

**GENERAL PLAN ADVISORY COMMITTEE
MEETING MINUTES
June 23, 2021**

The North Ogden General Plan Advisory Committee Meeting convened in a regular meeting on June 23, 2021 at 6:00 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 June 18, 2021.

COMMITTEE MEMBERS PRESENT

Grant Protzman, Co-chair
Stefanie Casey, Co-chair
John Arrington
Julie Anderson
Christina Watson (joined via Zoom)
Dan Nixon
Ryan Barker

STAFF PRESENT:

Neal Berube	Mayor
Jon Call	City Attorney/Manager
Scott Hess	Planning Director
Brandon Bell	Associate Planner

VISITORS:

None

Co-chair Protzman called the meeting to order. Committee Member Barker led the Pledge of Allegiance and Co-chair Protzman offered the invocation.

CONSENT AGENDA:

1. **Consideration to approve the May 26, 2021, General Plan Advisory Committee Meeting minutes**

Committee Member Christina Watson made a motion to approve the May 26, 2021, General Plan Steering Committee Meeting minutes as written. Committee Member John Arrington seconded the motion.

The motion passed unanimously.

ACTIVE AGENDA:

2. Public Comments

There were no public comments.

**3-4. Discussion on Overlay Areas and Clustered Uses
Presenter: Planning Director Scott Hess**

**Discussion on Staff Review of General Plan Map, Overlay Areas, and Housing Choice
Presenters: Planning Director Scott Hess & Assistant Planner Brandon Bell**

Planning Director Hess presented maps of the overlay areas that cross over from Ogden and into North Ogden. He explained that North Ogden had a well-established single-family neighborhood. Therefore, the question became how to accommodate build out for approximately 40,000 additional people. Mr. Hess explained that the balance was to find ways to allow for development while also preserving uses that were intrinsically valuable to the community. He stated that the Committee could aim to be proactive versus reactive in what they wanted to see.

The Committee then discussed different areas and types of uses throughout the City that should be preserved as changes were made. They also discussed the importance of respecting property rights.

Planning Director Hess explained that zoning overlays were used by communities to apply specific standards and/or conditions to certain areas. This could be done in perpetuity and maintained through an HOA or a nature conservancy. Cluster subdivisions could be utilized. This had been generally very successful elsewhere because it meant a large area of development could have an open area with businesses on either side.

The concept was cited as advantageous to farmers who were ready to retire, without anyone in their family who wanted to continue farming. These older farmers see their land as their retirement income, and want to be able to sell it off. This could be achieved with the transfer of development rights that allowed for open space to be retained while developing housing at the same time. In that regard, development rights would be similar to water rights.

Generally, current residents do not favor change. However, clustering allows for established possibilities that people can live with. Sociological benefits include a greater sense of

community and improved interpersonal relationships. Communal use of parks and recreational space draws people together.

It was stated that the General Plan Advisory Committee had the opportunity to put zones and overlays in place such that they could say to any developer, "If you want to build here, this is what we want you to do." A perfect example mentioned was the hillside protection that North Ogden wants to retain. The ensuing discussion emphasized a lot of positive things about clusters.

Planning Director Hess stated he wanted feedback from the committee, then a public comment process to learn how to accommodate the growth they know would be coming. He felt it would be important to stay away from the word "density," and stick with the phrase "housing choice." He felt their goal should be to provide a wide variety of choices for people of all ages.

Planning Director Hess then stated he felt there were four main areas in North Ogden that were perfect for the clustering overlay concept:

1. Hillside (in the north)
2. City Center
3. Urban Agricultural Protected Areas
4. Gateway to the Community (in the south)

During the discussion on these areas, Planning Director Hess brought up the importance of the transit plan, which would seek to make more jobs easily accessible via the transit system. Good access to public transportation means families can get by with fewer cars, and therefore be able to afford more on their housing.

On the subject of agricultural protection, Planning Director Hess pointed out that for many people, it was not so much that they wanted agriculture per se, but they wanted open (not necessarily recreational) space. For the gateway area, he felt thoughtful consideration was necessary to meet the community's vision.

Planning Director Hess concluded his presentation by stating he was hoping for feedback from the committee so he could bring back a clean copy of the map.

Committee Members then began discussing among themselves (and directing questions to Planning Director Hess) regarding the feasibility of overlay zones to accomplish the needs and goals of the City. Topics included the location of an elementary school, gaps at the end of cul-de-sacs, housing choices that include more than town homes, the limitations of HOAs, and zone creeping. On the subject of zone creeping, Hess commented, "You just have to decide what your line in the sand is."

Assistant Planner Bell commented that they should come up with a plan that essentially told developers that they had fixed rules that had been attached to the zones and the overlays, and they must stick to those rules in their planning. Someone asked if visual consistency was

critical, and the answer was yes. Cited was Salt Lake City, where one doesn't even notice as they travel from one zone to the next because the visual consistency was there.

