



**CITY COUNCIL WORK SESSION MEETING AGENDA
FEBRUARY 01, 2022, AT 6:00 PM**

THERE WILL BE NO IN-PERSON ATTENDANCE, TO ATTEND PLEASE FOLLOW INFORMATION BELOW:

Click the link below to join the webinar: <https://us02web.zoom.us/j/81094186938> Webinar ID: 810 9418 6938

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

YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Council Member Swanson

PRESENTATIONS

1. Parks and Trails Committee Presentation
Presenter: Sarah Lansing

CONSENT AGENDA

2. Call for conflict of interest disclosure

ACTIVE AGENDA

3. Public Comments*
4. Discussion on Shaw Century Farms, located at approximately 281 E Lomond View Drive
Presenter: Scott Hess, Planning Director
5. Discussion on Washington Boulevard sidewalk widths
Presenter: Scott Hess, Planning Director and Council Member Dalpiaz
6. Discussion on definitions for the Future Land Use map
Presenter: Scott Hess, Planning Director
7. Discussion on whether or not to send an official letter to the State Legislature on voting methods
Presenter: Jon Call, City Manager/Attorney
8. Public Comments*
9. Mayor/Council/Staff Comments
10. Adjournment

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

The Council 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 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed 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 26th day of January, 2022 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2022 meeting schedule was also provided to the Standard Examiner on December 16, 2021. Susan L. Nance, CMC, City Recorder

Public Comments/Questions

- a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.
- b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and address.
- c. Citizens will be asked to limit their remarks/questions to three (3) 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 City business, 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 Council Meeting.
- g. The Mayor will inform a citizen when he or she has used the allotted time.

North Ogden, Utah Park & Trails Survey Results

2021



250

People participated in our survey

96% are North Ogden Residents

Question asked by N.O. city council*

Are you open to the possibility of a tax increase to pay for the construction and completion of new city parks and trails and/or new park amenities in the future?



66%

SUPPORT



14%

DO NOT SUPPORT

20% preferred not to answer question

* Asked of the last 150 participants



171

Participants believe we need MORE parks in North Ogden in the future



#1 Reason participants LIKE our parks is because they are clean and well maintained



#1 Requested IMPROVEMENT is for trail maintenance, expansion and/or paving



Most requested park amenities for the future

72% requested new playgrounds

66% requested more trails

64% requested more shade or trees

Our Recommendations to North Ogden City Council

1. Allocate enough funds to replace the Wadman Park play structure that was taken down last year as well as Lomond View play structure that was slated for remodel this year.
2. Complete the last segment of the trail system that connects Barker Park to Oaklawn Park in the next 3 years.
3. Maintain our Tree City USA status for the next 3 years.



Survey conducted by North Ogden Parks and Trails Committee 10/20/21- 12/2/21.
The NO Parks and Trails Committee is a resident-led community group in North Ogden, UT that aims to help the city officials know what residents want, create community involvement for parks and trails and assist the city of North Ogden to provide safe outdoor spaces for our community.

Charles A. Shaw



281 E Lomond View Dr, North Ogden, UT 84414

Architecture, Landscape, and Site Design

Developed & Marketed By

**John W.
Hansen**
AND ASSOCIATES REAL ESTATE

Table of Contents

Architecture, Landscape, and Site Design

▪ 1.0 Introduction to Century Farm	Page 3	▪ 3.0 Prototypical Architecture and Landscape.....	Page 9
▪ 1.2 Vicinity Map	Page 4	▪ 3.1 Overview.....	Page 9
▪ 1.3 Neighborhood	Page 5	▪ 4.0 Home Sites.....	Page 10
▪ 1.4 Site Plan	Page 6	▪ 4.1 Setbacks.....	Page 10
▪ 1.5 Project Objectives	Page 7	▪ 5.0 Utilities.....	Page 11
▪ 2.0 Design Guidelines	Page 8	▪ 6.0 Similar Project Designs.....	Page 12
▪ 2.1 Unifying Design Elements.....	Page 8	▪ 6.1 Similar Project Setbacks.....	Page 13

1.0 Introduction

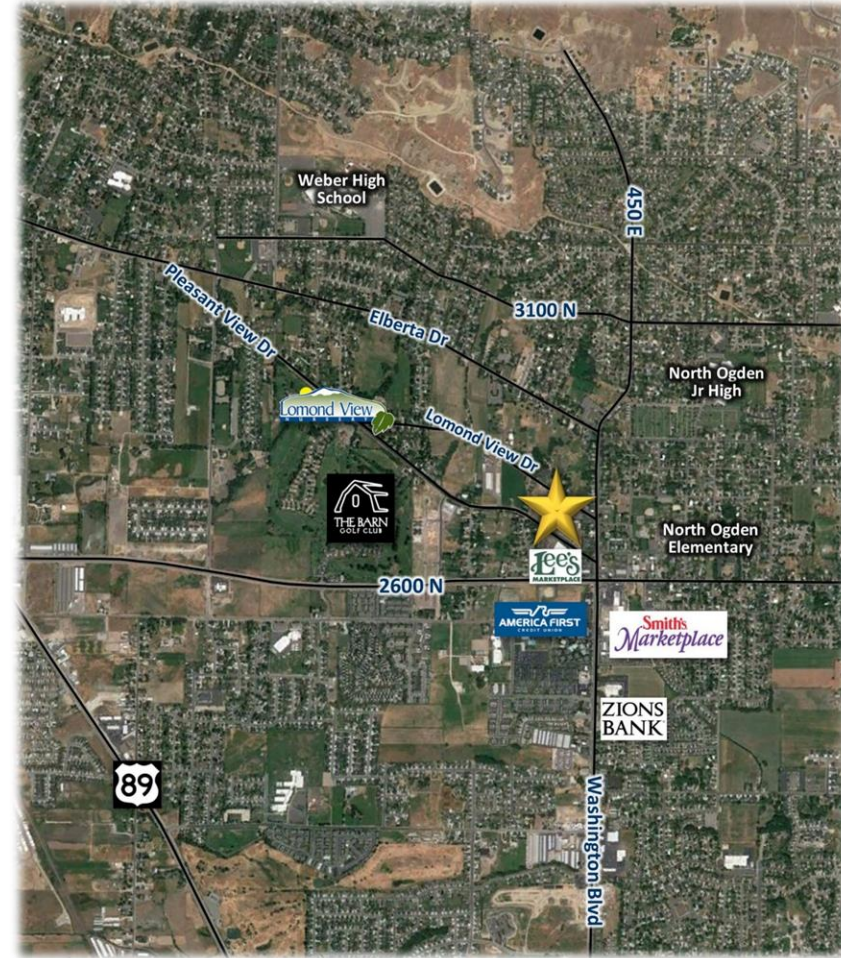
The Century Farm Development is located on 6.73 acres of land. The community will be built upon some of the finest property along the entire Wasatch Front. The property has been carefully farmed by one family since the 1890's. The setting provides majestic mountain and valley views with a gradual slope in elevation.

The goal for the project is provide more affordable single-family housing with manageable lot sizes for a convenient, on the go lifestyle.



1.2 Vicinity Map

Century Farm features a location that provides both quality of life and convenience. The country setting is nestled between small hobby farms and open space with recreation, shopping, restaurants, and banks nearby.



