

Section 1

Key points of discussion included the water table in the foothills; the power corridor; the current conservation easement; trading of development rights; development not being

allowed on slopes above 20%; a current development agreement; the desire to put more of the area into a conservation status rather than allowing increased development; and trails in the area.

Summary for map Section 1: Conservation and residential lower density.

Section 2

A discussion began among the committee. Key points of the discussion included location of Bicentennial Park; saving enough space for commercial development; apartment buildings and older homes in the area; farms in the area; sending and receiving zones; working to preserve green space in the main area of the city; location of Lomond View Park; and changing areas from higher to lower density residential.

Summary for map Section 2: Commercial, residential high density; residential lower density, conservation.

Section 3

A discussion began among the committee. Key points of the discussion included that most of this section is in the county and exceeds the 20% slope for development; whether or not there is a way to protect this area; an equestrian park and recycle pit in the area; mixed-use zoning fitting in to this area; and keeping the mouth of the canyon open.

Summary for map Section 3: Leave it as it is currently, conservation.

Section 4

A discussion began among the committee. Key points of the discussion included the commercial nature of the western side of the section; location of Patriot Pointe; the pool; town homes and apartments present; whether there is potential for mixed-use; establishment of a park; whether someone could lose a farm in the future; and keeping larger lots in the area.

Summary for map Section 4: Commercial, mixed-use, residential high intensity, residential lower intensity, conservation.

Section 5

A discussion began among the committee. Key points of the discussion included commercial designation along Washington; current residential high density locations; location of Prominence Point and Cooperstown; location of Mystery Meadows; a lot of single family homes currently; location of a school; whether to leave designations the way they are; storage units; conservation overlays; location of a connector at 800 East; transferable rights on the west side; Monroe being the natural barrier between residential lower intensity and residential high intensity; and receiving zones.

Summary for map Section 5: Commercial, residential lower density, residential high density.

After marking the map, Co-Chair Stacey asked if the time was right for a motion. Jon Call pointed out that this is not a final map, so the map can be firmed up for a motion later. Co-Chair Stacey indicated she would clean up the map, e-mail it to everyone, and at the first of the year they can look at it for a motion.

Before moving to the next section of the meeting, Co-Chair Stacey asked for any other comments. Jon Call clarified that in Section 1 the development agreement is larger than he had indicated previously. She thanked him for that information and stated they could move forward with their recommendations.

5. **Committee/staff/Mayor comments**

Lynne Bexell indicated there is no meeting in November and December. The next meeting will be January 27.

Jon Call suggested that in the months until the next meeting, the committee members, in addition to driving around, could review the existing General Plan and look for some of those items that could be put into an appendix in preparation for its going to the planning commission and council in the coming year. Co-Chair Stacey stated she'd like to have it ready so that any resident could open it, not be overwhelmed, and find what they want.

Mayor Neal Berube stated he agreed with the suggestions. He has always proposed simplicity and wants to remember who the audience is.

Julie Anderson suggested that as people have thoughts they could put it into an e-mail and not have to wait until January's meeting to bring their concerns up, advocating staying communicated and connected. Lynne Bexell indicated she'd send an updated list, reflecting changes in the committee, to everyone. Co-Chair Stacey indicated she'll send the map to everyone.

Christina Watson asked when this will take effect. Evan Nelson indicated there will be a public hearing, and then the planning commission makes a recommendation to the city council, who will vote on the final adoption.

The question was asked if there will be public input before the final adoption, and the answer is that public input is always a good thing. In January the committee can discuss ways to do the public outreach.

Mayor Neal Berube thanked Co-Chair Stacey for staying focused, and to all members of the committee for their service.

6. **Adjournment**

Julie Anderson made a motion to adjourn the meeting. John Arrington seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:26 pm

Stefanie Casey, Co-chairman

Lynne Bexell, Administrative Assistant

Date Approved

DRAFT

Staff Report to the North Ogden City General Plan Steering Committee

SYNOPSIS

Consideration and recommendation on legislative determination regarding the future land use map for the Downtown and Southtown Districts

Agenda Date: January 27, 2021
Applicant: North Ogden City
File Number: GPA 2021-01

PUBLIC NOTICE:

Mailed Notice: N/A
Newspaper: N/A
City Website: January 21, 2021

STAFF INFORMATION

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

APPLICABLE ORDINANCES

North Ogden City Zoning Ordinance 11-9 Hillside Protection Zone (HP-2)
North Ogden Subdivision Ordinance Title 12 Subdivision Regulations

LEGISLATIVE DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has a limited degree of discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The City Council has tasked the General Plan Steering Committee to review and make recommendations regarding the General Plan Map. The Committee has prepared a draft map and is entering into discussions regarding the land use designations.

