



GENERAL PLAN ADVISORY COMMITTEE MEETING AGENDA
APRIL 28, 2021 - 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND BY:

Register [here](#) or call Katie Gerard at 801-737-9830 to attend in-person. Limited to 15 participants.

Click the link to join the webinar: <https://us02web.zoom.us/j/84736855202> Webinar ID: 847 3685 5202

Or Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782 or 1 312 626 6799

Welcome: Co-Chair Protzman

Invocation or Thought & Pledge of Allegiance: By Invitation

CONSENT AGENDA

1. Consideration to approve the March 24, 2021, General Plan Advisory Committee minutes

ACTIVE AGENDA

2. Public Comments*
3. Discussion on General Plan goals and Committee deadlines
Presenter: Jon Call
4. Discussion on the definition of the single family zones
Presenter: Rob Scott
5. Discussion on sensitive lands and cluster developments
Presenters: Co-chairs Casey and Protzman
6. Discussion on next steps and Committee assignments
Presenter: Co-chair Protzman
7. Committee/staff/Mayor comments
8. Adjournment

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

Public Comments Rules and Procedure

- 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, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 23rd day of April, 2021 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 2021 meeting schedule was also provided to the Standard Examiner on December 12, 2020. Katie Gerard, City Recorder

**GENERAL PLAN ADVISORY COMMITTEE
MEETING MINUTES
April 28, 2021**

The North Ogden General Plan Advisory Committee Meeting convened in a regular meeting on April 28, 2021 at 6:04 p.m. The meeting was also held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the General Plan Advisory Committee, posted on the bulletin board at the municipal office, and posted to the Utah State Website on April 23, 2021.

MEMBERS PRESENT:

Ryan Barker, City Council Member
Grant Protzman, Co-Chair
Stefanie Casey, Co-Chair
Julie Anderson, Committee Member

STAFF:

Neal Berube	Mayor
Jon Call	City Manager/Attorney
Rob Scott	City Planner
Joyce Pierson	Deputy City Recorder

VISITORS:

Josh Hughes

Co-Chair Grant Protzman called the meeting to order and led the Pledge of Allegiance. He referenced the words of Thomas Paine relative to the workings of democracy. He invited all to observe a moment of silence in memory of John Arrington's wife.

AGENDA:

1. Consideration to approve the February 24, 2021, General Plan Advisory Committee Meeting minutes.

There were not enough members present to vote.

2. Public Comments

Mr. Josh Hughes, Syracuse, Utah, appeared before the committee. He stated he worked with Doug Rich. Together they had been working with the Chamberlain family, who owned property not currently annexed to North Ogden City. He stated that the Chamberlain family hoped to start the annexing process. He stated he was appearing to put the bug in the committee's ear in their regard. He stated the property is between Lomond and Pleasant View Drives, west of the North Ogden's public works facility, and is immediately adjacent to downtown. He and those he represented felt the property would be appropriate for higher density single family dwellings and asked the committee to keep this case in mind.

There was some discussion on how to proceed with the agenda considering that there was not a quorum present. As a result, it was decided to re-order the meeting, departing from the proposed agenda.

4. Discussion on the definition of the single-family zones Presenter: City Planner Rob Scott

City Planner Rob Scott began his presentation by stating he was happy to be there to provide some framework to aid in amending the General Plan. To aid in his presentation, he provided the committee with a document titled "Definitions." He stated that current ordinances were out of date, and he stated that the document he had provided was color coded, with red indicating proposed changes. He emphasized there were important differences between single family dwellings, multi-family dwellings, and Planned Unit Developments (PUDs). He mentioned that the committee's job was not to define code; rather it was to establish good standards for density and unique circumstances. He was there to suggest some parameters. He read the first paragraph of the document:

"The definitions for land uses are a general description of the various land use types within the City of North Ogden. They are meant to assist in the identification of parameters of the General Plan and assist in formulating an understanding of the Goals, Policies, and Strategies of the individual Plan chapters."

He then covered the various land use topics as they appeared in that document.

1. Agricultural Lands

City Planner Scott stated that the RE-20 zone is the predominant agricultural zone; however, there are R-1 zoned properties with agricultural lands that will transition into residential properties. He also noted that agriculture is part of the historical fabric of North Ogden, and that conservation of these lands would require a preservation program.

2. Conservation Areas

City Planner Scott acknowledged that conservation areas were not independent of agricultural areas; they were a companion to them, and it often becomes the case that agricultural lands must be conserved. He referenced discussion in a previous meeting to the transfer of development rights and other preservation techniques. He stated they are trying to broaden the perspective of agricultural lands in the city, and that preservation techniques were necessary.

