



GENERAL PLAN STEERING COMMITTEE MEETING AGENDA

FEBRUARY 24, 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/81188252789> Webinar ID: 811 8825 2789

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: Co-Chair Casey

Invocation & Pledge of Allegiance: Meg Sanders

CONSENT AGENDA

1. Consideration to approve the January 27, 2021, General Plan Steering Committee minutes
2. Public Comments*

AGENDA

3. Discussion regarding conservation easements
Presenter: Rob Scott, Planning Director
4. Discussion regarding finalizing the definition of the Conservation Zone
Presenter: Co-Chair Casey
5. Discussion on the definitions of low and high density zones
Presenter: Co-Chair Casey
6. Committee/staff/Mayor comments
7. Adjournment

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

Public Comments/Questions

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

The Committee at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify 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 4th day of January 2021, at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, at , and faxed to the Standard Examiner. The 2021 schedule was also provided to the Standard Examiner on December 12, 2020. Katie Gerard, City Recorder

**GENERAL PLAN STEERING COMMITTEE
MEETING MINUTES
January 27, 2021**

The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on January 27, 2021 at 6:03 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 January 21, 2021.

MEMBERS:

Phillip Swanson, City Council Member
Ryan Barker, City Council Member
Don Waite, Planning Commissioner
Eric Thomas, PC Chairman - Excused
Christina Watson
Dan Nixon - Excused
Grant Protzman

John Arrington
Julie Anderson
Mark Brown
Meg Sanders
Stephanie Casey
Tim Billings - Excused

STAFF:

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

VISITORS:

Rachelle Krohn
Brenda Ashdown
Shauna Flinders

Co-chair Protzman called the meeting to order at 6:03 p.m. Julie Anderson offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

General Plan Steering Committee Meeting January 27, 2021

She encouraged all to consider the thought she gave in light of the responsibilities of this committee; specifically, in respecting the past and looking to the future.

Next month, Meg Sanders will be in charge of offering the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and leading the Pledge of Allegiance.

AGENDA:

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

John Arrington made a motion to approve the October 28, 2020, General Plan Steering Committee Meeting minutes. Julie Anderson seconded the motion. The motion passed unanimously.

Don Waite, Planning Commissioner, was welcomed to the meeting.

2. **Public Comments**

Shauna Flinders of 2679 North 450 East spoke. Ms. Flinders attended the meeting to clarify whether or not all zoning changes have been halted. She has inherited property across from the skate park and would like to be able to develop town homes on the property. She presented her plans. It would require a zoning change to move forward.

The committee discussed at length as to what to do about such a request. Though this committee does designate areas of the City per the use they would like to see in the future, they are not the governing body for final decisions. Ms. Flinders's plan is in harmony with the designation the committee had set forth for that area of the City, so after much discussion, the group decided they would send a statement (not a recommendation) to the City Council indicating that the plans are in harmony with the decisions this committee has made. It will be up to the City Council whether they decide to re-zone.

In deciding whether this decision would require a motion, John Arrington pointed out that no motion can be made on an item that was not on the agenda. He also pointed out that a decision to send a statement to the City Council does not require a formal motion.

There were no other 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

Rob Scott pointed out that this agenda item was formulated due to his discussions with Ms. Flinders. Committee members can look at the draft map and see that her request is in harmony with that map.

Stephanie Casey mentioned that she would like to hear from the City Council first. Then, everyone could come to an agreement, and move forward.

4. Review and discussion regarding the proposed General Plan Map

Presenter: Grant Protzman, Co-Chair

The approved map from last meeting was shown on screen. It was noted that while this map was approved last time, if anybody had ideas in the interim, they had been invited to share their thoughts via e-mail.

In looking at the map again, several suggestions were made. One was to potentially add a little more into the conservation districts. Mark Brown mentioned there are to be two parks in the area near Nebo Avenue. When asked if the City Parks and Recreation Department would decide where to put those, it was noted that the general plan map identifies parks. While their specific locations are not designated, they are noted.

Meg Sanders asked if conservation areas were annexed. It was noted that they are not necessarily annexed, but that does come into play.

Mark Brown stated that the City Parks and Recreation Department has a plan. The sooner this committee decides on an exact definition of what a “conservation” is, the sooner things can move forward. He stated that Parks and Recreation has a master plan. The plan shows areas north of 3100 where there will be a park built there, and one closer to the mountains. Specifics will be left to the City Council.

Julie Anderson stated the need to concentrate on the map this committee has completed.