The City Council has requested that zone changes be limited until a recommendation is forthcoming from the Committee. Staff continues to receive rezone map quires and applications. One such request was identified in the Downtown area.

Staff has reviewed the Committee draft map (See Exhibit A) and compared it to the General Plan map for Downtown and Southtown. (See Exhibits B and C).

The maps seem to be compatible with some minor differences.

It is suggested that the General Plan Steering Committee review the proposed and existing maps for compatibility.

If the maps are substantially compatible it is recommended that the General Plan Steering Committee recommend to the City Council that applications in the Downtown and Southtown area be allowed to proceed.

CONFORMANCE WITH THE GENERAL PLAN

A synopsis of the General Plan provisions for Downtown and Southtown Districts are provided in Exhibit D.

SUMMARY OF CONSIDERATIONS

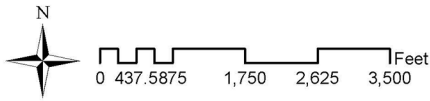
- Are the draft Downtown and Southtown designations compatible with the General Plan designations?

RECOMMENDATION

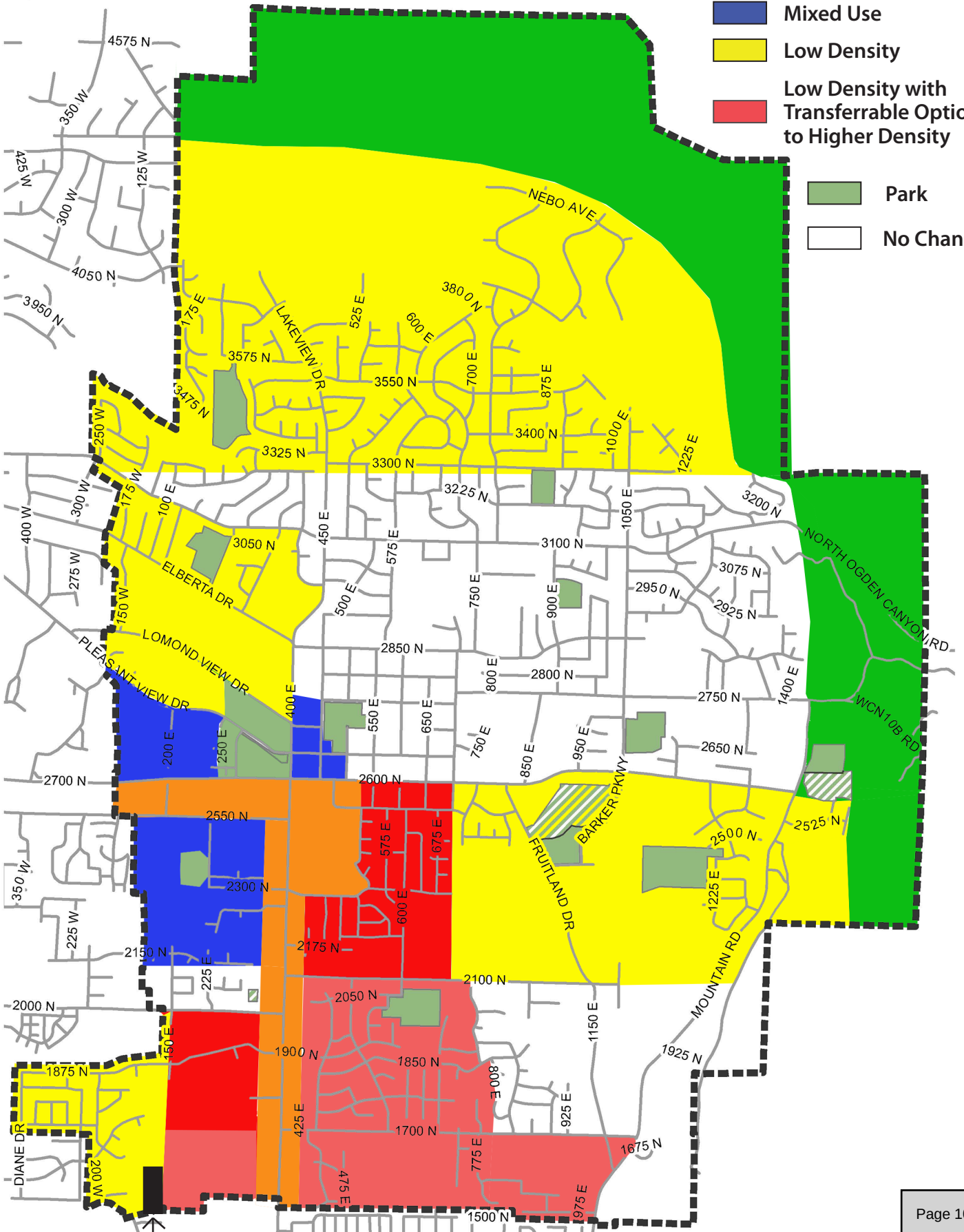
Staff recommends that the Committee compare the draft and adopted land use designation maps for the Downtown and Southtown areas. That the Committee recommend to the City Council that the designations are compatible and that rezone applications be allowed to proceed in this area.

