NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL MEETING
SEPTEMBER 13, 2022 AT 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

AMENDED AGENDA

PUBLIC CAN ATTEND:
In person OR:
Click the link below to join the webinar: https://us02web.zoom.us/j/89893126854 Webinar ID: 898 9312 6854
Or Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Council Member Cevering

CONSENT AGENDA

1. Call for conflict of interest disclosure
2. Discussion and/or action on final acceptance of Ward Farms Phase 3 Subdivision
   Presenter: Dylan Hill, Public Works Inspector
3. Discussion and/or action on final acceptance of Northwood Hills Subdivision
   Presenter: Dylan Hill, Public Works Inspector

ACTIVE AGENDA

4. Public Comments*
5. Discussion and/or action to consider an Ordinance to rezone property located at approximately 2671 North 400 East from Civic (C) to Community Commercial Downtown (CC-DT)
   Presenter: Brandon Bell, Associate Planner
6. Discussion and/or action to consider an Ordinance amending accessory building standards regarding zones R-2, R-3, R-4, and PRUD
   Presenter: Kai Johnsen, Planning Technician
7. Discussion and/or action to consider an encroachment request from property located at approximately 3678 North 600 East - Keyes
   Presenter: Scott Hess, Planning Director and Jon Call, City Manager/Attorney
8. Discussion and/or action to consider approval of the North Ogden City's Moderate Income Housing Plan
   a. Public Comment
   Presenter: Scott Hess, Planning Director
9. Discussion on North Ogden City Properties
   Presenter: Scott Hess, Planning Director

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 12th day of September, 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

10. Council Department Reports:
    a. Council Member Cevering - Police
    b. Council Member Ekstrom - Public Works
11. Public Comments*
12. Mayor/Council/Staff Comments
13. Discussion and/or action to enter a closed meeting for reasons related to Utah State Code §52- 4-205(1)(a) regarding the character, professional competence, or physical or mental health of individual
14. Adjournment

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 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 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 CITY
STAFF REPORT

TO: **NORTH OGDEN CITY COUNCIL**

FROM: **DYLAN HILL**

PUBLIC WORKS INSPECTOR

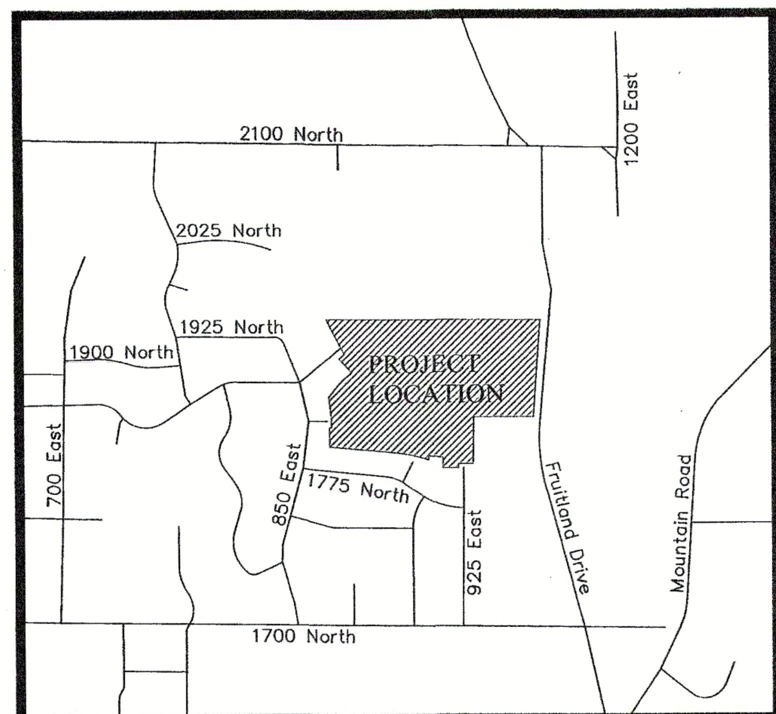
DATE: **08/12/2022**

BASED ON RECOMMENDATION FROM OUR CITY ENGINEER, ERIC CASPERSON, FINAL INSPECTIONS HAVE BEEN COMPLETED ON WARD FARMS PHASE 3 AND IT HAS BEEN FOUND UP TO CITY CODE AND STANDARDS.