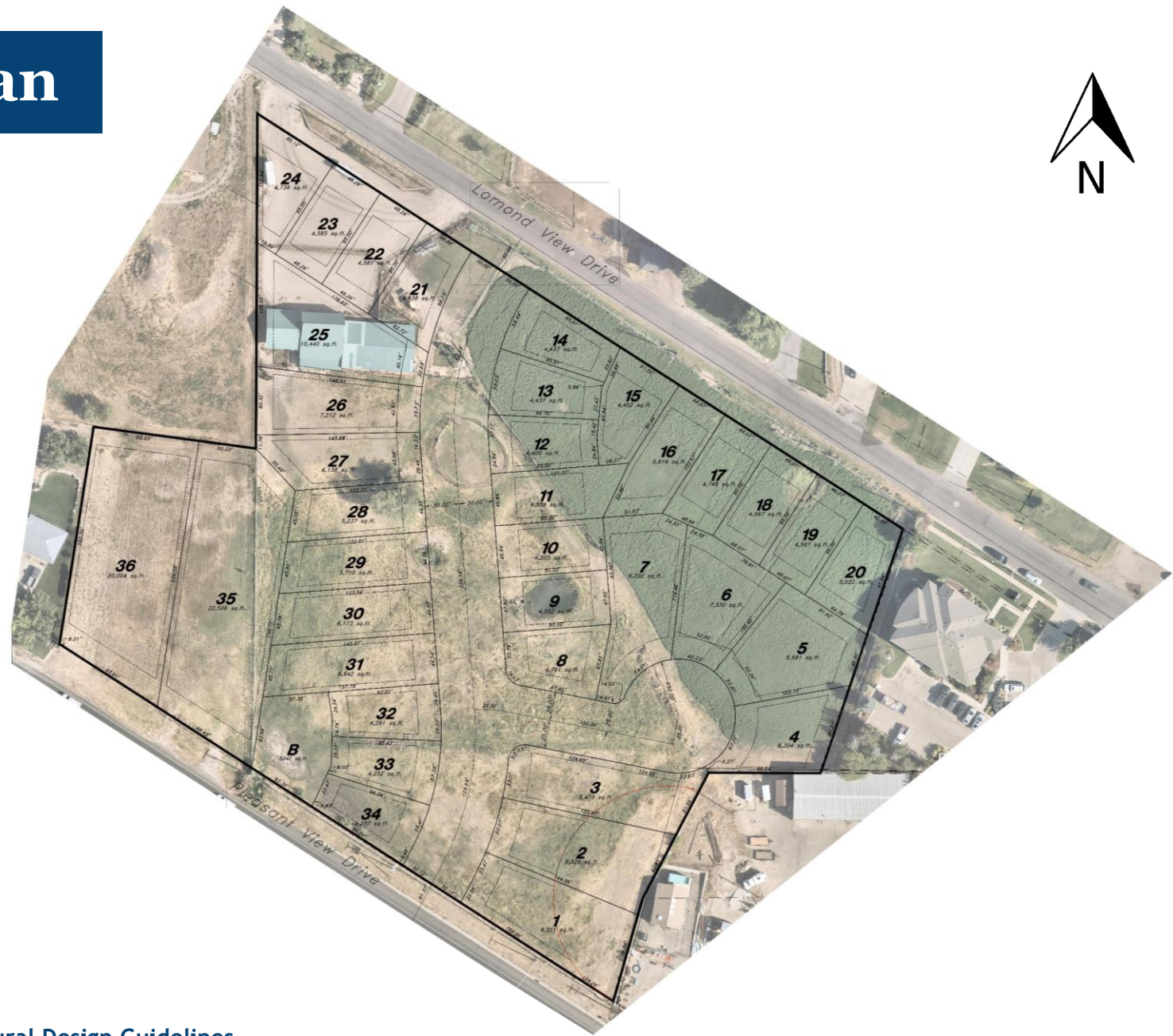
1.3 Neighborhood

Century Farm will offer 36 single-family residential home sites. Each homeowner is expected to bring their own inspirational home design while following the guidelines that will provide a uniformed neighborhood.

Site Summary		
Total Site Area	6.73 Acres	293,289 +/- sq.ft.
Total Residential Homesites	36	
Density (UPA)	5.35	

Land Use Summary			
Residential Home Sites	36	5.53 Acres	240,886 +/- sq.ft.
Roadway/Improvements	1	1.07 Acres	46,568 +/- sq.ft.
Detention Basin	1	. 13 Acres	5,546 +/- sq.ft.

1.4 Site Plan



1.5 Project Objectives

The natural environment surrounding Century Farm will provide the inspiration for design within the community. The North Ogden area has captivating mountain and valley views that should be maintained. The three main objectives, shown to the right, are meant to guide owners and the developer in creating a high-quality development that support the private feel community of Century Farm and enhance the sense of place experienced by the residents.

A. The Architecture and site planning are to reinforce community identity.

Each homesite will have its own architectural elements that will help to identify the neighborhood in addition to reinforcing and unifying the community identity.

B. Century Farm is designed as a pedestrian-friendly community featuring

connectivity to the North Ogden City Trail System. A public road with sidewalks will add to the pedestrian friendly atmosphere. All residences at Century Farm are to include design principles that provides a neighbor friendly environment.

C. Unifying elements throughout Century Farm will strengthen community

identity and are important to maintain as Century Farm develops. These elements are common throughout Century Farm, which are: architecture, fencing, and a common landscape theme.

2.0 Design Guidelines

2.1 Unifying Design Elements:

The unifying elements identified to the right, will help to ensure that improvements within Century Farm can be identified as part of the same community; providing these common elements will ensure that the quality within Century Farm can enhance the long term value of the project.

The idea is to create quality architecture and landscapes by requiring minimums of architectural and landscape elements demonstrated in examples within these design guidelines.

- *Architectural Styles*

The architectural styles shown in this presentation, are to be used as inspiration for the design of Century Farm homes.

- *Landscaping*

All residences at Century Farm are to include professional landscape design principles that enhance and support the beauty of the community.

- *Fencing*

The fencing permitted within Century Farm will match the architectural style of the homes and tie into the neighborhood look.

3.0 Prototypical Architecture and Landscape

3.1 Overview

Overview Design at Century Farm draws inspiration from Craftsman, traditional, farm, and country style architecture, using common elements that help to unify a neighborhood; one example is demonstrated in the illustration below.



Architecture Design

- Permitted materials will consist of a mixture of Stone, Brick, Masonry Products, and Stucco
- Asphalt Shingle or Wood Shake Shingle Roofing Materials with minimum accents of Copper or Metal type roofing material.
- Buildings should be oriented to face the street.

Projected Home Sizes

- Homes will range from a minimum of 1,500 SF up to 3,500 SF

Landscape Designs

- All landscape shall be professionally designed to complement the neighborhood and surrounding area. All trees, shrubs, bushes, and grass shall be common to the area and climate.

