

**GENERAL PLAN ADVISORY COMMITTEE
MEETING MINUTES
May 26, 2021**

The North Ogden General Plan Advisory Committee Meeting convened in a regular meeting on May 26, 2021 at 6:05 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 May 20, 2021.

MEMBERS PRESENT:

Grant Protzman
John Arrington
Julie Anderson
Christina Watson
Mark Brown joined via Zoom

STAFF:

Neal Berube	Mayor	joined via Zoom
Jon Call	City Manager/Attorney	
Scott Hess	Planning Director	
Brandon Bell	Associate Planner	
Joyce Pierson	Deputy Recorder	

VISITORS:

There were no visitors.

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

AGENDA:

1. Consideration to approve the March 24, 2021 and April 28, 2021 General Plan Advisory Committee Meeting minutes

This item was discussed at the beginning of the meeting and voted on at the end of the meeting after another committee member (which formed a quorum) had joined the meeting.

Committee Chair Protzman made a motion to approve the March 24, 2021, and April 28, 2021 General Plan Advisory Committee Meeting minutes as written. Julie Anderson seconded the motion.

The motion passed unanimously.

2. Public Comments

There were no public comments.

**3. Discussion on General Plan goals and Committee deadlines
Presenter: Co-chair Grant Protzman**

Co-Chair Protzman gave an overview of the Committee's task for the evening. He emphasized the Committee's obligation to get decisions to the City Council so they could move forward on pressing applications. He praised Stefanie Casey for creating a color-coded map which brought together the zoning codes and the general areas. He acknowledged the need to "tear down" the Master Plan.

A member of the Committee expressed his concern that in the 16 months he had been on the Committee, these issues had kept coming up over and over without any progress. He stated he felt that was unnecessary. He gave it as his opinion that Staff, as trained professionals, could provide the details needed, and that the Committee shouldn't be doing the research on what everything means. The Committee should be able to look at the research done by the professionals, and make decisions in a timelier manner.

City Attorney/Manager Jon Call sought confirmation that the Committee would like Staff to take on a greater role.

Committee Member Christina Watson stated that, as a citizen, she wanted to be involved in making decisions, but that she didn't have experience on everything. It was hard for her to be looking everything up. Committee Member Julie Anderson mentioned that the Zoom meetings during COVID had hampered timeliness, as well.

**4. Discussion on moderate income housing update
Presenter: Planning Director Scott Hess**

Planning Director Hess had reviewed housing reports of previous years to prepare for the presentation. He recommended eliminating some of the wording in the City's moderate income housing document, as it related to subsidized units, and North Ogden had none. On the other hand, requirements of House Bill 82 required that some of the wording remained and other wording be added. He mentioned specifically wording related to accessory dwellings, which North Ogden had.

The problem boiled down to how the City could meet the Utah State-mandated requirements that Utah cities provide moderate income housing. With that as the point to strive for,

Planning Director Hess outlined a plan that had worked elsewhere, and had the potential to work in North Ogden as well.

Planning Director Hess explained how a non-profit 501 (c) (3) Land Trust could buy the land, and then lease it back to the homeowner for \$1 per year for 99 years. The homeowner would own the actual home and be responsible for all its upkeep. This plan would keep the cost of the land low and controllable. Homeowners would know that when re-sold, the property value would have appreciated some, though there would be no profit on the sale of land. This would help the property and the land remain affordable over the years, even when the property sold to another buyer.

Committee Member Anderson asked how the City would benefit from such a plan. Planning Director Hess replied that it would allow North Ogden to come into compliance with the State mandate. Planning Director Hess felt the City would not lose property tax. He explained further that the plan was a good way to introduce young families to home ownership. Furthermore, the non-profit Land Trust would keep an eye on whether a payment on the home was missed, and step in if it was. He stated that homes on this kind of plan have had a low mortgage failure rate of 1.5%, whereas the general rate of mortgage failure was 7%.

Committee Member Anderson also asked if there were any such non-profits operating in North Ogden at the time. The answer given was no, there were not. Committee Member Anderson was concerned that if they courted one operating elsewhere it may not meet the unique needs of North Ogden. Planning Director Hess stated the City could look for the right groups to partner with for donations and private endowments.

Planning Director Hess proposed that wording in the document regarding appreciation based on current rent and mortgage costs be stricken and changed to state that the City would assess on a yearly basis and adjust the number units needed annually. He mentioned that they needed to add 330 units over five years at 30% or less of median income, which would be extremely affordable. He stated that 30% of area median income was \$591 unit per month, which, without the benefit of a non-profit owning the land, would translate into a basement bedroom only. Committee Member Anderson stated that housing had to be controlled because North Ogden had no very young families because they could not afford to live there.

There was discussion as to whether the strategy would compete with anything else the City was doing. It was explained that non-profits were eligible for things the City would not be, so it shouldn't conflict with other projects. It was suggested that this plan would become a "hand-up," not a "hand-out" to people and would be quite advantageous.

Planning Director Hess predicted it would take several steps to adopt the plan, and may take up to a year to identify the right plan with the right partners. Co-Chair Protzman asked Planning Director Hess to bring all the pros and cons to the next meeting, at which time the Committee would make recommendations.

5. **Discussion and/or action on recommendation for future Land Use map**
Presenter: Committee Member Julie Anderson

Committee Member Anderson presented a finalized future Land Use map with color coding applied to show how all zoning numbers and overlays had been marked.