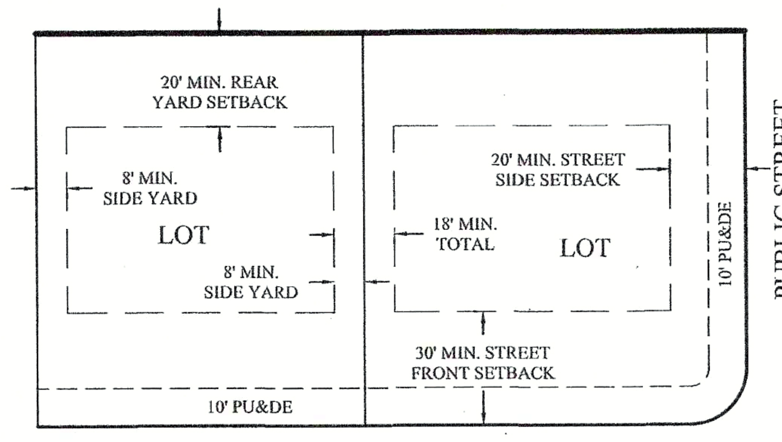
A REQUEST TO RELEASE ALL REMAINING FUNDS HAS BEEN PROVIDED TO THE ESCROW AGENT ASSIGNED TO THIS SUBDIVISION. UPON CITY COUNCIL APPROVAL, NORTH OGDEN CITY WILL TAKE OVER ALL RESPONSIBILITY FOR THE INFASTRUCTURE AND ROADWAY.