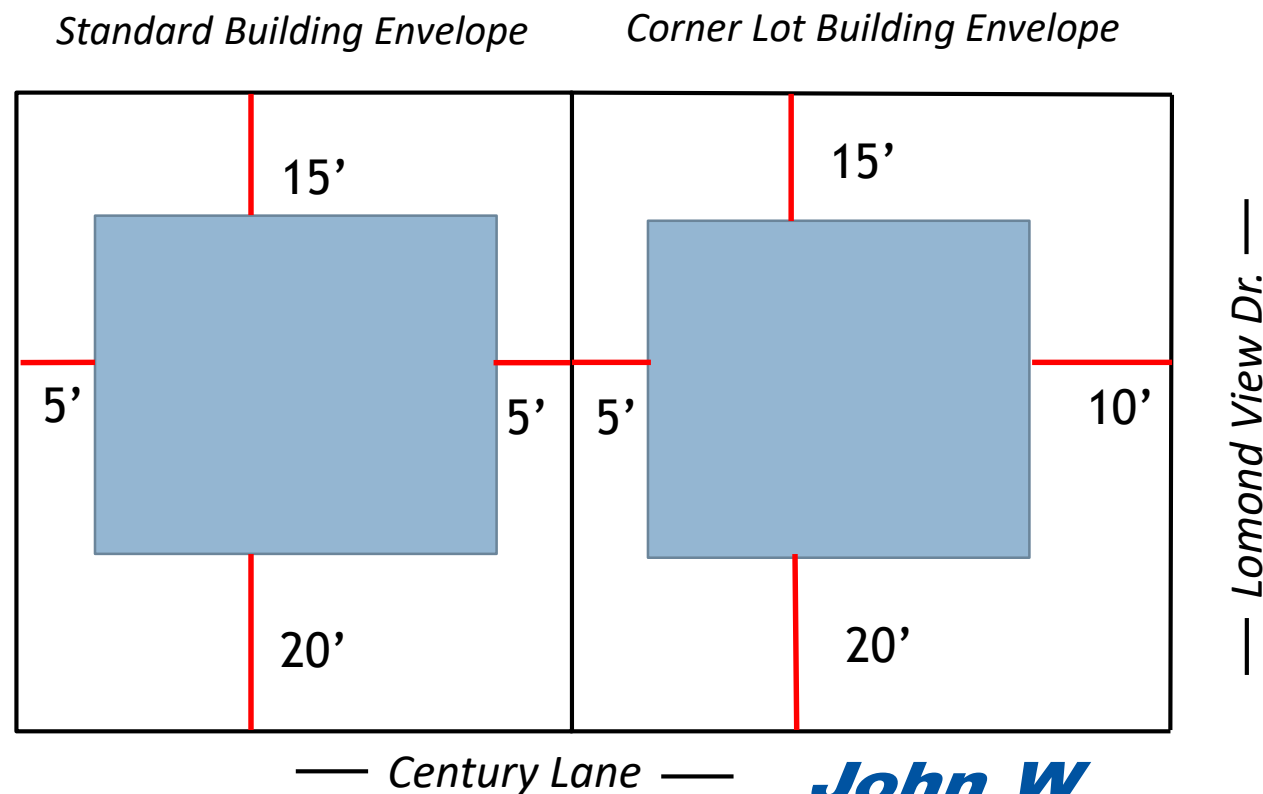
The Design Guidelines and these general characteristics provide opportunities for creative architectural design within Century Farm that still fits with the desired character.

4.0 Home Sites

Century Farm homesites are a minimum lot size of 4,252 square feet and a maximum size of 22,506 square feet with an average lot size of 6,699 square feet (Each lot features a minimum of 40' of frontage)

4.1 Set Backs

Set Backs	Front Loaded
Front Yard	20'
Side Yard (Standard)	5'
Side Yard (Corner Lot)	5' and 10'
Back Yard	15'



5.0 Utilities

The developer is responsible to meet the city requirements by providing a stub to each lot within the Century Communities project to the public utility services mentioned to the right:

- North Ogden City Sewer
- North Ogden City Culinary Water
- Pineview Secondary Water
- Rocky Mountain Power
- Dominion Energy Natural Gas
- Comcast Telecommunications

Each lot owner will have the responsibility of paying the necessary connection and impact fees associated with connecting to the provided utility services and obtaining a building permit from North Ogden City.

6.0 Similar Project Designs



Legacy North



Haven
Parkway



Havenwood
Village



Child Farms



6.1 Similar Projects Setbacks

Legacy North – Boyer Construction

525 E 2300 N, North Ogden, UT

- 55' Frontage
- 20' Front Yard
- 5' Side Yard
- 20' Rear Yard

Haven Parkway – Ivory Homes

2226 W 1775 S, West Haven, UT

- 42' Frontage
- 20' Front Yard Setback
- 5' Side Yard Setback
- 15' Rear Yard Setback

Havenwood Village – Nilson Homes

2541 S 2200 W, West Haven, UT

- 40' Frontage
- 20' Front Yard
- 5' Side Yard (10' Street Side Corner Lot)
- 15' Rear Yard Setback

Child Farms – Destination Homes

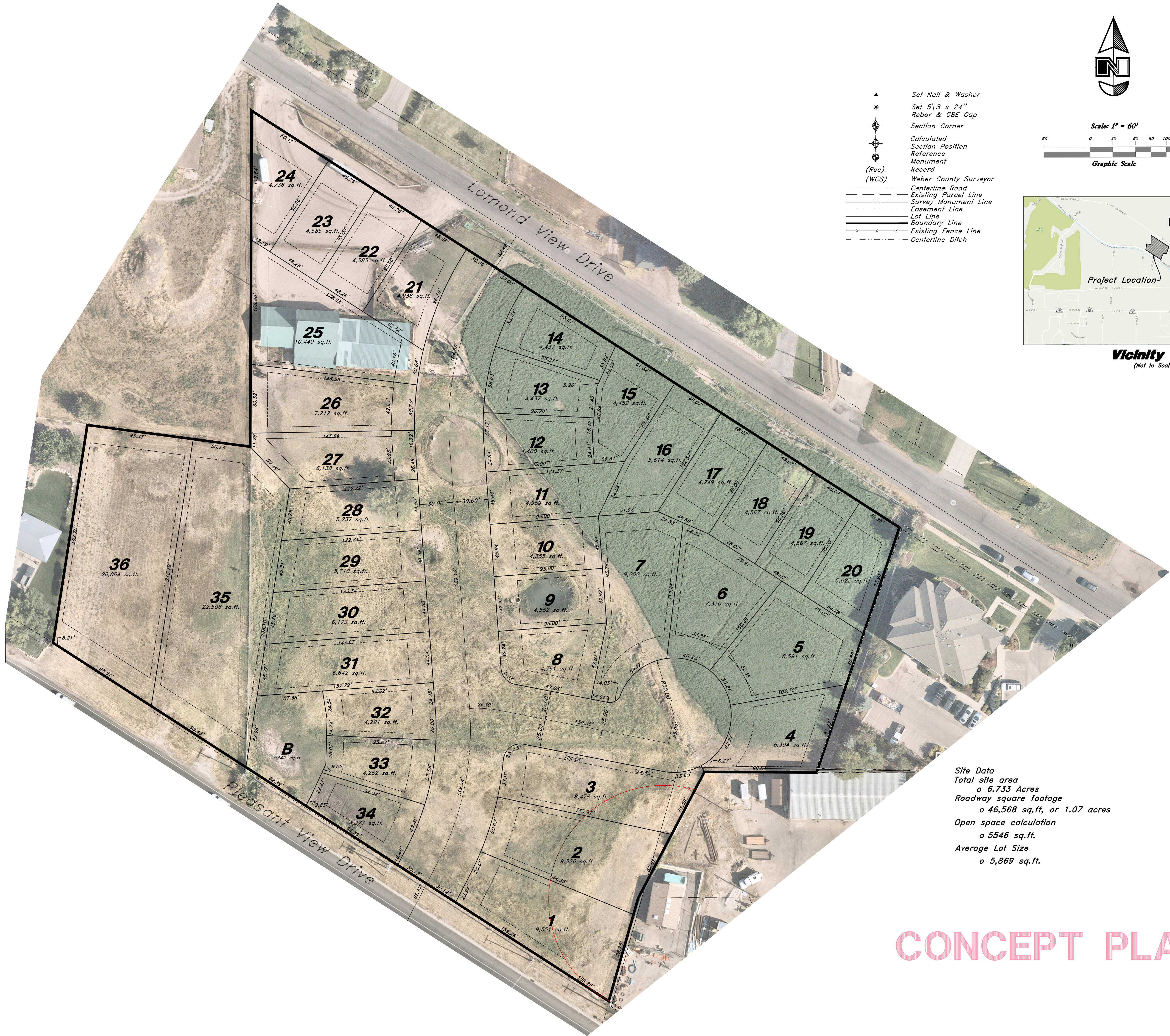
2123 S Sego Street, West Haven, UT

- 40' Frontage
- 20' Front Yard
- 5' Side Yard (10' Street Side Corner Lot)
- 15' Rear Yard Setback