3. Rural Residential

City Planner Scott stated that these lands would likely remain as large lots and include limited agricultural activity. The RE-20 zone is compliant with the half-acre standard of the rural residential zone, and that conservation lands are also part of rural residential lands. All three of these points of the document blend together in certain respects. The Committee asked if it could be the case that the City would actually purchase development rights to rural residential lands so when sold again they are compensated if it was developed. There was then subsequent discussion regarding involving the legislature. City Planner Scott made reference to the many different strategies that communities have used across the country to preserve rural lands. There are several funds that have helped provide capital for this very problem.

4. Residential Zones

City Planner Scott acknowledged that there were a variety of residential zones within the North Ogden Land Use Code. They provided for a variety of housing types and densities, and different uses were approved for residential zones, including religious institutions. He stated there were design options that went beyond typical subdivision layouts; for example, clustering and PUDs, and should be encouraged—though the current code didn't provide a lot of incentives in that direction. Density ranges should be used as a guide and not as absolutes. The City recognized that varying housing types and densities could be located adjacent to one another given appropriate buffering and design standards.

There was discussion regarding other cities using PUDs to preserve historic houses. City Planner Scott acknowledged that there were some cool options out there that weren't on the table.

City Planner Scott explained that people get nervous about increased density in their neighborhoods, and often deflect their objections on this point by arguing against increased traffic flow, as an example, which skirts the issue of potential progress. Current ordinances

could be modified to meet the growing need for a variety of housing types throughout the City. This could be accommodated for by allowing PUDs in all low-density areas.

5. Low Density Residential

City Planner Scott stated that this designation would typically be for a single family development, with homes built on lots of 5,000 square feet and larger. He stated he didn't think 5,000 square feet should be a firm number, though densities would still be in the range of 1 to 8 units per acre. He made reference to the many public hearings he had attended in the past. He felt that change could take place in such a way that it would not affect people negatively.

6. Medium Density Residential

City Planner Scott stated that this zone encompasses smaller single family lots between 4,000 and 8,000 square feet as well as attached housing types and densities in the range of eight to 14 units per acre. The R-1-5 and R-2, R-3, and R-4 zones are compliant with this designation. Planned Unit Development provisions are part of these property development options.

7. High Density Residential

City Planner Scott finished describing the three housing density types by addressing high density residential, and stated that it included housing types in the range of 14 units per acre to 22 units per acre. He also mentioned that the Master Planned Community (MPC) zone would be compliant with this designation.

8. Hillside Residential

City Planner Scott began this area of discussion by stating that the City was considering the establishment of a hillside protection zone, which would be in the form of a sensitive lands overlay. The overlay would further define hillside protection zones. There would be some significant aspects, including those relative to the geology and hydrology of any development. It would also focus on providing access to those lands. He mentioned that the City had done a hillside study in 2004-2005, which was very helpful. He also mentioned that the Hillside Residential zone addresses areas with significant slopes and associated issues with proximity to the mountains, where particular land use controls would be necessary to assure appropriate development. Because of their location adjacent to public lands, other techniques would be critical to provide for public access to public lands including trail heads, road designs, and walking and biking trails.

9-11. Neighborhood Oriented Commercial, General Commercial, and Offices

City Planner Scott lumped three commercial zones into one discussion, explaining that Neighborhood Oriented Commercial catered to everyday shopping needs for a limited service area; General Commercial catered to a larger service area (such as those located on

Washington Boulevard or 2700 North); and Offices would be areas intended for office use only.

He recommended that professional offices be taken out of the R4 zones, and that those properties would be given a commercial designation. He also stated that North Ogden really didn't have any Neighborhood Oriented Commercial. He stated that all North Ogden really has is General Commercial. A new zone would be called Community Commercial, which would in effect become a placeholder for the future. He mentioned he had encountered some resistance to this idea, but he thought it was still a good move.

Committee Member Julie Anderson asked why City Planner Scott felt it was important to have commercial activity in neighborhoods, and why that would be beneficial to the City. City Planner Scott replied that if you live on the hillside, it can be inconvenient to drive downtown to purchase what you need, even though it might not seem that way to someone who doesn't live in the hills. City Council Member Ryan Barker offered an example of the convenience store which is in the Pleasant View area as being representative of Neighborhood Commercial, and which gives school children a place to purchase meals. City Planner Scott said it was a matter of choice, and stated that he had heard a wide range of opinions on the matter. Someone would fill the need down the road, so it's good to have a placeholder.

To summarize, City Planner Scott stated he felt it would be best to have three commercial zones: Community Commercial, Neighborhood Commercial, and Manufacturing. Committee Member Anderson asked what the difference was between the first two, to which City Planner Scott replied that Community Commercial would describe what is standard along Washington Boulevard, and Neighborhood Commercial would describe the type of business that Council Member Barker referred to in Pleasant View.