EXHIBITS

- A. Draft General Plan Map
- B. Downtown Map
- C. Southtown Map
- D. Excerpts General Plan Downtown and Southtown



- Conservation
- High Density
- Commercial
- Mixed Use
- Low Density
- Low Density with Transferrable Option to Higher Density
- Park
- No Change



Future School

Options for Downtown and Southtown Zoning

The Vision for North Ogden

- Assure that North Ogden remains a beautiful place to live, work, and recreate.
- Create a unique downtown that complements the desires of the community with an improved appearance and public spaces.
- Promote housing variety with a broad spectrum of high quality housing options along Washington Boulevard, 2700 North, and especially within and adjacent to the Downtown and Southtown.
- Assure improved visual quality for all types of development.
- Improve current and future streets in terms of appearance, connectivity, and by providing additional city wide choices for travel in addition to Washington Boulevard and 2700 North.
- Continue to provide a variety of parks, trails with connections to the mountains and within the community, and open spaces for the community to enjoy.
- Recognize that the proximity to the mountains also results in many environmental issues that need to be proactively addressed through community policies, incentives, and ordinances.
- Engage and connect with the community through active governmental transparency, public WIFI systems, and places for people to gather.
- Strive to create a more balanced community that results in a better, more sustainable tax base; which anticipates and reflects the diversity of housing and services necessitated by changing population life cycles, norms and preferences.
- Preserve the essential characteristics of a family friendly community that assures an enduring legacy, small town feel, and high quality of life in North Ogden.

“Growth is vital, but should maintain the values that has made this town such a great place to reside.” - North Ogden Resident

Downtown and Southtown

Downtown

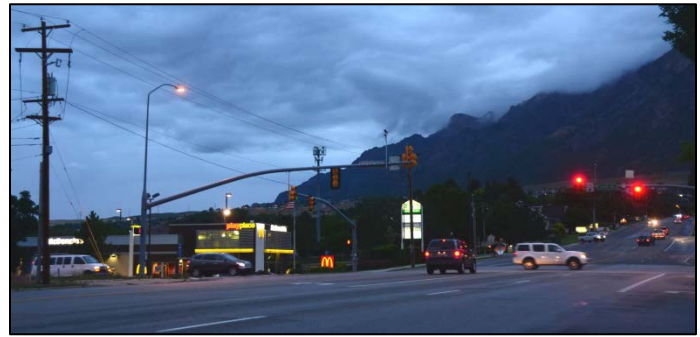
Create a unique, pedestrian friendly "Downtown" near the intersection of 2700 North and Washington Boulevard with amenities, resources, attractions and programing that makes this area function as the "heart of the community."

Southtown

***Provide a support function to the
Downtown***

Promote mixed use housing concepts that add quality developments to the area and provide more rooftops to support business.

Determine a clear role through policies and practices that support Southtown, but do not compete with the Downtown, such as event programming that occurs in Downtown, but not in the Southtown area.



Washington Boulevard and 2700 North at Night - 2014

DOWNTOWN AND SOUTHTOWN

Downtown Development

A downtown can take many different forms and fulfill many different roles. However, most people will agree that a downtown should be "the heart of the community" and the place that establishes the community's identity.

Where should "Downtown North Ogden" be located?

The intersection of Washington Boulevard and 2600/2700 North represents the major crossroads connecting North Ogden with other communities and has the greatest concentration of commercial growth and the highest traffic counts. As such, it has become the defacto commercial center of the City, and when combined with other historical factors, merits becoming the City's "Downtown."

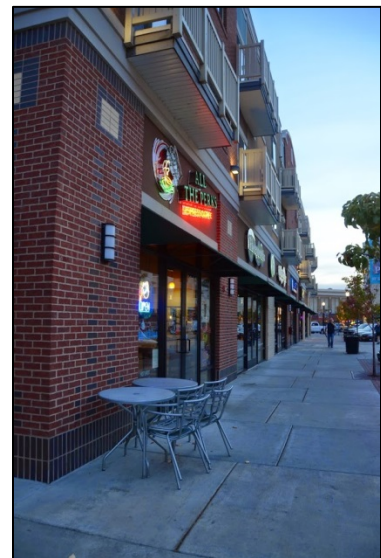
A secondary node should be considered near Kirt's and the Old Cannery; that area is the gateway to North Ogden from the south and should be designed to evoke a sense of distinction and demarcation. Commercial development in between the two areas should be discouraged in order to create focused, viable activity centers at both nodes.