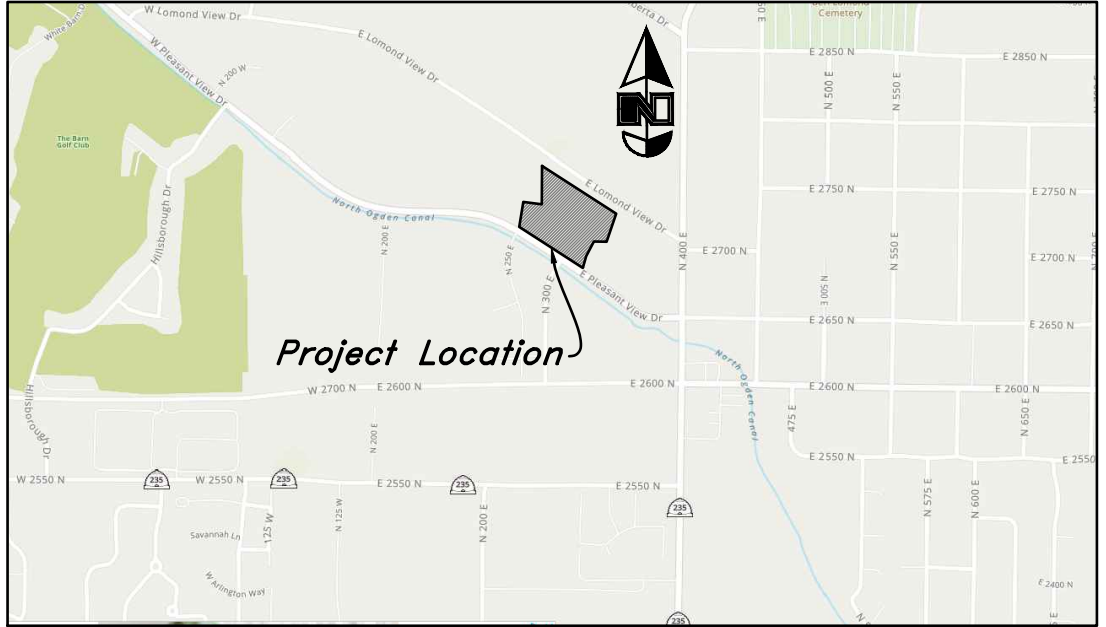
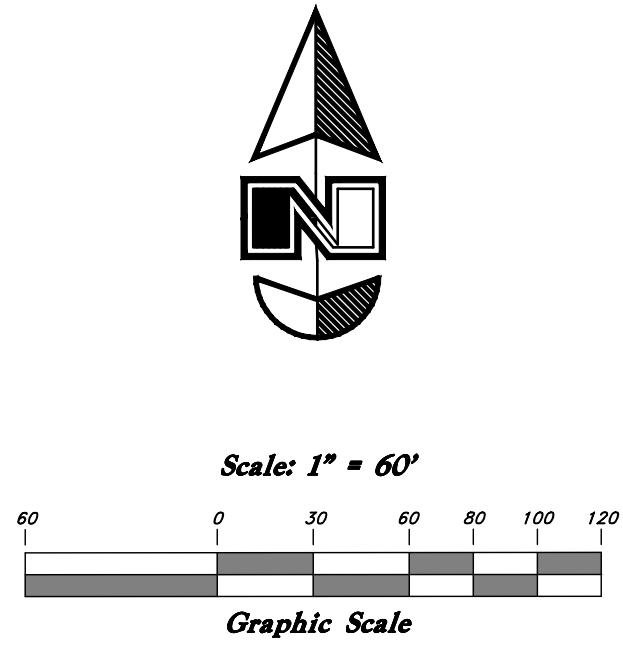


Making Life A Legacy

John W. Hansen
AND ASSOCIATES REAL ESTATE



- Set Nail & Washer
- Set 5/8 x 24"
- Rebar & GBE Cap
- Section Corner
- Calculated
- Section Position
- Reference
- Monument
- Record
- (Rec)
- (WCS)
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Existing Fence Line
- Centerline Ditch



Site Data
Total site area
o 6.733 Acres
Roadway square footage
o 46,568 sq.ft, or 1.07 acres
Open space calculation
o 5546 sq.ft.
Average Lot Size
o 5,869 sq.ft.

CONCEPT PLAN

CONCEPT PLAN

Charles A. Shaw Century Farm

2281 North 525 East
North Ogden City, Weber County, Utah
A part of Section 29, T7N, R1W, SLB&M, U.S. Survey

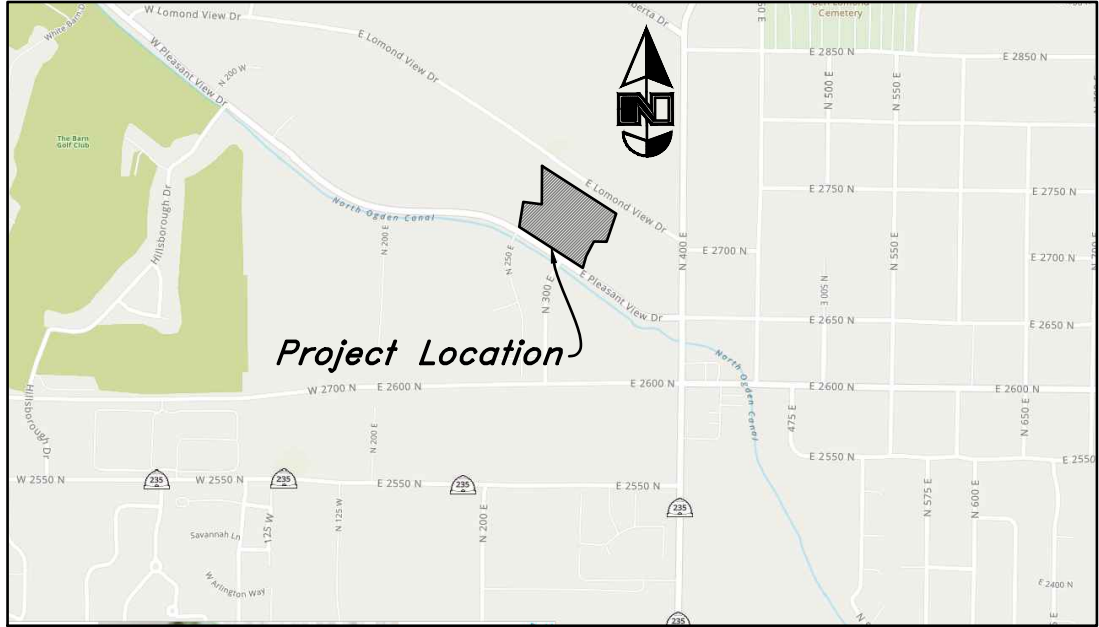
April, 2021

SHEET NO.