5. Discussion on Moderate Income Housing – Pros and Cons of State Menu Items
Presenter: Planning Director Scott Hess & City Attorney/Manager Jon Call

Planning Director Hess began this discussion by defining Moderate Income Housing, which used figures of 80%, 50%, or 30% of median incomes to arrive at what a house would need to be priced at to be considered moderate. He used his own ongoing attempt to find housing as an example.

He had been carefully monitoring houses for sale in North Ogden by utilizing an online real estate tool. Currently, there were only 13 properties listed. He wondered how City employees could possibly afford to live in North Ogden. He didn't know that they could. He had calculated that an employee had to make between \$52,000 and \$58,000 per year to afford even the lowest priced homes in North Ogden. Only those with higher level jobs and with five years' experience came close to that. The Committee seemed alarmed to realize the situation was that bad. Certainly, the end game was quite drastic in that 10% of housing units needed to be kept as truly affordable units, and the way to do that was not clear.

Someone mentioned that capitalism was at work. He resented it when the legislature blamed cities for the problem. Developers make money. They would much rather charge market rates than settle for vouchers. Utah was experiencing a market condition.

Planning Director Hess explained the color coding on his document, stating that blue areas were suggested to add, and red areas were suggested to remove. He then summarized his suggestions, with the following emphases on what North Ogden was doing, or could do:

- Rezone for densities necessary to produce modest income housing.
- Allow for accessory dwelling units.
- Encourage higher density housing near transit investment corridors.
- Participate in a community land trust program.
- Implement a mortgage assistance program for employees, with a need to assess how this would affect the City's budget.
- Partner with a multitude of outside agencies.

He recommended removing reference to preserving subsidized units, as North Ogden had none of those currently. He stated he would start putting the report together in preparation for sending it to the State level, the deadline for which was in six months. The difficulty of satisfying State mandates was mentioned.

As the Committee discussed the issues, several ideas came forward, with no clear path arrived at for pursuing any of them:

- How to deal with an unfunded State mandate.
- The potential for increasing the City's budget.
- Coming up with ideas that staff could figure out how to make work.

- They were trying, and could prove to the State that they were trying.
- The feasibility of utility waivers to help offset the cost of owning a home.
- Waiving some of the initial building fees on a new housing build.

Co-chair Protzman suggested that two main things had to be emphasized in their report to the State and the work they would engage in. Those two items were 1. Look at the transportation corridor overlays very seriously, and 2. Take a look at some of the suggested overlay zones for the areas west of and including Developer John Hansen's areas.

Co-chair Casey suggested that first they must work to vest the general plan. She suggested doing the overlays first, to which Planning Director Hess suggested they assess which properties overlays could apply to, and what densities would be needed to achieve the open space desired.

Reference was made to the business style of Developer John Hansen, and that he often applied pressure. Nevertheless, North Ogden wanted to do this right, and would take the time to do it right in spite of pressure.

As the discussion wound down, several discussions took place at the same time, with the following points being mentioned:

- There were infrastructure issues that needed to be addressed during this process.
- Coldwater Creek needed to be considered as it runs through the City.
- How to incentivize developers to get on board with affordable housing.
- Whether the Army Corps of Engineers was involved in determining where housing could be built.
- Assuring the public that there would be physical and visual access as part of development.
- Protecting unique things that the North Ogden community would not be able to replicate

Planning Director Hess stated he would have an update ready in two weeks and that it would be added to the online packet.

6. **Question & Answer Session on ULCT Legislative Wrap Up Document**

This discussion revolved around whether or not HB 98 had passed, which it had not—though it will likely come up again.

7. **Discussion on next steps and Committee assignments**

Presenter: Co-chair Protzman

There were no additional next steps identified that hadn't been discussed earlier.

8. **Committee/Staff/Mayor comments**

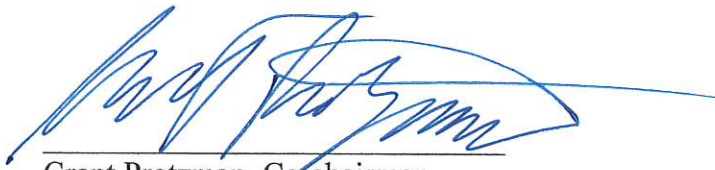
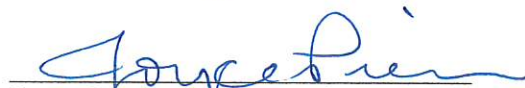
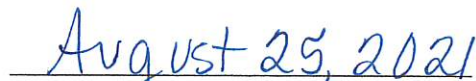
Mayor Berube expressed gratitude to everyone for their efforts to keep North Ogden a great place to live.

9. **Adjournment**

Committee Member Julie Anderson made a motion to adjourn the meeting. Committee Member Stefanie Casey seconded the motion.

The motion passed unanimously.

The meeting adjourned at 7:49 p.m.


Grant Protzman, Co-chairman
Joyce Pierson, Deputy City Recorder
Date Approved