Grant Protzman asked if there are any other changes per this committee’s map.

Ryan Barker asked about the transfer of development rights. He wishes there were more options available.

Evan Nelson stated that North Ogden Plaza was divided between commercial and low density residential. Stephanie Casey stated she was looking at the map and read it to mean high density instead of low density. Evan Nelson stated it was important not to limit the City’s options on being able to use money in the future.

Ryan Barker will take the map to the City Council.

5. **Discussion regarding Moderate Income Housing Report due December 2021**

Presenter: Jon Call, City Manager/Attorney

Jon Call stated that this report needs to be reviewed and updated every two years, to monitor what has been accomplished. He suggested having it done in seven months. He recommended a small subcommittee that can focus and get back to the committee at large. Stephanie Casey stated she would be happy to take that up. Julie Anderson said she will also serve. They will have the option of two support staff and to recruit others as needed.

There was no further discussion.

Mark Brown made a motion to make a subcommittee to deal with Moderate Income Housing Update and that Stephanie Casey and Julie Anderson be on that committee with others to be added. John Arrington seconded the motion. The motion passed unanimously

6. **Define the meaning of Conservation Area in the Master Plan**

Presenter: Grant Protzman, Co-Chair

This committee needs to come up with a definition of what is meant by “conservation.” He admitted it gets complex. Stephanie Casey suggested the committee could open the discussion by what their thoughts are on what the people imagine to be conservation. As for areas in North Ogden that are currently designed as conservation, the biggest piece is on the east side. There is wildlife there. Everything above the power lines needs to be defined as a conservation area, and this committee must decide what that means. The “no build” slope of 30% comes into play, but there is no definition yet. The committee will need to decide if homes are mixed into the conservation district.

It was noted that if the definition is in the general plan, it is not specifically stated or easily located. The final definition should state specifically the density of housing and should include something about wildlife.

Meg Sanders mentioned “conservation” means keeping things as natural as possible.

Stephanie Casey asked how often the Committee should have to re-visit this. Conservation is a zone, not an easement. Amending the general plan is a very sophisticated process. It’s more difficult than a simple zone change.

Other considerations brought up included transfer development rights, asking non-profit organizations and individuals to be partners, agricultural interests, in or outside city limits, and annexation.

Conservation is different in everyone's eyes. Committee members were asked to think about it carefully during the coming month and be prepared to finalize it at the next meeting.

John Arrington made a motion that everyone on the committee should send recommendations about conservation area before next month. Julie seconded the motion. The motion passed unanimously.

7. **Review Map zone by zone to develop specifics for each area**

Presenter: Grant Protzman, Co-Chair

Grant Protzman stated the Committee needs to decide how to review the map. Stephanie Casey suggested looking at it by its color coding and defining it by zones. The highest priority is to look at the conservation zones, specifically in light of Barker Park. Also of importance are waterways. After those considerations, the next priority should be high density housing. The Parks and Recreation Department can also give input on the matter.

Mark Brown will come prepared to the next meeting to give input, and he will share his preparations in advance of the meeting so all can come ready to make decisions. He then noted that Wadman Park has a beautiful view and is a great model. There are trails and the area is mostly pristine. There was then a brief discussion regarding ownership of the land.

8. **Committee/staff/Mayor comments**

There were no comments.

9. **Adjournment**

Meg Sanders made a motion to adjourn the meeting. Mark Brown seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:31 pm

Grant Protzman, Co-chairman

Lynne Bexell, Administrative Assistant

Date Approved

General Plan Steering Committee Meeting January 27, 2021

Staff Report to the North Ogden City General Plan Steering Committee

SYNOPSIS

Information regarding conservation easements

Agenda Date: February 24, 2021

PUBLIC NOTICE:

Mailed Notice: N/A

Newspaper: N/A

City Website: February 19, 2021

STAFF INFORMATION

Robert O. Scott, AICP

rscott@nogden.org

(801) 737-9841

APPLICABLE ORDINANCES

North Ogden City Zoning Ordinance 11-9 Zoning Regulations)

North Ogden Subdivision Ordinance Title 12 Subdivision Regulations

LEGISLATIVE 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, requires compatibility with the general plan and existing codes.

BACKGROUND

The General Plan Steering Committee at the January 27, 2021 meeting requested that information from the North Ogden City General Plan regarding conservation easements be shared with the Committee.

The General Plan Future Land Use map identifies two locations for potential conservation areas. (See Exhibit A) They are listed as Potential Conservation Areas. They are described as “cross hatched areas with the potential for retaining the agricultural heritage of the Community.”