What components should the Downtown incorporate?

Main streets have been an essential, but less appreciated asset of communities for a long time. Their resurgence in importance has been due to the disappointment associated with suburban shopping malls and a reinvestment in Main street. The interest in living in a more walkable community and downtown continues to grow. Downtowns when done correctly, have been proven to be a resilient and valuable part of communities. Main streets have many different important characteristics which may include:

- Transit and excellent pedestrian connections
- A variety of stores
- Residences
- Offices
- Wide pedestrian friendly and attractive sidewalks
- Well lit streets with unique light fixtures
- A variety of restaurants
- Gathering places that include events and entertainment
- People of all ages

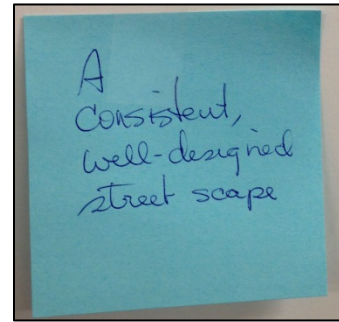
In the community workshops, online design preference survey, and public open houses conducted in North Ogden, participants expressed a strong interest in creating a downtown that incorporated the previously mentioned characteristics plus an emphasis on community history.



High Quality Utah Downtown

The Importance of Streets

Great streets make for great downtowns and neighborhoods. Proper street design is probably the most important factor in creating a downtown as streets set the tone for future buildings and are the forum in which citizens interact with private development. In particular, most historic downtowns have a grid-like street pattern with relatively short blocks, narrow streets, and wide sidewalks. This configuration is comfortable and convenient for pedestrians and encourages primarily local vehicle traffic. Some areas of North Ogden were originally designed with a grid pattern which could be reintroduced and expanded into the future commercial and residential developments in the downtown area.



*Downtown Input From a
Resident on the Steering
Committee*

Traffic and Vehicle Circulation

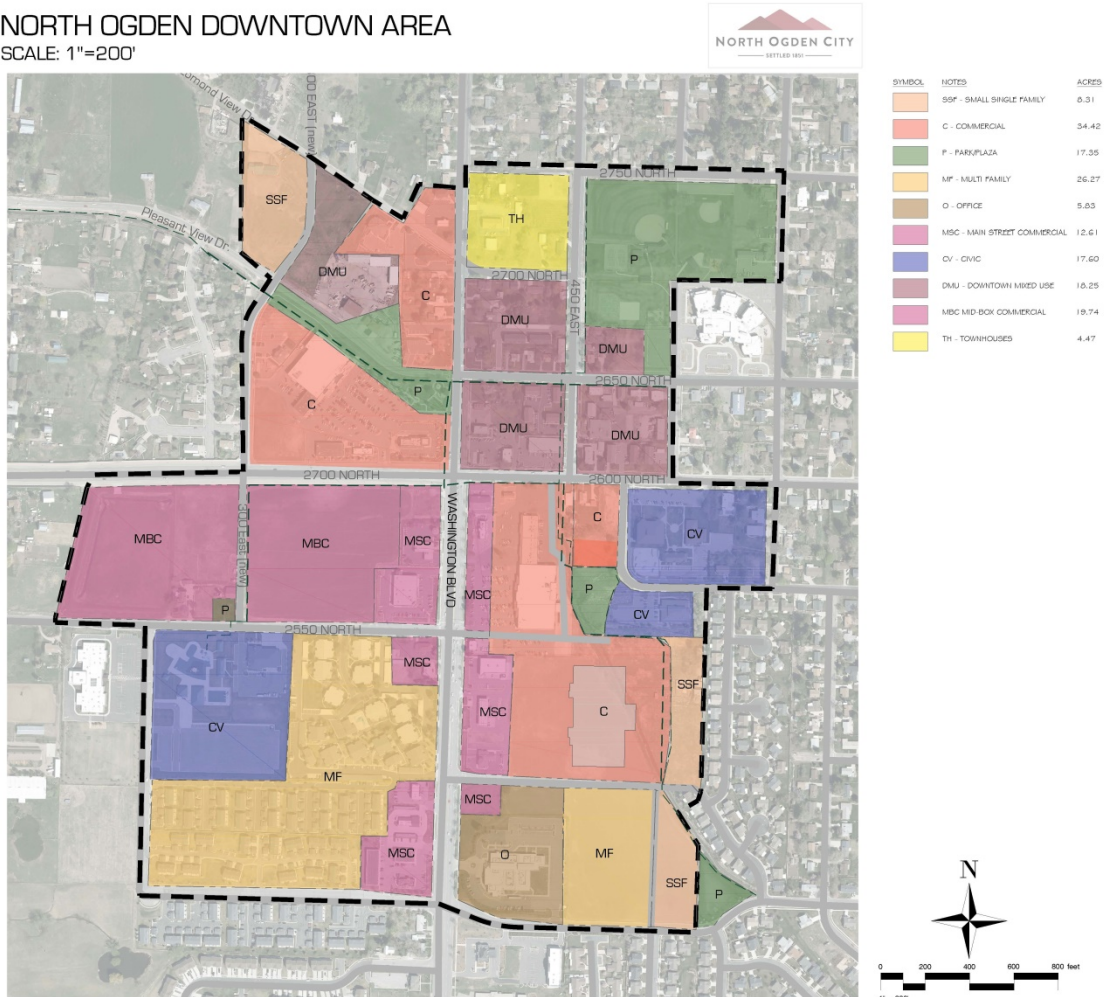
Vehicle traffic in a downtown is both a bane and a blessing; too much traffic and people will avoid the area, too little traffic and businesses won't locate there. The current intersection of Washington Boulevard and 2600 North has too much traffic to create the type of downtown North Ogden residents desire, while the balance of the community currently has too little traffic to create a downtown.