WARD FARMS SUBDIVISION
PHASE 3

LOCATED IN THE SE1/4 OF SECTION 33, T7N, R1W &
NE1/4 OF SECTION 4, T6N, R1W, SLB&M
NORTH OGDEN CITY, WEBER COUNTY, UTAH



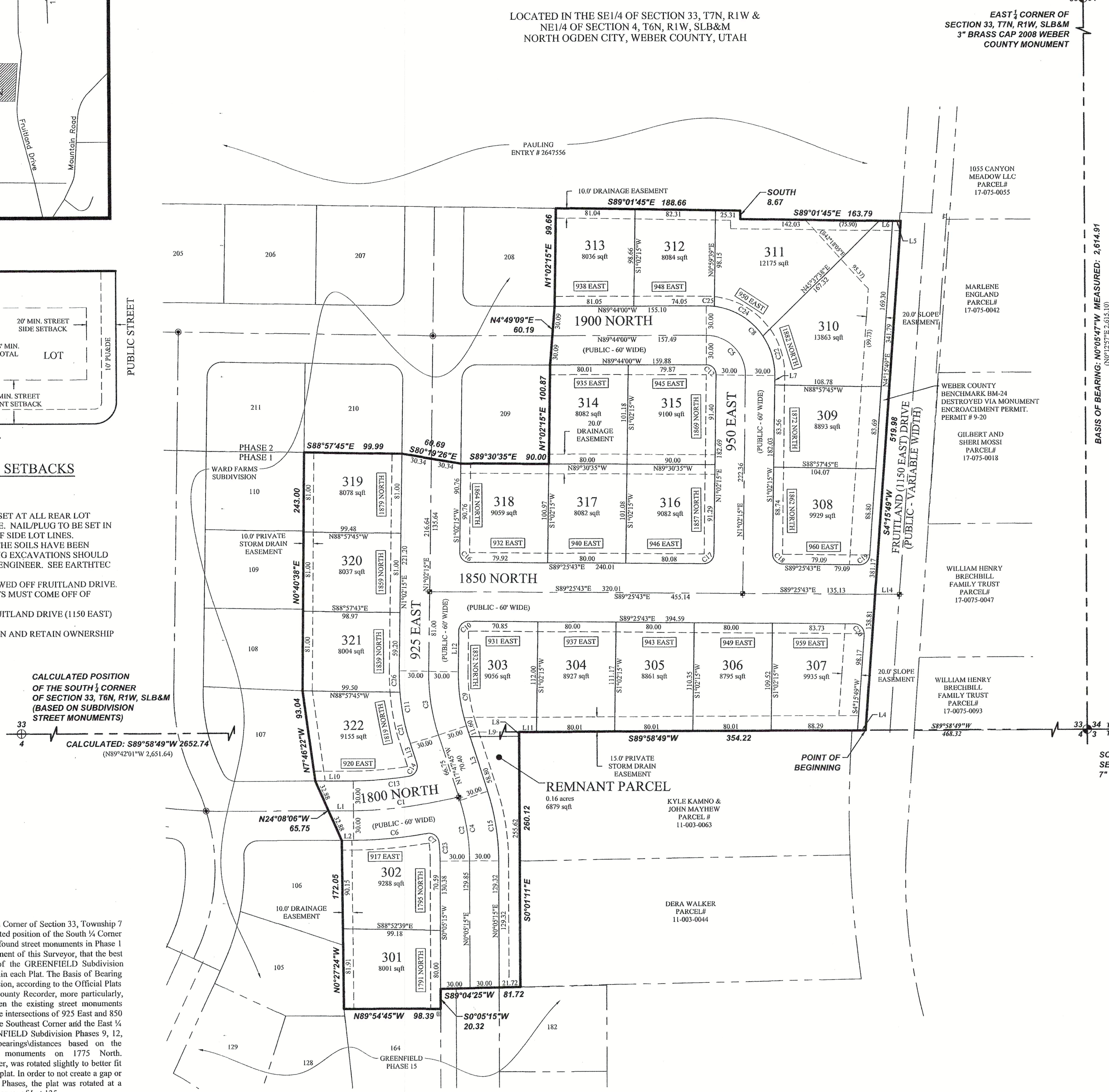
VICINITY MAP
N.T.S

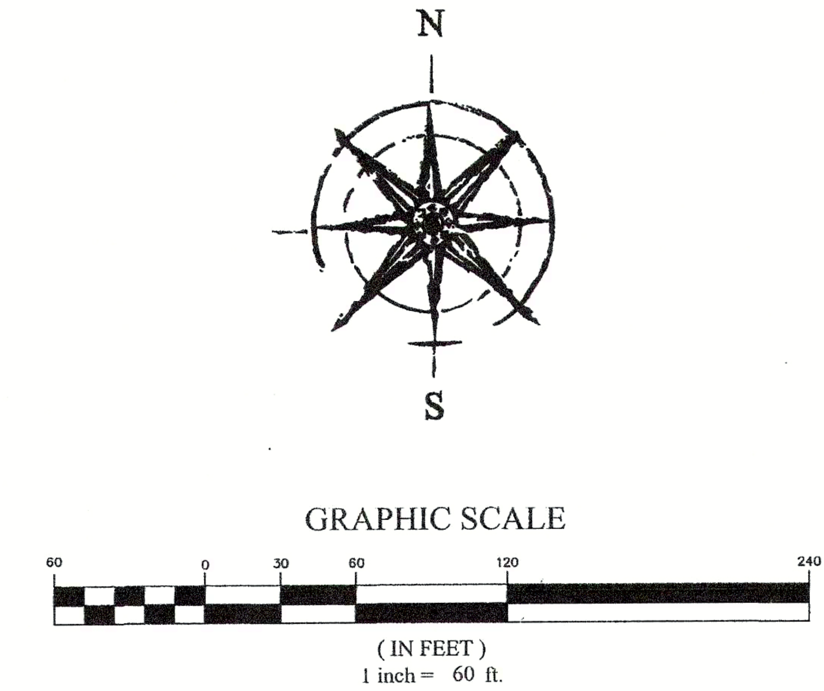


TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS UNLESS NOTED OTHERWISE. NAIL/PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
2. HIGH GROUNDWATER AND PEAT IN THE SOILS HAVE BEEN ENCOUNTERED AT THE SITE. FOOTING EXCAVATIONS SHOULD BE REVIEWED BY A GEOTECHNICAL ENGINEER. SEE EARTHTEC REPORT PROJECT No. 155103G.
3. NO DRIVEWAY ACCESSES ARE ALLOWED OFF FRUITLAND DRIVE. ALL DRIVEWAYS FOR PROPOSED LOTS MUST COME OFF OF ADJOINING STREETS.
4. FOR LOTS 307-310, NO ACCESS TO FRUITLAND DRIVE (1150 EAST) IS TO BE ALLOWED.
5. OWNER/DEVELOPER SHALL MAINTAIN AND RETAIN OWNERSHIP OF THE REMNANT PARCEL.





Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	400.00	10°59'53"	76.78	N84°30'53"E	76.66
C2	200.00	17°53'00"	62.43	N08°51'15"W	62.17
C3	200.00	18°50'00"	65.74	N08°22'45"W	65.45
C4	200.00	17°53'00"	62.43	S08°51'15"E	62.17
C5	40.00	90°46'15"	63.37	N44°20'53"W	56.95
C6	430.00	10°05'22"	75.72	S84°58'08"W	75.62
C7	10.00	93°36'36"	16.34	N53°16'15"W	14.58
C8	70.00	90°46'15"	110.90	N44°20'53"W	99.66
C9	170.00	18°50'00"	55.88	S08°22'45"E	55.63
C10	10.00	89°32'02"	15.63	S45°48'16"W	14.08
C11	230.00	18°50'00"	75.60	S08°22'45"E	75.26
C12	10.00	90°46'15"	15.84	N44°20'53"W	14.24
C13	370.00	8°51'45"	57.23	N85°34'57"E	57.17
C14	10.00	98°56'50"	17.27	N31°40'40"E	15.20
C15	230.00	17°53'00"	71.79	N08°51'15"W	71.50
C16	10.00	90°27'58"	15.79	S44°11'44"E	14.20
C17	10.00	89°32'02"	15.63	N45°48'16"E	14.08
C18	10.00	90°27'58"	15.79	S44°11'44"E	14.20
C19	10.00	86°18'28"	15.06	N47°25'03"E	13.68
C20	10.00	93°41'32"	16.35	N42°34'57"W	14.59
C21	230.00	13°23'38"	53.77	N11°05'56"W	53.64
C22	70.00	34°58'34"	42.73	S16°27'02"E	42.07
C23	170.00	6°33'12"	19.44	N03°11'21"W	19.43
C24	70.00	48°57'25"	59.81	S58°25'01"E	58.01
C25	70.00	6°50'17"	8.35	S86°18'52"E	8.35
C26	230.00	5°26'22"	21.84	N01°40'56"W	21.83

Line Table		
LINE	DIRECTION	LENGTH
L1	S89°59'11"E	25.34
L2	N89°59'11"W	11.89
L3	N17°47'45"W	70.40
L4	S89°58'49"W	8.27
L5	N89°01'45"W	8.26
L6	N89°01'45"W	13.49
L7	S01°02'15"W	9.74
L8	N00°02'17"E	4.50
L9	N89°58'47"E	50.40
L10	S89°59'11"E	38.79
L11	N89°58'49"E	17.61
L12	N01°02'15"E	41.32
L13	N17°47'45"W	21.44
L14	S89°25'43"E	24.80

BOUNDARY NOTE:

Neither the Southwest Corner nor the South ¼ Corner of Section 33, Township 7 North, Range 1 West were found. The calculated position of the South ¼ Corner is shown hereon based on its relativity to the found street monuments in Phase 1 of GREENFIELD Subdivision. It is the judgment of this Surveyor, that the best evidence of the location\boundary of any of the GREENFIELD Subdivision Plats is the established street monuments within each Plat. The Basis of Bearing for this Survey is the GREENFIELD Subdivision, according to the Official Plats thereof on file in the Office of the Weber County Recorder, more particularly, the record bearing of N75°56'14"W between the existing street monuments found along 1775 North (Phases 15 & 9) at the intersections of 925 East and 850 East. (Resulting Sectional bearing between the Southeast Corner and the East ¼ Corner of Section 33: N0°05'47"W). GREENFIELD Subdivision Phases 9, 12, 13, & 15 were held to their record bearings\distances based on the aforementioned bearing between street monuments on 1775 North. GREENFIELD Subdivision Phase 14, however, was rotated slightly to better fit the interior monuments found in that specific plat. In order to not create a gap or overlap between Phase 14 and the adjacent Phases, the plat was rotated at a common corner with Phase 12, the southeast corner of Lot 135.