The General Plan identified conservation areas are located in the Old Town Neighborhood and the Coldwater Neighborhood. Contained within the goals for each neighborhood are strategies that reference conservation of agricultural heritage and preserving rural character. (See Exhibit B)

The General Plan does not prescribe parameters for conservation areas, rather it identifies aspirational goals and potential strategies that include both city and private initiated actions. For example zoning options include creating a cluster ordinance that concentrates development while preserving open space. Other programs include establishing a transfer of developments rights program or purchase of development rights program. See below for the complete list of strategies.

Conservation easements by their nature are not a one size fits all. They are generally tailor made to specific properties, e.g., agricultural preservation easements are different from hillside preservation easements. When they are created they are written specifically for the included properties.

CONFORMANCE WITH THE GENERAL PLAN

A synopsis of the General Plan provisions for The Old Town Neighborhood and Coldwater Neighborhood are provided below.

The Old Town Neighborhood (pages 81-82)

Goal #3 – Increase the interest and function of parks, as well as create incentives to maintain the agricultural heritage in the Pleasant View Drive area.

Strategies

- A. Expand the variety of physical activities in existing parks. Consider a minimum of 10 things to do in each park, and encourage one activity leading to another.
- B. Consider rezoning to larger lot agricultural zoning for the Pleasant View/Lomond View/Elberta Drive area or other incentive based techniques to retain open spaces.
- C. Consider creating a fund to purchase development rights. Consider crowdsourcing techniques as part of the funding strategy.
- D. Consider adopting a transfer of development rights (TDR) program with clear incentives to landowners for its use. TDR programs have been successful across the country, especially where willing property owners and developers can be incentivized through density bonuses to engage in transactions for mutual benefit. A logical place to promote the transfers of density would be the Downtown.
- E. Seek public non-profit organizations and committed individuals that may be willing to partner to preserve the open spaces and hold a conservation easement.
- F. Consider promoting clustering techniques in the Zoning Ordinance to encourage open space preservation.
- G. Consider providing resources to assist agricultural land owners in estate planning if they want to preserve the agricultural nature of their homesteads.
- H. Create notification and disclosure requirements about adjacent agricultural area odors, noises, etc. as part of the subdivision process.

The Coldwater Neighborhood (page 83)

Goal #3 – Preserve the rural character of the neighborhood.

Strategies

- A. Consider rezoning to larger lot agricultural zoning for the larger open space areas or other incentive based techniques to retain open spaces.
- B. Consider creating a fund to purchase development rights. Consider crowdsourcing techniques as part of the funding strategy.
- C. Consider adopting a transfer of development rights (TDR) program with clear incentives to landowners for its use. TDR programs have been successful across the country, especially where willing property owners and developers can be incentivized through density bonuses to engage in transactions for mutual benefit. A logical place to promote the transfers of density would be Southtown (and Downtown).
- D. Seek public non-profit organizations and individuals that may be willing to partner to preserve the open spaces and hold a conservation easement.
- E. Consider promoting clustering techniques in the zoning ordinance to encourage open space preservation.
- F. Consider providing resources to assist agricultural land owners in estate planning if they want to preserve the agricultural nature of their homesteads.
- G. Create notification and disclosure requirements about adjacent agricultural area odors, noises, etc. as part of the subdivision process.

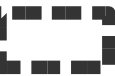
RECOMMENDATION

Staff recommends that the Committee review the conservation strategies and incorporate them in their deliberations.