6E

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
PHONE: (801) 222-1600 FAX: (801) 222-1601
WWW.GREATBASINENGINEERING.COM



Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request: Discussion on the Draft 2021 General Plan Future Land Use Map.
Agenda Date: February 1, 2022
Applicant: Planning Department Staff
File Number: N/A

PUBLIC NOTICE:

Mailed Notice:
Newspaper:
City Website: January 21, 2022

STAFF INFORMATION

Scott A. Hess
shess@nogden.org
(801) 737-9841

BACKGROUND

The General Plan Advisory Committee (GPAC) met on October 27, 2021, to review proposed amendments to the Draft General Plan Future Land Use Map. The Committee provided specific direction to Staff on land uses and boundaries of the identified areas of change. The GPAC recommended approval of the Draft 2021 General Plan Future Land Use Map to the Planning Commission. The DRAFT 2021 General Plan Future Land Use Map (see Attachment A) is supported by this staff report including a numbered description of recommended map amendments.

Staff would like to reiterate that the majority of the 2021 General Plan Future Land Use Map is recommended to remain consistent with the 2015 Plan. The 2015 Plan is well thought out and preserves the character of the existing community in many areas of the city, with highly desirable housing options, excellent access to open space, and productive commercial areas. There are however areas of change and opportunity within the community. These four key areas are: Residential Hillside Cluster, Urban Agricultural Protection Area, South Town Mixed Use, and the North Ogden Downtown Area.

Future Land Use Map Amendments:

1. North Ogden Downtown Area: Include properties that abut the North Ogden City Shops as well as the 5,000 square foot lots south of City Hall.
 - a. Zoning: RCC (with addition of Two-Family Dwellings), R-2, R-3, R-4, R-1-5

1A. Two-Family Dwelling Transitional Overlay from 2750 N. and 450 E. running north to Ben Lomond Cemetery.

- a. Zoning: RCC (with addition of Two-Family Dwellings), R-1-5
2. Remove the area along 200 E. from “North Ogden Downtown Area” as it is fully developed with large lot single-family homes. Retain the eastern rear portion of the west facing lots as future growth area in North Ogden Downtown Area if residents determine it in their best interest to combine and divide off portions of their existing rear lots.
3. North Ogden Downtown Area: Include undeveloped land west of Patriot Point from 2550 N to Montgomery Farms Subdivision.
 - a. Zoning: C-2, R-4, MPC (with mixed use), the MPC area of Patriot Point includes Commercial on 2550 N.
4. South Town Center – Focus on historic aspects of The Cannery and Kirt’s Drive-in. Redevelopment area could include mix of uses, daylighting Cold Creek, and creating a unique gathering place, urban open space, commercial entryway into the city.
 - a. Zoning: Future Mixed-Use Zone to permit housing along with walkable commercial
5. Weber County School District owned properties in the City changed to Civic/Institutional Use to reflect future school.
 - a. Zoning: Civic/Institutional
6. South Town Mixed Use: Include property around 1700 N to 1500 N, west of Washington Boulevard.
 - a. Zoning: C-2, R-4, MPC (with mixed use)
7. Potential future Neighborhood Commercial Nodes: Monroe Blvd. & 1700 N., 2600 N. & 1050 E., Canyon Road, Mountain Rd. & Lakeview Dr.
 - a. Zoning: Future Neighborhood Commercial – Develop wording in the General Plan document that would be permissive of future commercial, but no specific location determined. These areas focus on Major Collector Streets. Encourage the re-use and revitalization of historic buildings to be used in a Commercial context (barns, existing farm structures).

City Council Comment 12-14-2022: Based on the Council’s discussion on December 14, 2022 there will be a slide show presented with Neighborhood Commercial examples shown for the Council’s consideration.

PC Comment Item 7: The Planning Commission discussed the neighborhood commercial areas at length. There were concerns about the location at 1050 E. 2600 N. and its applicability to the restrictions of Barker Park land. There was also another location discussed at Mountain Road and 2750 N. at the gravel

pit. In general the PC liked the idea of the *right neighborhood commercial in residential areas, but it came down to specifics and concerns about impacts to residents. The PC recommended that the General Plan include language that neighborhood commercial could be permitted so long as it is compatible with surrounding neighborhoods.

8. Potential future low intensity Commercial at Mountain Rd. and 1700 N.

a. Zoning: Future Neighborhood Commercial

PC Comment Item 8: The Planning Commission noted that the corner of Mountain Road and Fruitland should be an “entry point” for the City and that commercial does not help maintain a “country feel.” Again, it seemed that the right type or scale of commercial could be supported, but there were concerns about this location.

9. Urban Agricultural Protection Area: Reduce the size of the “Potential Conservation Area” based on existing underlying land uses and developed park space which is not expected to change. Focus future potential on ways to preserve remaining open space through clustered subdivisions.

a. Zoning: RE-20, R-1-10 (with 30% land conservation)

b. Clustering Bonus Calculation Example: *Double the units per acre with land conservation

i. 10-acre parcel at RE-20 (20,000 sqft lots) = 21 lots

ii. 10-acre with 30% land preservation (7-acres remaining after preservation), apply R-10 zone approved with clustering bonus (10,000 sqft lots) = 30 lots

iii. Determine character standards for preserved space / specific assets to preserve in addition to percentage preserved.

iv. Revise Residential “R Zones” to require open space preservation in all single-family zones. Review Farmington City Ordinance for step up of zone density bonus based on underlying zoning.

10. Potential future low intensity Commercial at Fruitland Dr. and 2100 N.

a. Zoning: Future Neighborhood Commercial

PC Comment Item 10: Same comment as Item 8. Concerns about commercial scale and type, and its ability to integrate into the community effectively.

11. Residential Hillside Cluster: Retain underlying zoning but apply a density bonus for open space preservation.

a. Zoning: HP-1, HP-2, HP-3, Open Space Preservation: 50% clustering bonus for preservation of 30% of open space

b. Clustering Bonus Calculation Example:

i. 50-acre parcel at HP-3 (2-acre lots) = 25 lots

ii. 50-acre with 30% land reduction (35 acres remaining after preservation), apply 50% clustering increase to base zone) = 37 lots (overall size of lots becomes 0.94 acres on average)

STAFF RECOMMENDATION

Staff requests that the Planning Commission review the GPAC recommendation, hold a public hearing, and consider action to send the Land Use Map forward to the City Council.

The City Council reviewed this staff report on December 14, 2022, and tabled the item. Staff recommends the Council review the Draft Future Land Use Map, consider the Planning Commission's recommendation and previous discussion, and take action.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission has been an integral part of the General Plan Future Land Use Map creation. This includes members of PC attending and participating in the General Plan Advisory Committee, as well as attending the joint GPAC and PC meeting. The PC held a public hearing, discussed the Future Land Use Map, including each of the individually called out land use areas, and came to a recommendation to the City Council.

The Planning Commission made recommendations regarding future neighborhood commercial areas. They determined that neighborhood commercial that is the right scale and type could be integrated into neighborhoods, but there was an overall concern about locating these areas specifically on the Land Use Map. The City Council should consider whether areas of the City should be permitted as neighborhood commercial, or whether the General Plan itself should simply include permissive language for neighborhood commercial. Staff left the proposed commercial nodes on the map for the City Council's consideration.

The Planning Commission made a recommendation for approval of the 2021 Draft General Plan Future Land Use Map with the change that neighborhood commercial areas be identified through permissive language in the General Plan text, and not located specifically on the map.