What land uses and design principles are appropriate for the Downtown?

In the community workshop mapping exercise, participants put down "chips" representing different types of land uses on a map of the area near the intersection of 2600 North and Washington Boulevard. While every map was different, there were readily identifiable trends, such as a need for more road connections and a desire for more residential and retail uses. The following section takes many of the suggestions from the workshops and then provides land use recommendations for sub-districts (or quadrants) within the downtowns.

10 Land Uses Identified

NORTH OGDEN DOWNTOWN AREA
SCALE: 1"=200'

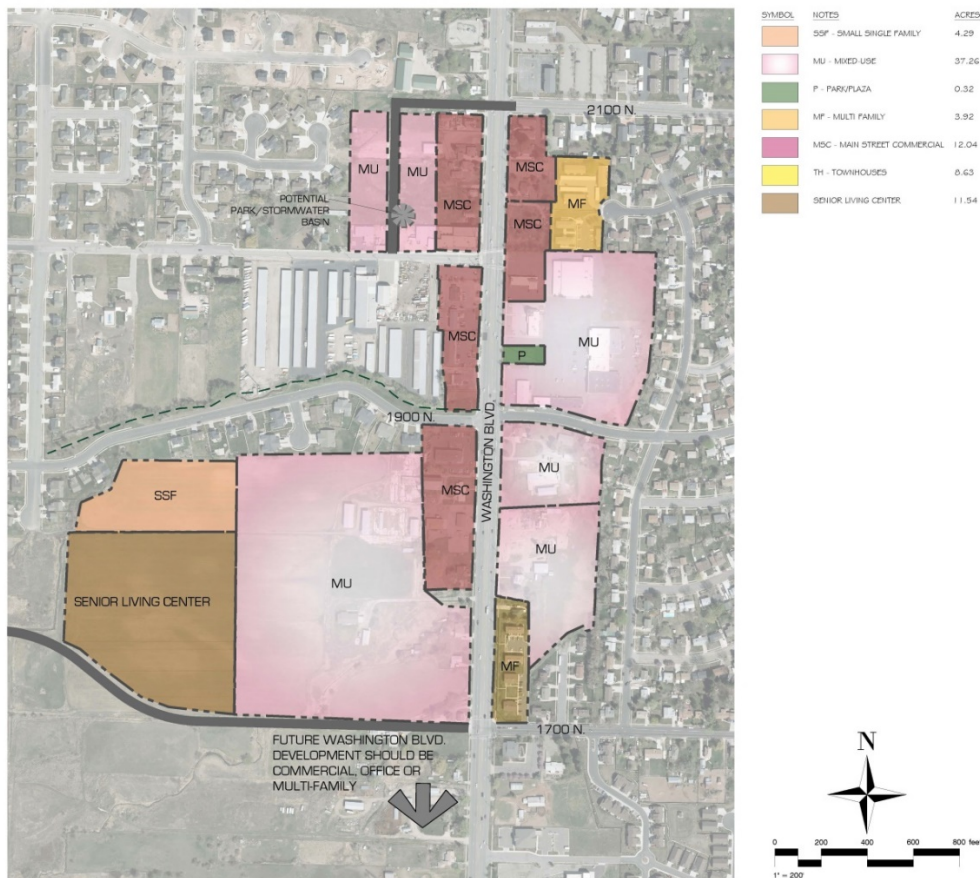


Southtown (Kirt's area)