EXHIBITS

- A. General Plan Future Land Use Map
- B. Neighborhoods Map

NEIGHBORHOOD MAP



North Ogden Potential Boundary

NEIGHBORHOOD

Streets

Streams/Canals

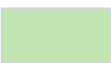
Parcels



Hillside



Old Town



Coldwater



South Town

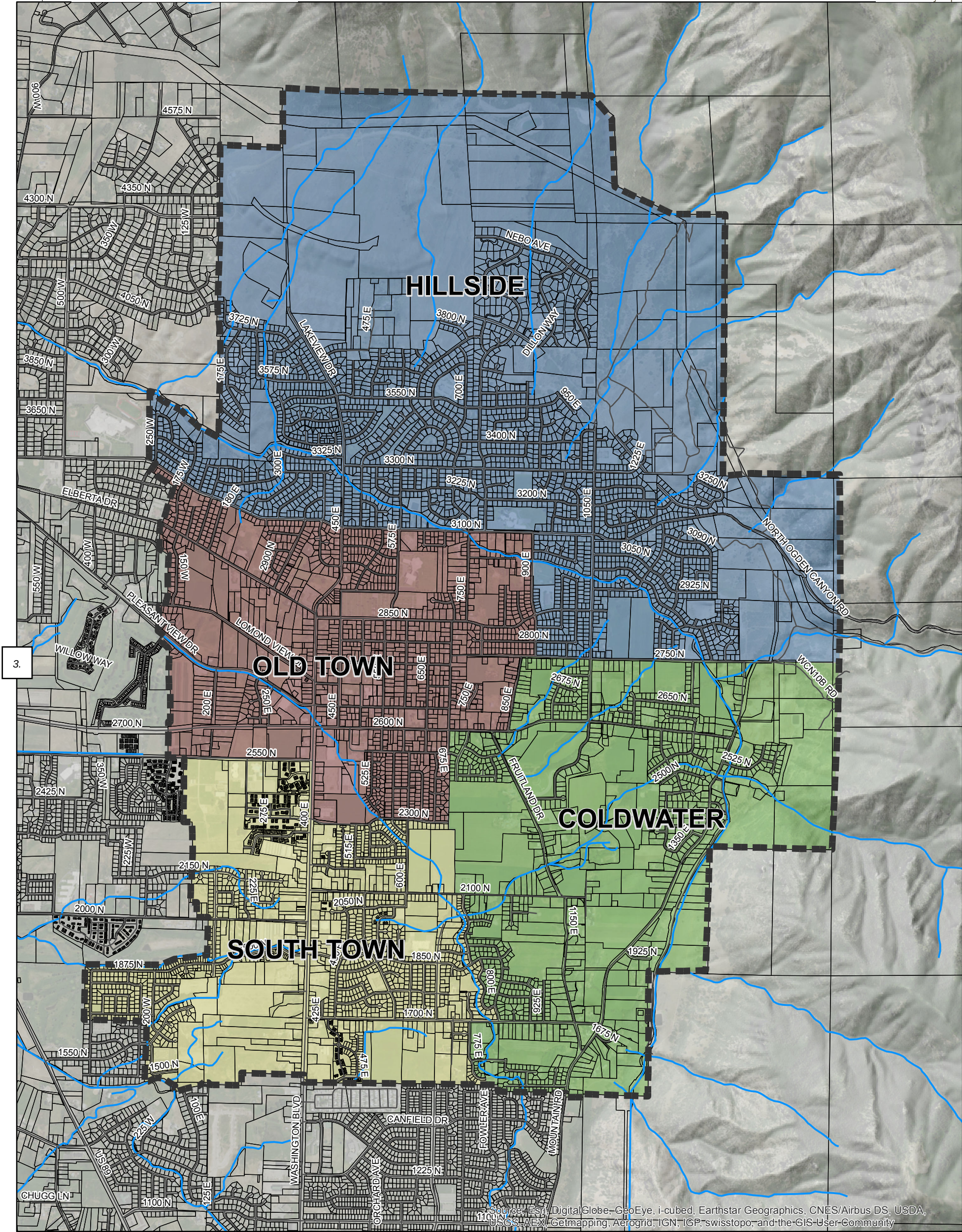
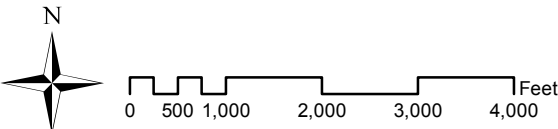


NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN UPDATE

Date: 7/28/2015



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

FUTURE LAND USE MAP

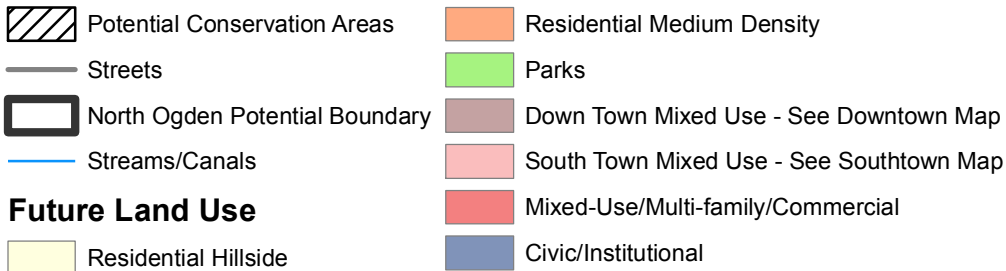


NORTH OGDEN CITY

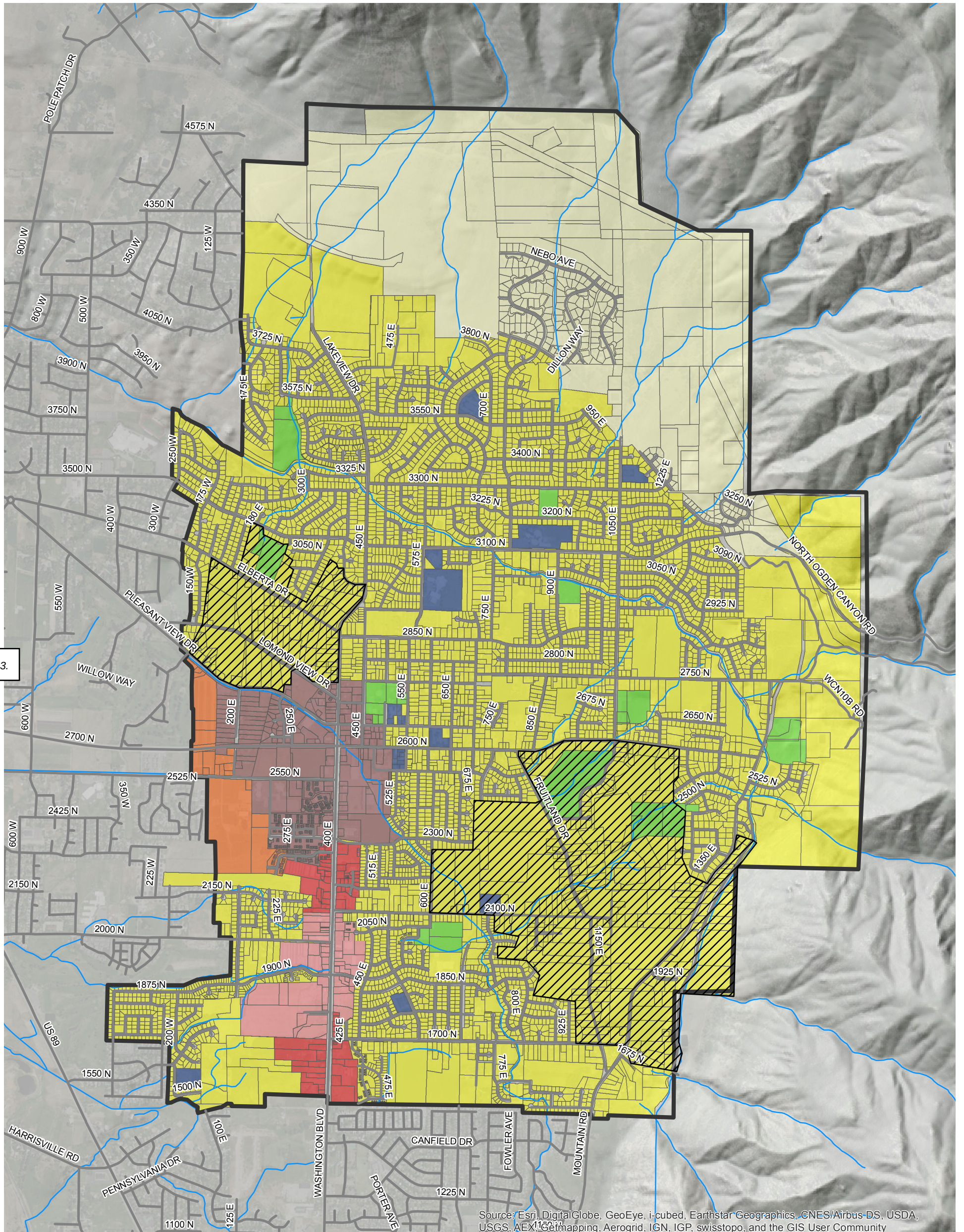
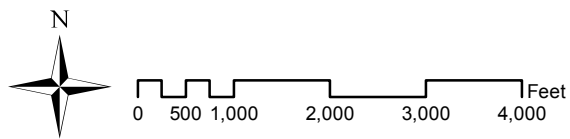
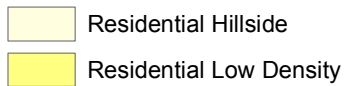
- SETTLED 1851

GENERAL PLAN UPDATE

Date: 9/30/2015



Future Land Use



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus-DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community