EXHIBITS

- A. DRAFT 2021 General Plan Future Land Use Map dated 12/8/2021

DRAFT
FUTURE LAND USE MAP

- Potential Conservation Areas

Streets

North Ogden Potential Boundary

Streams/Canals

Future Land Use

Residential Hillside

Residential Low Density
- Residential Medium Density

Parks

Down Town Mixed Use - See Downtown Map

South Town Mixed Use - See Southtown Map

Mixed-Use/Multi-family/Commercial

Civic/Institutional

Proposed Land Use Boundary Adjustments

Two-Family Dwelling Transitional Overlay
- Potential Low Intensity Neighborhood Commercial

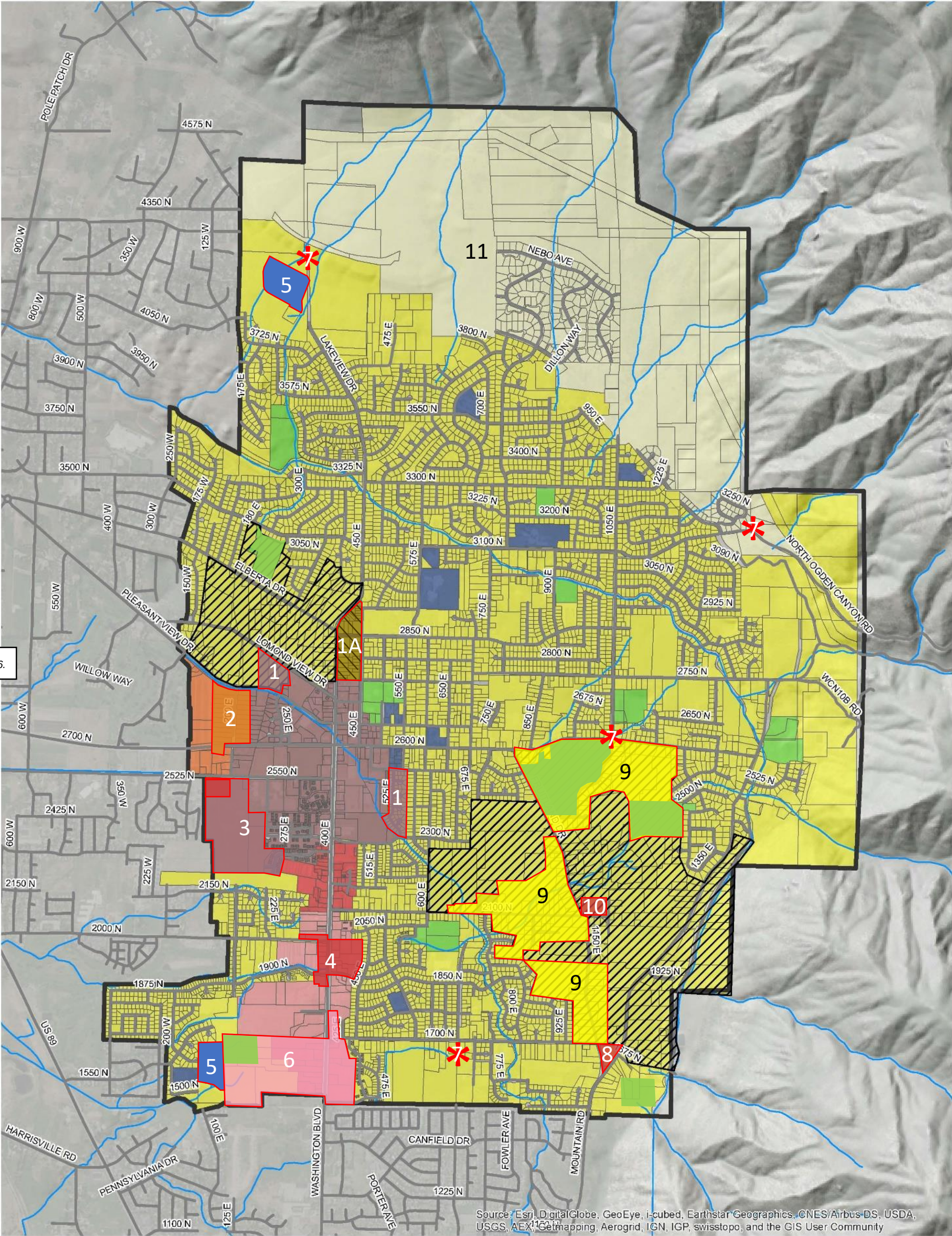


NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN UPDATE

Date: 12/8/2021



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

General Plan Draft Future Land Use Map

North Ogden City Council

Work Session

February 1, 2022



NORTH OGDEN CITY

2015 General Plan Definitions

https://www.northogdencity.com/sites/default/files/fileattachments/planning_amp_zoning/page/2271/general_plan_final_updated_title_cc_maps_with_appendix.pdf

Rural Residential – lands anticipated to remain in large lots, one half acre and larger, that can include limited agricultural activities.

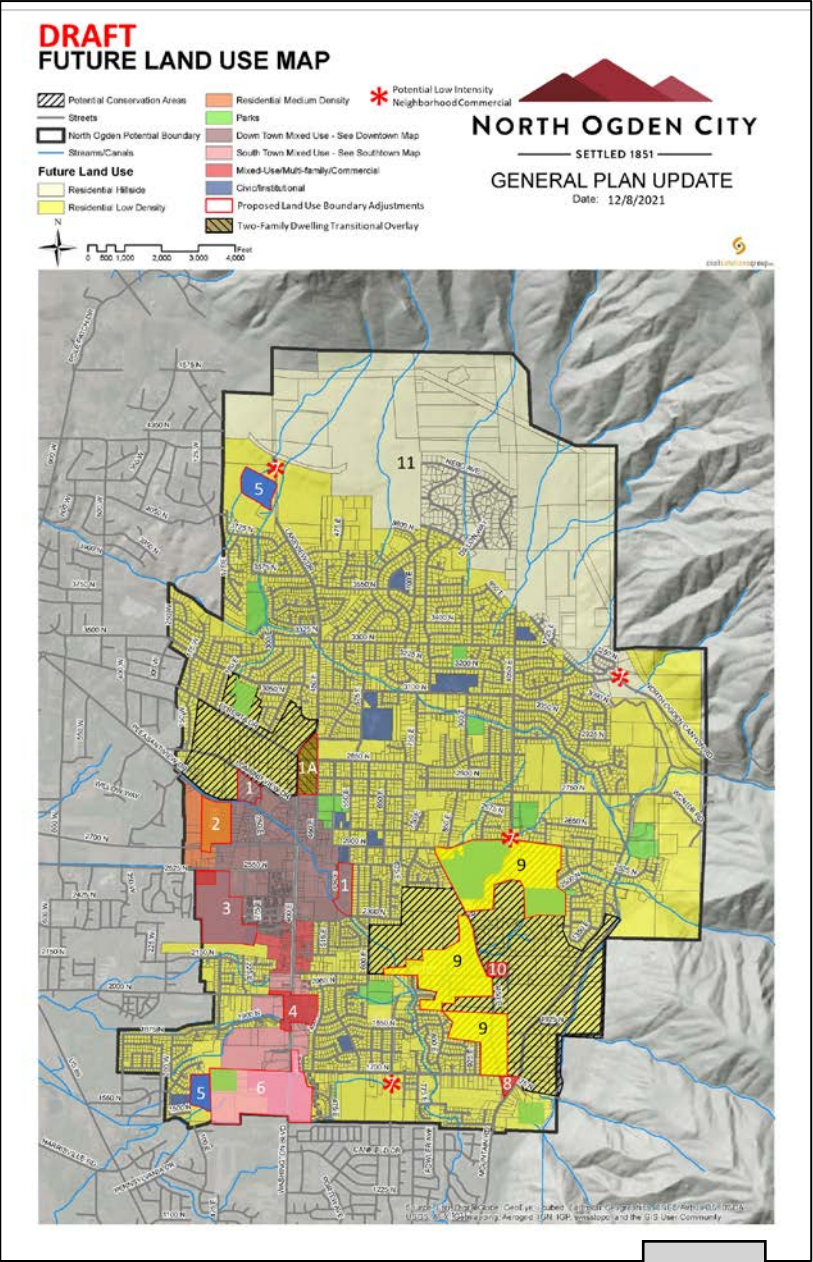
Low Density Residential – typical single family development with homes built on lots with 8,000 square feet and larger. Densities will be in the range of 1 to 6 units per acre.