12-15. Mixed Use, Downtown Mixed Use, Main Street Commercial, and Mid-Box Commercial

City Planner Scott combined four different categories into one discussion item, though on the document they were separate and included the following notations:

Mixed Use was designated as development areas that combined residential, commercial and/or office uses. Downtown Mixed Use was designated as areas with mixed use characteristics that included grid type blocks where walkability is a primary focus of the area. Main Street Commercial was designated as commercial or mixed-use commercial, with a direct orientation to the street/sidewalk. These uses would have little or no setback from the public right of way. Mid-Box Commercial was designated as areas proposed for the variety of commercial uses associated with mid-size commercial uses, generally in the 40,000 to 80,000 square foot range.

In addition to the information provided on the document, City Planner Scott added that there are different kinds of mixed-use projects. One kind would be when developments have both a commercial and a residential aspect, and another kind would be when there was a standalone mixture of both residential and commercial elements. The question then becomes how those things could function together. As for Mid-Box Commercial, that refers to such

businesses as Ace Hardware, whereas Big-Box (which North Ogden does not have the base to attract) would be something such as Home Depot.

16. Master Planned Communities

City Planner Scott indicated on his document that Master Planned Communities were areas that would be designated for higher densities and a mix of uses along Washington Boulevard and 2700 North that are primarily controlled through a development agreement. The MPC zone is appropriate for this designation. He also stated that North Ogden doesn't have a designation on the map for that. They need to be able to identify the mix of uses. That would be a policy question.

17-18. Parks, Civic

City Planner Scott indicated that Parks are public spaces designed and utilized for recreational purposes. Civic indicates schools, libraries, senior centers, and governmental buildings.

The Civic zone would be appropriate as one designation, along with interspersing of these uses within private sector projects. He stated that the City Council adopted a civic zone during the past year, and were in the process of re-zoning all City zones to civic zones. However, the standards don't line up very well with the functionality of the civic uses, and he gave as an example the public works building.

He urged the committee to take some time to digest some of this. Committee members should reflect how this could blend into the draft, but also how the existing map looks, to determine whether it could serve as is or whether there should be changes. He acknowledged that the committee had a lot of work ahead of them.

Co-Chair Grant Protzman asked City Planner Scott if he would, after retiring, continue to help North Ogden. City Planner Scott replied that he is committed to working on the sensitive lands overlay, and the land use code. Co-Chair Grant Protzman expressed gladness that Scott had been able to end his career in a place as nice as North Ogden.

3. **Discussion on General Plan goals and Committee deadlines**

Presenter: City Manager/Attorney Jon Call

City Manager/Attorney Jon Call kept his presentation brief on what he termed to be the two things the group should be focused on. The first was the modern income housing plan, and the second was the General Plan, overall. He stated there were a lot of components, but the end result should be a final General Plan. He mentioned the zoning map, and that heightening its strength should be a goal so residents can open it up and know what would be coming. He asked the Committee to go through the Plan and decide what should and shouldn't be changed. As is, he stated it was somewhat unclear what the words meant and what the City wanted. For example, references to natural lands were confusing. He suggested the committee might have to divide people to work on different sections outside

the Committee. He mentioned that the General Plan was hard to navigate, and the executive summary needed to be narrowed down. He stated the transportation plan needed work, and it could use a navigation section to make things easier to find. He did not state any personal opinions on how to organize, only that it needed to be better organized.

Co-Chair Grant Protzman and Co-Chair Stefanie Casey expressed their opinions about what would be best for North Ogden. Several important points emerged during the discussion, which included:

- The General Plan included so much it seemed authors decided to include it all and try it, but no one did try it.
- The list of items in the Plan could be whittled down.
- Housing was a priority.
- North Ogden would attract some groups and not others.
- There were no easy answers.
- Cottage courts in Salt Lake were worth looking at. They fit with the idea of clustering, but would not feel as intrusive as town homes.
- There were creative ways to build housing, but that hasn't happened.
- It's important to maintain a sense of neighborhood for people so they don't feel isolated.
- If not well thought through, housing developments could turn into ghettos with violence and vandalism.
- North Ogden was backed into a corner, with mountains surrounding it. Only certain things would work for the space they have.

In the end, they agreed that they had been on the same page throughout the discussion, and each were committed to reducing the size of the General Plan to make it more efficient and useful—in the best interest of North Ogden.

5 & 6. Discussion on sensitive lands, cluster developments, next steps, and Committee assignments

Presenter: Co-Chairs Casey and Protzman

Co-Chair Protzman began the discussion by referring the committee to a color-coded document which included information from other communities who have employed clustering to solve some of their housing concerns. He explained that the document basically showed that there are zoning categories over which a city could overlay an optional zone to increase housing density without affecting desirability, and which could actually increase desirability for the residents who would live there. PUDs are an example of what could happen with that kind of zoning option.