LEGEND

- (filled circle symbol) SECTION MONUMENT (FOUND)
- (circle with cross symbol) SECTION MONUMENT (CALCULATED)
- (square symbol) STREET MONUMENT (TO BE SET)
- (circle with dot symbol) STREET MONUMENT (FOUND)
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have also subdivided said tract of land into lots, parcels, streets, and easements, hereafter to be known as:

WARD FARMS SUBDIVISION
PHASE 3

and that the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood (signature)
Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

PROFESSIONAL LAND SURVEYOR 05/18/21 No. 183395 EVAN J. WOOD STATE OF UTAH

05/18/2021
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 33, Township 7 North, Range 1 West, and a portion of the NE1/4 of Section 4, Township 6 North, Range 1 West, Salt Lake Base & Meridian, located in North Ogden, Utah, more particularly described as follows:

Beginning at a point on the westerly line of Fruitland Drive located S89°58'49"W along the Section line 468.32 feet from the Southeast Corner of Section 33, T7N, R1W, S.L.B.& M. (Basis of Bearing: N0°05'47"W along the Section line from the Southeast Corner to the East 1/4 Corner of said Section 33); thence S89°58'49"W along the Section line 354.22 feet to the northwest corner of Deed Entry No. 886873 of the Official Records of Weber County; thence S0°01'11"E 260.12 feet along said deed and along the west line of Deed Entry No. 2638803 to the north line of GREENFIELD Subdivision, Phase 15 as constructed; thence S89°04'25"W along said plat 81.72 feet; thence S0°05'15"W along said plat 20.32 feet; thence N89°54'45"W along said plat 98.39 feet to the northwest corner of Lot 164 of said Phase 15; thence along the easterly line of Phase 1, WARD FARMS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Weber County Recorder the following 4 (four) courses and distances: N0°27'24"W 172.05 feet; thence N24°08'06"W 65.75 feet; thence N7°46'22"W 93.04 feet; thence N0°40'38"E 243.00 feet to the southwest corner of Lot 210, Phase 2, of said WARD FARMS SUBDIVISION; thence along said Phase 2 the following 6 (six) courses and distances: S88°57'45"E 99.99 feet; thence S80°19'26"E 60.69 feet; thence S89°30'35"E 90.00 feet; thence N1°02'15"E 100.87 feet; thence N4°49'09"E 60.19 feet; thence N1°02'15"E 99.66 feet to the south line of that Real Property described as Entry No. 2647556 of the Official Records of Weber County; thence along said deed and an existing fence line the following 3 (three) courses and distances: S89°01'45"E 188.66 feet; thence South 8.67 feet; thence S89°01'45"E 163.79 feet to the westerly line of said Fruitland Drive; thence S4°15'49"W along said westerly line 519.98 feet to the point of beginning.

Contains: 6.90+/- acres
22 Lots
1 Parcel

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF WARD FARMS SUBDIVISION PHASE 3, AND HEREBY DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND FURTHER DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY NORTH OGDEN CITY.

SIGNED THIS 19TH DAY OF MAY 2021.

(signature)
IVORY DEVELOPMENT, L.L.C.
BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE 19TH DAY OF MAY A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-10-2022

(signature)
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. #698412

PETER STEVEN GAMVROULAS
PRINTED FULL NAME OF NOTARY

WARD FARMS SUBDIVISION
PHASE 3

LOCATED IN THE SE1/4 OF SECTION 33, T7N, R1W &
NE1/4 OF SECTION 4, T6N, R1W, SLB&M
NORTH OGDEN CITY, WEBER COUNTY, UTAH

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: Gorin Gardner (signature) 5/20/21
CITY ENGINEER DATE

BY: (signature) 5/20/21
PLANNING DIRECTOR DATE

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS 26 DAY OF MAY, 2021

BY: (signature) 5/26/21
CHAIRMAN DATE

ATTEST: (signature) 05/26/2021
SECRETARY DATE

NORTH OGDEN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND THE DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS 26th DAY OF May, 2021

BY: (signature) 5-26-21
CITY ATTORNEY DATE

WEBER COUNTY RECORDER

ENTRY NO. 3156964
FEE PAID $96.00 FILED FOR RECORD AND RECORDED 28-MAY-2021, AT 12:00 PM IN BOOK 90 OF OFFICIAL RECORDS, PAGE 72
LEANN H. KILTS
COUNTY RECORDER
BY: (signature)
DEPUTY