Medium Density Residential – encompasses smaller single family lots between 4,000 and 7,999 square feet as well as attached housing types and densities in the range of 6 to 18 units per acre.

High Density Residential – attached housing types in the range of 18 units per acre to 40 units per acre.

**Dwelling Unit per Acre “du/ac”*

Land Use Designation	Land Use Density	Gross Density <i>dwelling units / acre</i>	Average Lot/Unit Size or Acre/Square Ft.	Applicable Zoning District(s)
Residential Hillside	Low Density 1-4 Units per Acre	4.4 du/ac 3.5 du/ac 0.5 du/ac	10,000/unit; 0.23 ac 12,500/unit; 0.29 ac 2 ac/unit; 2 ac	HP-1, HP-2, HP-3
Residential Low Density	Low Density 2-5 Units per Acre	5.4 du/ac 4.4 du/ac 3.5 du/ac 2.2 du/ac 0.45 du/ac	4,600/unit; 0.11 ac 8,000/unit; 0.18 ac 10,000/unit; 0.23 ac 12,500/unit; 0.29 ac 20,000/unit; 0.46 ac	R-1-5 (11-7C-4 D1) R-1-8 R-1-10 R-1-12 RE-20
Two-family Transitional Overlay	Medium Density 5-11 Units per Acre	7.6 du/ac 10.9 du/ac 5.4 du/ac 5.4 du/ac	6,000/unit; 0.14 ac 4,000/unit; 0.09 ac 8,000/unit; 0.18 ac 8,000/unit; 0.18 ac	R-2 R-1-5 (11-7C-4 D1) RCC R-1-8
Residential Medium Density	Medium Density 5-11 Units per Acre	7.6 du/ac 10.9 du/ac 5.4 du/ac 5.4 du/ac	6,000/unit; 0.14 ac 4,000/unit; 0.09 ac 8,000/unit; 0.18 ac 8,000/unit; 0.18 ac	R-2 R-1-5 (11-7C-4 D1) RCC R-1-8
Down Town Mixed Use	High Density 7- 20 Units per Acre	12.5 du/ac 9.7 du/ac 7.6 du/ac 10.9 du/ac 11.8 du/ac 18.46 du/ac	3,485/unit; 0.08 ac 4,500/unit; 0.10 ac 6,000/unit; 0.14 ac 4,000/unit; 0.09 ac 3,692/unit; 0.08 ac 2,361/unit; 0.05 ac	R-4 R-3 R-2 R-1-5 MPC Patriot Pointe MPC VPP
South Town Mixed Use	High Density 9- 20 Units per Acre	12.5 du/ac 9.7 du/ac 11.8 du/ac 18.46 du/ac	3,485/unit; 0.08 ac 4,500/unit; 0.10 ac 3,692/unit; 0.08 ac 2,361/unit; 0.05 ac	R-4 R-3 MPC Patriot Pointe MPC VPP
Mixed-Use/Multi- family/Commercial				<i>New Mixed-Use Code (walkable commercial)</i>



11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

9

10

11

5

1

2

3

4

6

8

Density Definitions: *North Ogden*

- Low:
 - Single-Family Zones R-10 through RE-20
 - 5 du/ac and fewer
- Medium:
 - R-1-5, R-1-8
 - Townhomes, Twin homes, and 5000sqft lots
 - Housing choices that are not the conventional single-family product we may expect.
 - 11 du/ac and fewer
- High:
 - R-4 – 12.5 du/ac
 - MPC Patriot Pointe, 11 du/ac
 - MPC VPP, 20 du/ac

WFRC Housing Inventory Explorer

<https://wfrc.maps.arcgis.com/apps/dashboards/e27ec6aa6fa242ed8396fe8ac29a80c7>

WFRC Housing Inventory Explorer (Jan 2020)

This map highlights the basic types and quantities of existing housing in Davis, Salt Lake and Weber counties. The filters below allow for a closer look at counties, cities, trends over time, and transit station and freeway distance buffers.

WFRC uses the County Assessor tax parcel GIS data gathered annually by UGR as a key input to its land use models and forecasts.

The Housing Unit Inventory shown in this webmap is derived from January 1, 2020 residential data from the Assessor's tax parcels, adding in unit count estimates for rental properties and grouping housing units together that share adjoining 'common areas' (e.g. condos and HOAs).

For more information about this dataset, consult our preliminary metadata or contact analytics@wfrc.org.