The area around Kirt's Drive Inn is effectively the southern gateway to the City and was once an active commercial area. However, increased traffic volumes at the intersection of 2600 North and Washington Boulevard have driven commercial development to that location. To revitalize the area, the City should promote uses and development forms that are distinct, to create a sense of entry to the City. The North Ogden Cannery building on the northwest corner of 2000 North and Washington Boulevard is an excellent example of an eclectic, non-standard development that could form the nucleus for future development of the area. Such development should include a mix of residential and commercial uses with primarily commercial uses immediately adjacent to Washington Boulevard and residential uses facing side streets and on interior blocks. Multi-family uses that display repetitive designs and large scale commercial developments are not recommended, instead the area should be developed with buildings and developments that embrace the public realm rather than facing inward. Buildings located close to the sidewalk could help create part of that "gateway effect". Streetscape enhancements including wider sidewalks, public art, themed street lights, and public landscaping would announce one's "arrival" (and departure) from the City.

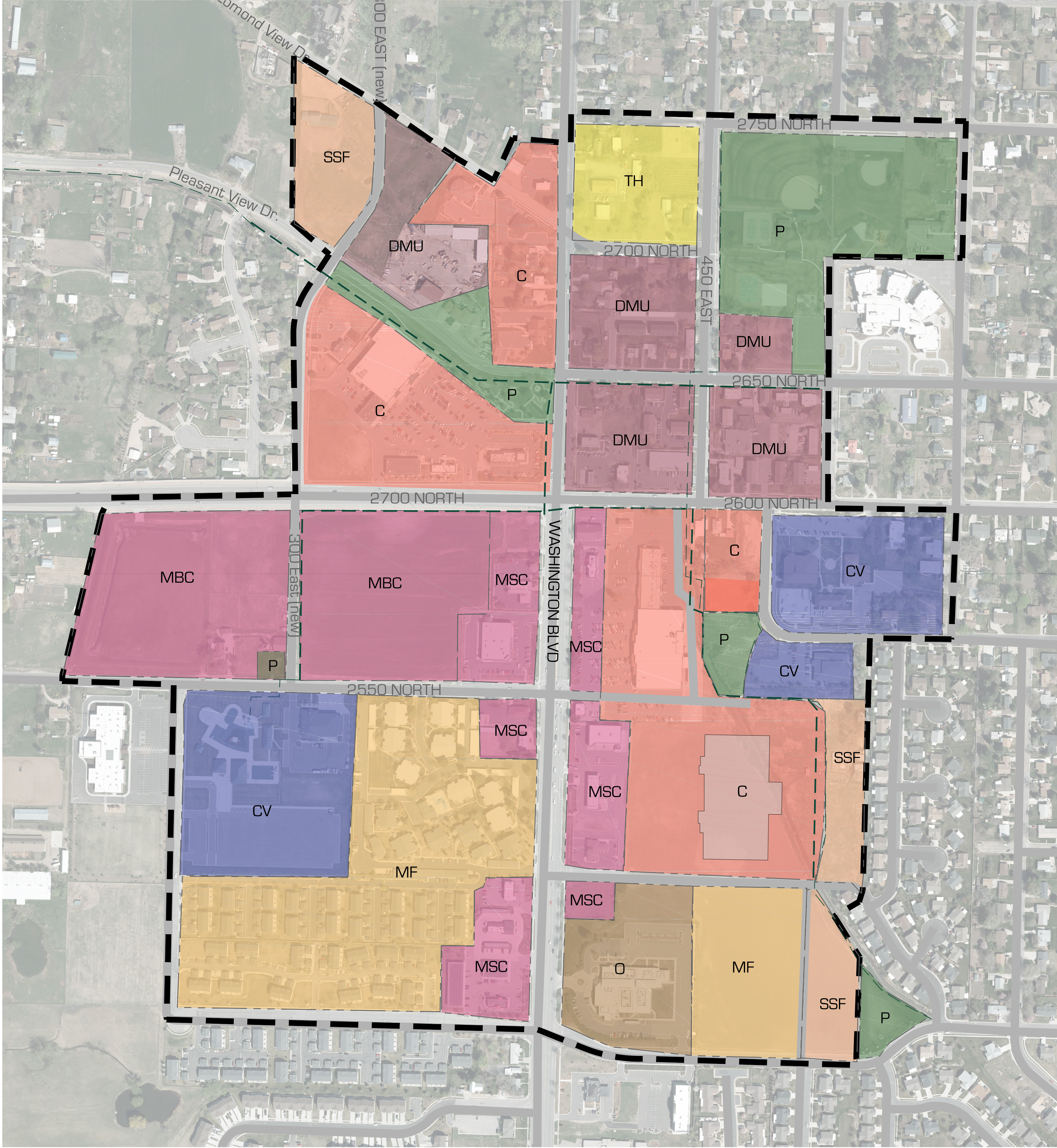
7 Land Uses Identified

NORTH OGDEN SOUTH TOWN COMMERCIAL
SCALE: 1"=200'