The potential for small affordable homes in areas identified for overlay zones would be attractive. As smaller homes appeal to both young people just getting started, as well as to older people who are winding down, it would mean that these two populations would live in close proximity to each other, providing a desirable and valuable interaction between the two

groups. Co-Chair Protzman was enthused about the potential for this type of arrangement in North Ogden, which he noted had several areas that would be ideal for such developments. He stated he did not want to identify those areas specifically during the meeting, but they did exist, and they could be identified later as potential areas for overlay zones.

Co-Chair Casey had opinions about the overlay zone concept and was particularly vocal in expressing one in particular; that she didn't feel North Ogden was ready to pursue the overlay concept with vigor.

Co-Chair Protzman went on to explain in more depth the concept of overlay zones, and emphasized their benefits. He re-emphasized the potential for enhancing a neighborhood with higher density housing and more open space—a possibility with the clustering that an overlay zone would allow. The open space created served the purpose of a little community center. Co-Chair Casey countered that idea by stating that was already a possibility with the MPC Zone.

Co-Chair Casey objected somewhat to the creativity that overlay zones afforded. Some discussion occurred regarding how that creativity would increase public access to water, and would be a good thing. Developers would come in with ideas, so North Ogden should be prepared with appropriate zoning so they could listen to the ideas and approve or reject them. The committee should identify which areas to target with the approach.

Co-Chair Casey indicated that she agreed that clustering could bring about good outcomes. She stated she would take the map, look at the zones, and come prepared to the meeting on May 26th with suggestions for specific areas as potential for overlay.

Co-Chair Protzman mentioned amenities that sometimes came with creativity in overlay zones, to which Co-Chair Casey had a strong reaction, asking what amenities he was talking about. She felt North Ogden was not ready for the kind of developments that included amenities. North Ogden needed housing, not amenities. Co-Chair Protzman stated that as developers made their pitches, North Ogden could reject or deny them.

Committee Member Julie Anderson referenced the community of Smithfield, which she stated is not the community she remembers when she was young. They seem to understand the keeping of community while keeping open space. Their zoning policy allows for building more homes, but not more apartments. The green space helps give the community a less-intense feel.

Co-Chair Casey wanted to slow things down to allow for plenty of discussion. She questioned whether the creativity that overlay zones would allow for could result in multi-storied developments, and there was a brief discussion on the number of stories that could result. She personally preferred cottage courts to multi-storied units. Committee Member Julie Anderson asserted that when she looked at cottage courts, she thought of the 55+ population. That concept would fit in just about any neighborhood.

Co-Chair Casey recognized the need to do some outside committee work to get something ready for the City Council. There needed to be a firm plan for the future. She mentioned the need to keep infrastructure in mind, as she didn't feel North Ogden had enough infrastructure, currently, to handle some of what overlay zones could result in. There was discussion regarding the Committee's role in the matter.

The discussion led the committee to reflect on the fact that North Ogden doesn't have a lot of commercial enterprise coming in. Property taxes for homeowners will go up if there is not enough commercial to balance the home-owning population. However, it was impossible to make commercial come in at the same rate of home construction.

Co-Chair Casey re-iterated that North Ogden had to find a balance. She stated that the City has zones for a reason, and that they had to respect property owners. She stated that people generally wanted half-acre lots for homes, and creative PUDs would not provide that. She suggested that perhaps it was a good idea to take a deep breath and not rush into the concept of overlay zones. Co-Chair Protzman countered that idea by stating that North Ogden will not be able to attract commercial entities if they don't have a high-density population base to support them, but Committee Member Julie Anderson stated that if they want to preserve, they would have to stick to zones.

There was discussion regarding the policies of the City of Harrisville. The policies there were very firm in terms of what that city wants, and if any developer came in with a different idea, they would be told "you can try." However, trying to waive a policy just would not work there.

Co-Chair Casey noted that North Ogden residents are not coming to the City Council asking for more, concluding that the people don't want more. As an example, strip malls cannot keep tenants.

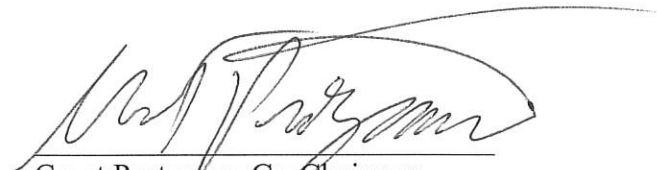
Co-Chair Protzman admitted that the committee does not have a consensus. Co-Chair Casey stated she would prepare something for the City Council and they could talk about it at the next meeting. Some of the concepts discussed were really great, and could be incorporated. Co-Chair Protzman also noted how important it would be in the future to have a full quorum present for voting.

7. Committee/staff/Mayor comments

There were no comments.

8. Adjournment

Co-Chair Grant Protzman adjourned the meeting at 7:51 p.m.



Grant Protzman, Co-Chairman



Joyce Pierson, Deputy City Recorder



Date Approved