NORTH OGDEN CITY
STAFF REPORT

TO: **NORTH OGDEN CITY COUNCIL**

FROM: **DYLAN HILL**

PUBLIC WORKS INSPECTOR

DATE: **08/30/2022**

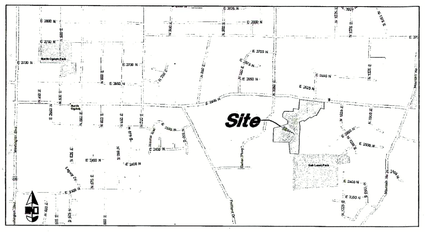
BASED ON RECOMMENDATION FROM OUR CITY ENGINEER, ERIC CASPERSON, FINAL INSPECTIONS HAVE BEEN COMPLETED ON NORTHWOOD HILLS PHASE 2 AND IT HAS BEEN FOUND UP TO CITY CODE AND STANDARDS.

A REQUEST TO RELEASE ALL REMAINING FUNDS HAS BEEN PROVIDED TO THE ESCROW AGENT ASSIGNED TO THIS SUBDIVISION. UPON CITY COUNCIL APPROVAL, NORTH OGDEN CITY WILL TAKE OVER ALL RESPONSIBILITY FOR THE INFASTRUCTURE AND ROADWAY.

20-88

Northwood Hills - Phase 1

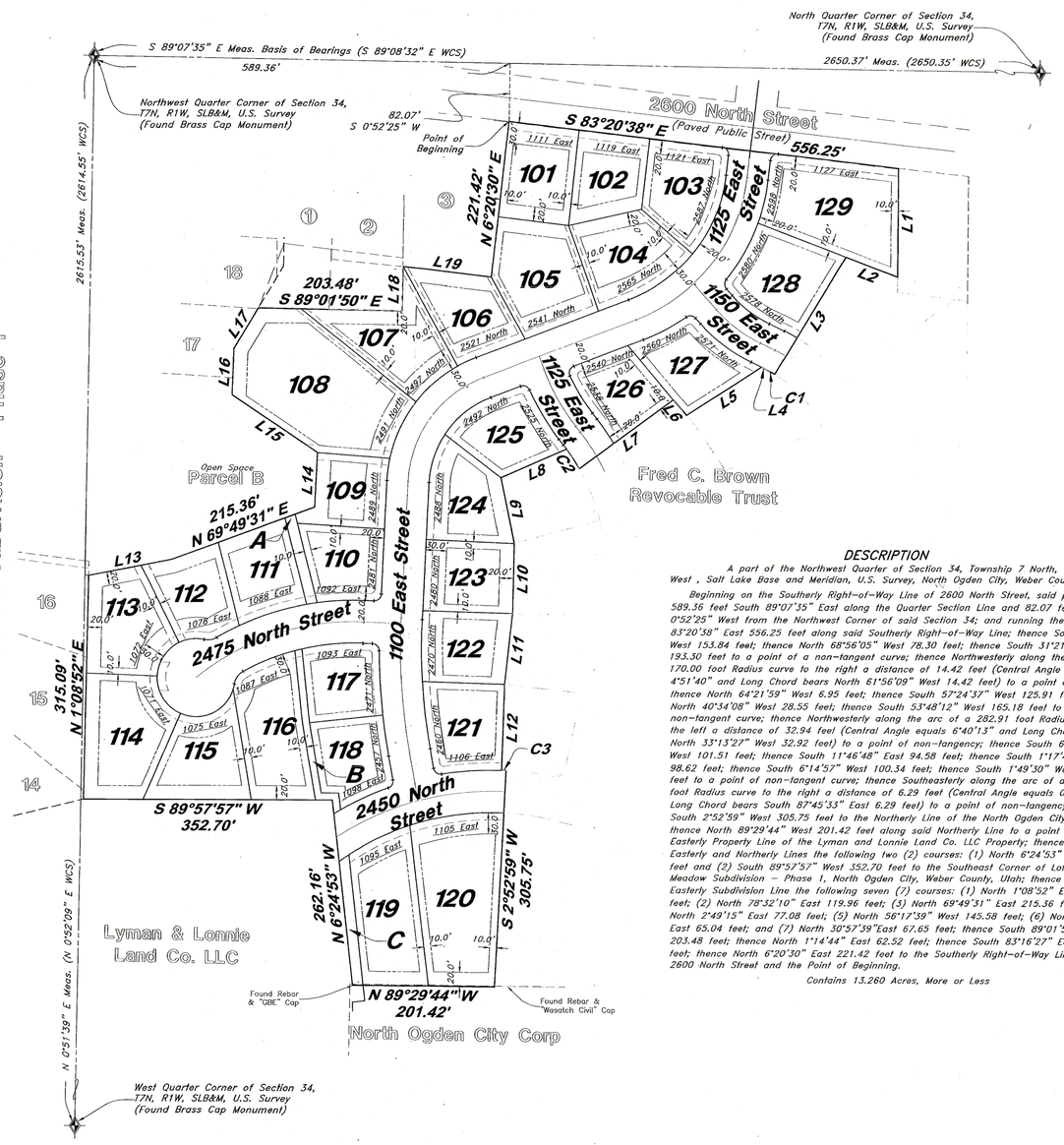
A part of the Northwest 1/4 of Section 34, T7N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
February 2020