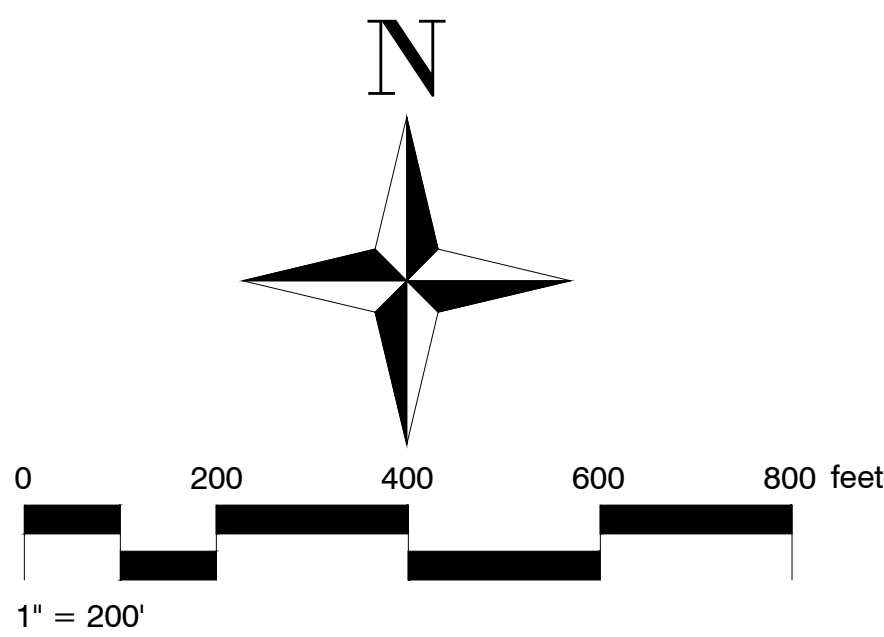


NORTH OGDEN DOWNTOWN AREA

SCALE: 1"=200'