Filter by BUILT YEAR
1800 - 2020

Filter by COUNTY
None

Filter by CITY
North Ogden

Filter to within 1/3 mile of TRAX

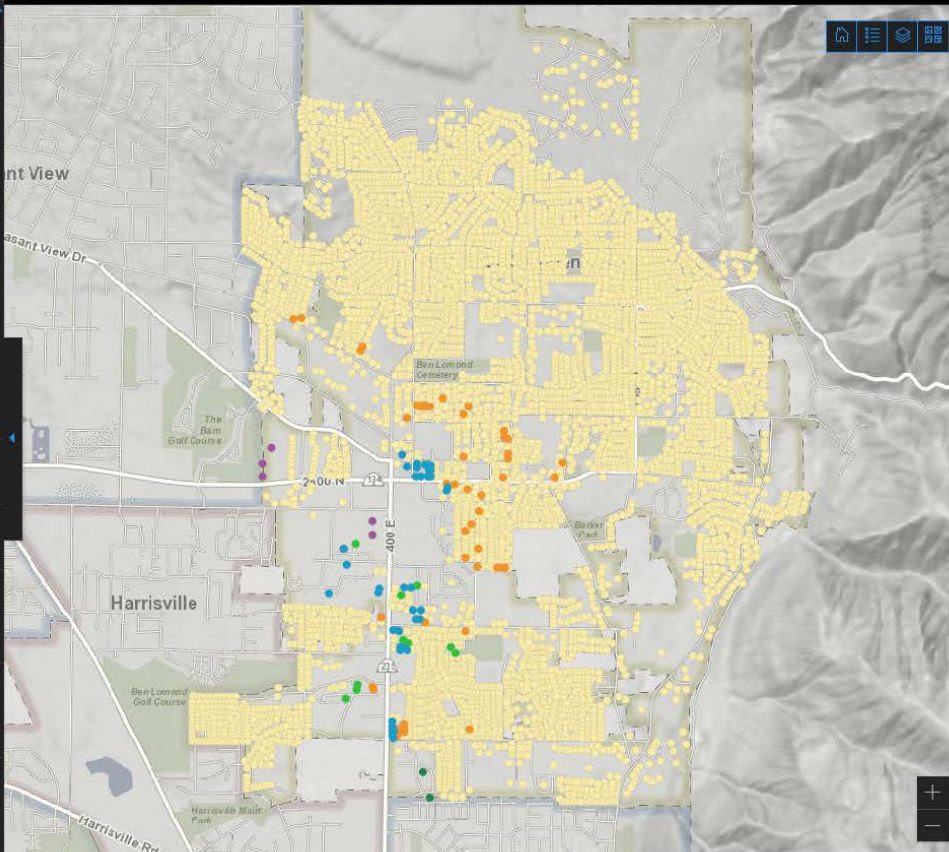
☐ Off ☒ On

Filter to within 1/2 mile of Frontrunner

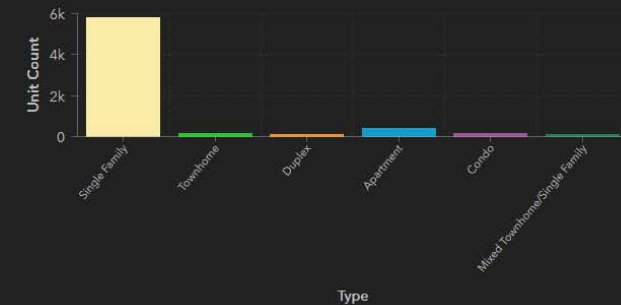
☐ Off ☒ On

Filter to 6.0 mile of a FWY Exit

☐ Off ☒ On



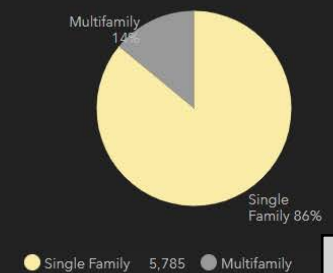
Housing Types



These charts dynamically update according to the visible features in the map.

Units Built Decade

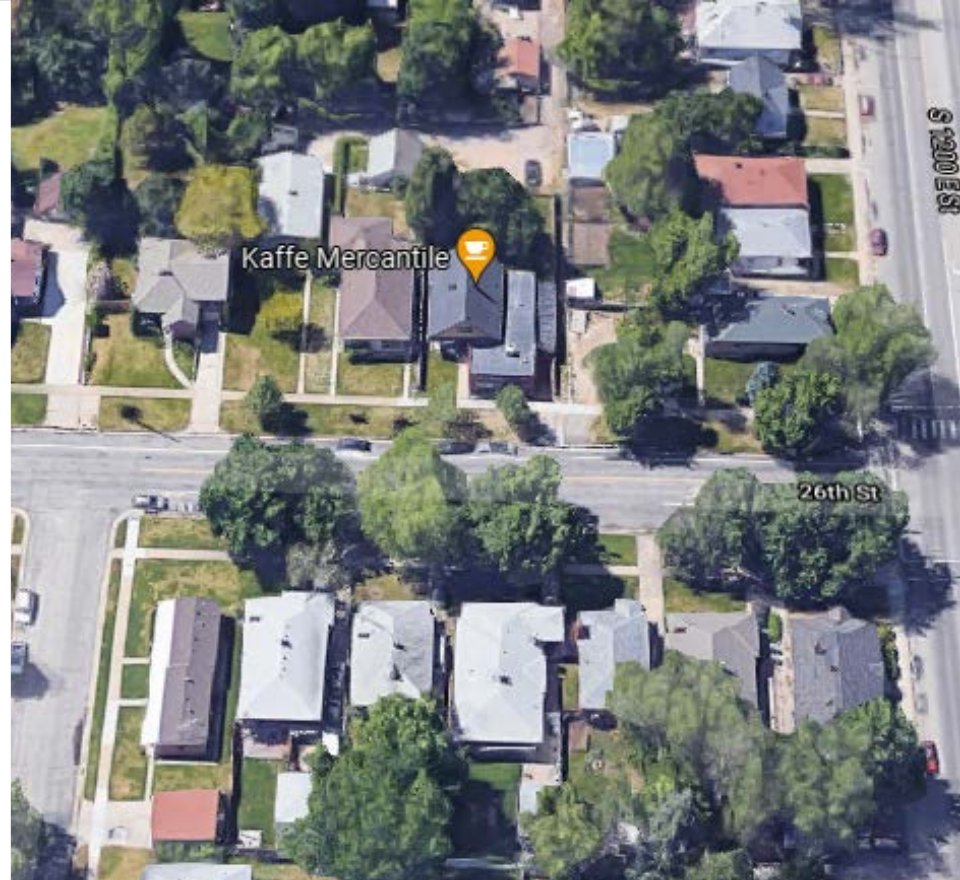
Single Family vs. Attached & Multifamily



Page 29

These charts dynamically update according to the visible features in the map.

Units Intensity Acres Value Sq Ft

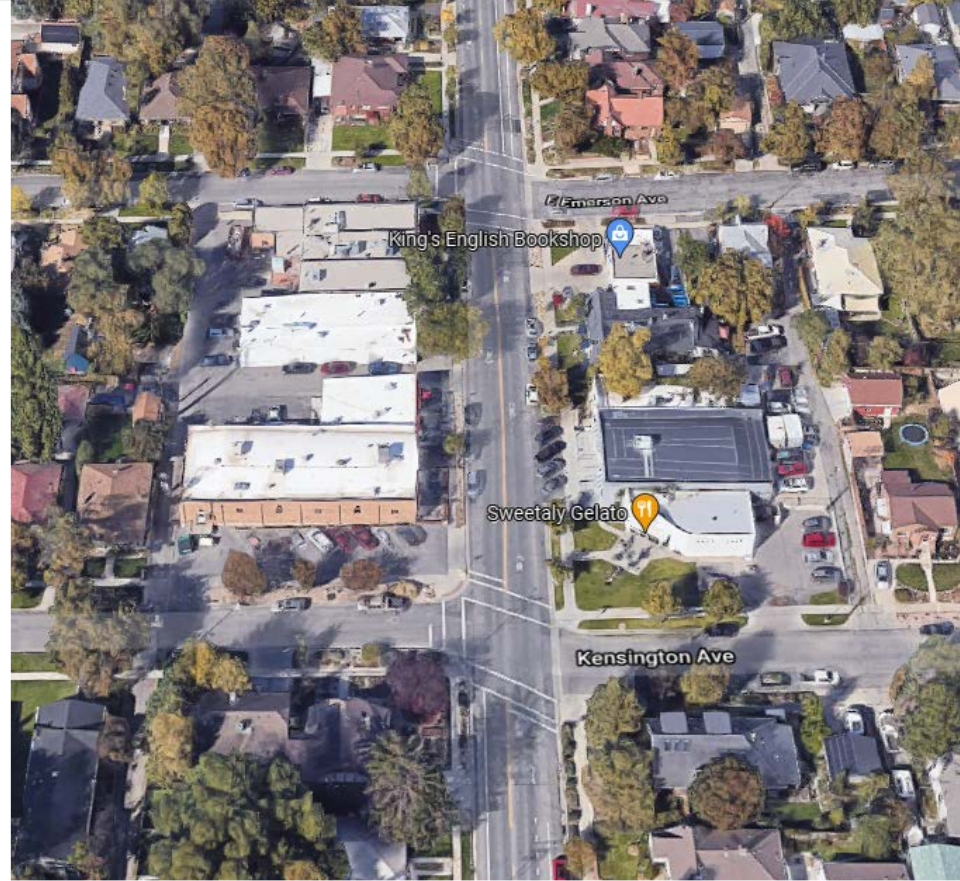


Kaffe Mercantile
1221 26th St. Ogden



Kayscreek Veterinary Clinic

1010 S. Angel St. Layton



15th and 15th Neighborhood Center Salt Lake City



<https://coldspringstroutfarm.com/home-2/>



Cold Springs Trout Farm North Ogden

General Plan Draft Future Land Use Map

North Ogden City Council

Work Session

February 1, 2022



NORTH OGDEN CITY