Committee Member Christina Watson, having not attended the previous two meetings, had questions about why the area in which she lived had been marked in purple. Specifically, it had been marked at a higher density than it currently was, and that was a cause of concern for her. The discussion then focused on whether or not potential higher density housing areas were spread evenly around the City, or whether they were just in one spot. Staff was able to explain how older areas, that were likely to change in the next 10 years, were identified as places that could build to a higher density once torn down. Also explained was the idea of transferability, where densities could be negotiated if a developer was willing to add certain features, such as an open community space, to their developments.

Committee Member Anderson took time to explain how the subcommittee in charge of the map had applied the color-coding. She mentioned specifically that yellow was on the hill; white was the most developed part of North Ogden (wherever that code appears, very little development area was still left; red was where high density could go in the future; blue was mixed-use high density; orange was commercial; green was conservation; and pink was low density with a transferable option.

There was subsequent discussion as to whether they should change the coding for the area being discussed. Since there were only one or two parcels left to be developed in that area, it might not need to be changed, though they acknowledged that the future could bring changes that were hard to accept. During the discussion, it was emphasized that it was important to maintain transferability to preserve open space in any high-density housing development. It was also mentioned that it had taken months for the committee to arrive at a map that could be submitted to the City Council, so it needed to be done now.

Committee Member Watson asked if the coding lined up with bordering cities' plans. City Attorney/Manager Jon Call took some time to outline how North Ogden's planning measures up in relation to the areas that border other cities. Co-chair Protzman also pointed out that there were 3 or 4 portions that were designated as Weber County, and which were allowed for annexation.

The goals for high density housing areas were that they included small-scale walkable neighborhoods that fit the fabric of residential life, and from which residents wouldn't have to travel far for services. Also, it was important to preserve the open flow of water. Courtyards could be created to foster a sense of community. Any demolition of existing structures to put in new ones would have to follow the new plan. In summary, if someone wanted to put up higher density housing than currently exists, there were things they would have to be willing to do to get it approved.

Co-Chair Protzman reminded everyone they were basically giving the Planning Commission and the City Council a set of suggestions in light of the fact that North Ogden cannot sustain

growth with the same approach used for the last 100 years. The population had gotten too large and the resources too limited. And, the State of Utah was now mandating what must be done, so it must be done. In light of the State's mandates, cities can still say "no" to things, if it was all written out in a development agreement. Without proper negotiations, cities could lose what they want.

Planning Director Hess stated that the Utah League of Cities had drawn up a good wrap-up document, which he would send to all committee members.

Committee Member Watson summarized what it was that she wanted:

- Neighborhoods with ¼ acre lots in the whole section
- Prominence Point should not be transferable
- Not a whole lot of high density all in the same spot
- Arrange the map so colors were more balanced
- To have the same style of neighborhood wherever "purple" appears on the map
- Medium and high-density housing all along the commercial areas

City Manager/Attorney Call reminded the Committee that the City Council was most eager to pass something for certain areas of the City, and that the area that concerned Committee Member Watson was not in that location. They could send something as approved, while stating that something else still needed discussion. Co-chair Protzman suggested a motion to adopt the map as-is, with further discussion about the lower left corner of the map, though not the whole south end of the City.

Committee Member Mark Brown moved that the future Land Use map be approved as-is, with the exception of the area below the cannery and west of Washington Boulevard, which areas of the map needed more discussion. Committee Member Anderson seconded the motion.

Voting on the motion was as follows:

Co-Chair Protzman	aye
Committee Member Anderson	aye
Committee Member Brown	aye
Committee Member Watson	aye
Committee Member Anderson	aye

The motion passed unanimously.

6. Discussion on possible recommended additional options

Presenter: Co-chair Grant Protzman

Co-Chair Protzman asked that PUDs, zoning overlays, and additional talking points be suggested to the Planning Commission to help them.

Committee Chair Protzman moved to accept the additional recommendations presented.

Voting on the motion:

Co-Chair Protzman	aye
Committee Member Anderson	aye
Committee Member Brown	aye
Committee Member Watson	aye
Committee Member Anderson	aye

7. Discussion on next steps and Committee assignments

Presenter: Co-chair Grant Protzman

Co-Chair Protzman asked the Committee to take a look at some of the unique features in North Ogden that make it a beautiful place. He suggested a focus on waterways, wooded areas, trails, etc. He suggested they look for specific sections for overlays and have that ready to discuss at the next meeting.

Committee Member Anderson asked for a special presentation on overlays at the next meeting. Co-Chair Protzman stated he had already done that at a previous meeting, but he agreed to have another informational presentation, as such presentations make refinement possible.

Mayor Neal Berube had been listening by phone and at this point in the meeting he spoke up, suggesting a special feature of North Ogden was the Coldwater Creek area, and the restoration and retention of that area was critical. When the Mayor asked if he was an official member of this committee, City Manager/Attorney Call answered that he was.

Co-chair Protzman stated that Committee Member Watson's earlier concerns were well-founded, so they would address those at the next meeting as well.

7. Committee/Staff/Mayor comments

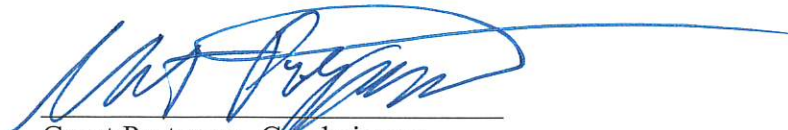
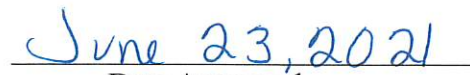
Mayor Berube thanked all for their willingness to serve on the committee, and that differences of opinions were appreciated.

The meeting ended with a brief mention of how to improve attendance at future meetings in order to have a quorum for voting.

8. Adjournment

Motion to adjourn the meeting was informal, passing unanimously.

The meeting adjourned at 7:32 pm


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