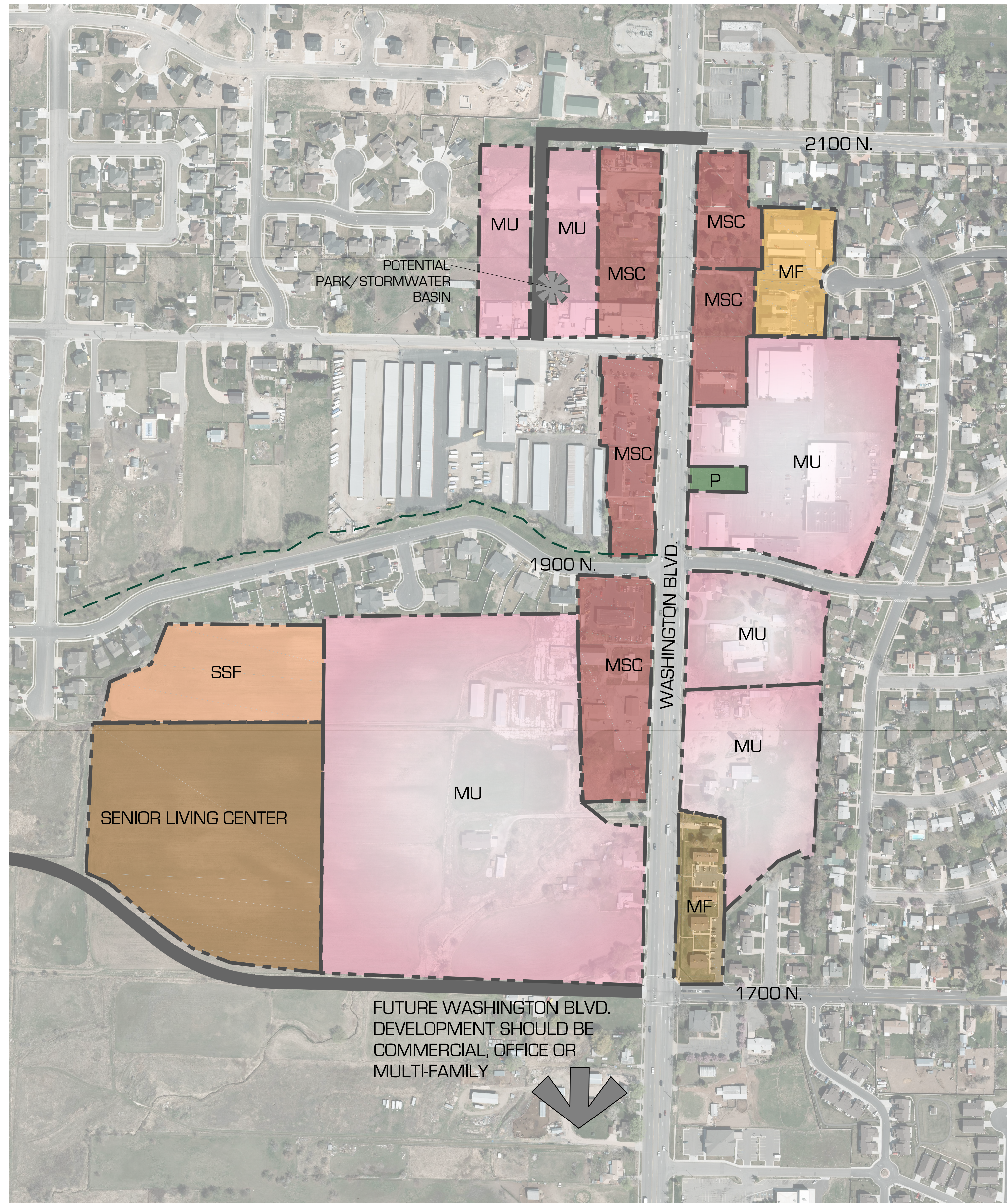


SYMBOL	NOTES	ACRES
	SSF - SMALL SINGLE FAMILY	8.31
	C - COMMERCIAL	34.42
	P - PARK/PLAZA	17.35
	MF - MULTI FAMILY	26.27
	O - OFFICE	5.83
	MSC - MAIN STREET COMMERCIAL	12.61
	CV - CIVIC	17.60
	DMU - DOWNTOWN MIXED USE	18.25
	MBC MID-BOX COMMERCIAL	19.74
	TH - TOWNHOUSES	4.47

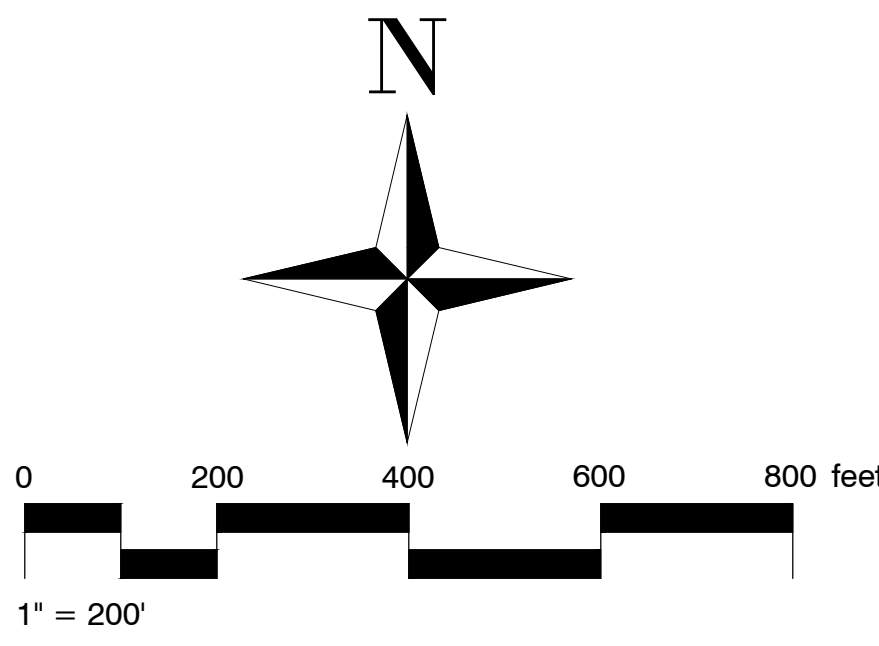


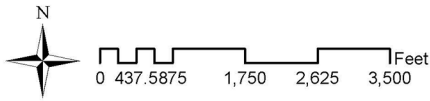
NORTH OGDEN SOUTH TOWN COMMERCIAL

SCALE: 1"=200'



SYMBOL	NOTES	ACRES
	SSF - SMALL SINGLE FAMILY	4.29
	MU - MIXED-USE	37.26
	P - PARK/PLAZA	0.32
	MF - MULTI FAMILY	3.92
	MSC - MAIN STREET COMMERCIAL	12.04
	TH - TOWNHOUSES	8.63
	SENIOR LIVING CENTER	11.54





- Conservation
- High Density
- Commercial
- Mixed Use
- Low Density
- Low Density with Transferrable Option to Higher Density
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- No Change