VICINITY MAP
Not to Scale

Scale: 1" = 100'
100 0 50 100 150 200
Graphic Scale

PARCEL OWNERS
① Robert K. & Susanne B. Stowers
② Darlene F. Bates Trustee
③ Fred C. Brown Revocable Trust



Legend
- ▲ Set Nail & Washer
- ◉ Set Rebar & Cap w/ Fencepost
- ■ Set Hub & Tack
- ◈ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor
- Int. Intersection
- Public Utility Easement
- Building Setback Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTE
1. See Sheet 2 for Street, Centerline and Lot Information.

LINE DATA		
Line	Bearing	Length
L1	S 0°18'18" W	153.84
L2	N 68°56'05" W	78.30
L3	S 31°21'25" W	193.30
L4	N 64°21'59" W	6.95
L5	S 57°24'37" W	125.91
L6	N 40°34'08" W	28.55
L7	S 53°48'12" W	165.18
L8	S 66°17'13" W	101.51
L9	S 11°46'48" E	94.58
L10	S 1°17'42" W	98.62
L11	S 6°14'57" W	100.34
L12	S 1°49'30" W	121.48
L13	N 78°32'10" E	119.96
L14	N 2°49'15" E	77.08
L15	N 56°17'39" W	145.58
L16	N 1°52'30" E	65.04
L17	N 30°57'39" E	67.65
L18	N 1°14'44" E	62.52
L19	S 83°16'27" E	126.06

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	4°51'40"	170.00'	14.42'	14.42'	N 61°56'09" W
C2	6°40'13"	282.91'	32.94'	32.92'	N 33°13'27" W
C3	0°50'15"	430.00'	6.29'	6.29'	S 87°45'33" E

NOTES:
1. A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
2. All open space parcels and trails shall be owned and maintained by North Ogden City
3. Parcels A through C are dedicated to the City and are to be owned and maintained by North Ogden City.
4. Corner lot building setbacks are shown so that builder has the option of which street the house fronts on. Building setbacks are still controlled by zoning ordinances in effect and should be approved by North Ogden City before Construction begins.

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

DESCRIPTION
A part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West , Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:

Beginning on the Southerly Right-of-Way Line of 2600 North Street, said point being 589.36 feet South 89°07'35" East along the Quarter Section Line and 82.07 feet South 0°52'25" West from the Northwest Corner of said Section 34; and running thence South 83°20'38" East 556.25 feet along said Southerly Right-of-Way Line; thence South 0°18'18" West 153.84 feet; thence North 68°56'05" West 78.30 feet; thence South 31°21'25" West 193.30 feet to a point of a non-tangent curve; thence Northwesterly along the arc of a 170.00 foot Radius curve to the right a distance of 14.42 feet (Central Angle equals 4°51'40" and Long Chord bears North 61°56'09" West 14.42 feet) to a point of tangency; thence North 64°21'59" West 6.95 feet; thence South 57°24'37" West 125.91 feet; thence North 40°34'08" West 28.55 feet; thence South 53°48'12" West 165.18 feet to a point of non-tangent curve; thence Northwesterly along the arc of a 282.91 foot Radius curve to the left a distance of 32.94 feet (Central Angle equals 6°40'13" and Long Chord bears North 33°13'27" West 32.92 feet) to a point of non-tangency; thence South 66°17'13" West 101.51 feet; thence South 11°46'48" East 94.58 feet; thence South 1°17'42" West 98.62 feet; thence South 6°14'57" West 100.34 feet; thence South 1°49'30" West 121.48 feet to a point of non-tangent curve; thence Southeasterly along the arc of a 430.00 foot Radius curve to the right a distance of 6.29 feet (Central Angle equals 0°50'15" and Long Chord bears South 87°45'33" East 6.29 feet) to a point of non-tangency; thence South 2°52'59" West 305.75 feet to the Northerly Line of the North Ogden City Property; thence North 89°29'44" West 201.42 feet along said Northerly Line to a point on the Easterly Property Line of the Lyman and Lonnie Land Co. LLC Property; thence along said Easterly and Northerly Lines the following two (2) courses: (1) North 6°24'53" West 262.16 feet and (2) South 89°57'57" West 352.70 feet to the Southeast Corner of Lot 14, Deer Meadow Subdivision - Phase 1, North Ogden City, Weber County, Utah; thence along said Easterly Subdivision Line the following seven (7) courses: (1) North 1°08'52" East 315.09 feet; (2) North 78°32'10" East 119.96 feet; (3) North 69°49'31" East 215.36 feet; (4) North 2°49'15" East 77.08 feet; (5) North 56°17'39" West 145.58 feet; (6) North 1°52'30" East 65.04 feet; and (7) North 30°57'39"East 67.65 feet; thence South 89°01'50" East 203.48 feet; thence North 1°14'44" East 62.52 feet; thence South 83°16'27" East 126.06 feet; thence North 6°20'30" East 221.42 feet to the Southerly Right-of-Way Line of said 2600 North Street and the Point of Beginning.

Contains 13.260 Acres, More or Less

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plat of Northwood Hills – Phase 1 in North Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this 28th day of April, 2020.

6242920
License No.

PROFESSIONAL LAND SURVEYOR No. 6242920 ANDY HUBBARD 4-13-2017 STATE OF UTAH

Andy Hubbard

OWNER'S DEDICATION
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots Parcels and streets as shown on this plat, and name said tract Northwood Hills – Phase 1, and hereby dedicate, grant, and convey to North Ogden City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to North Ogden City those certain strips designated as Public Utility and Drainage Easements, and/or Common Area for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by North Ogden City.

We also dedicate and grant to North Ogden City, all those parts or portions of said tract designated as Parcels, the same to be used for pedestrian thoroughfares for ingress and egress of the trail system, the same to be used as public Utility and Drainage Easements, for public utility, sanitary sewer and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines sanitary sewer and storm drainage, as my be authorized by North Ogden City.

Signed this 29 day of April, 2020.

Visionary Homes 2020, LLC

Jeff Jackson
Managing Partner

ACKNOWLEDGMENT
State of Utah } ss
County of

On the 29 day of April, 2020 personally appeared before me, the undersigned notary, in and for the County of Cache, in said State of Utah Jeff Jackson, who after being duly sworn, acknowledged to me that he/she is the Managing Partner of Visionary Homes 2020, LLC, and that he/she signed the Owner's Dedication for the purposes therein mentioned and that said LLC executed the same.

Residing At: Logan

Kaye Lucherini
A Notary Public commissioned in Utah

Commission Expires: 05/15/2022

Kaye Lucherini
Print Name

KAYE LUCHERINI
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 05/15/2022
Commission # 700371

NARRATIVE
This Subdivision Plat was requested by Dallas Nicoll of Visionary Homes for the purpose of Subdividing this Parcel into twenty-nine (29) Residential Lots and three (3) Open Space Parcels.

A Line between Monuments in the Northwest Corner and the North Quarter Corner of Section 34 with a measured bearing of South 89°07'35" East was used as the Basis of Bearings for this Subdivision Plat.

Properly Corners were monumented as depicted on this Subdivision Plat.

LAND USE AUTHORITY
This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of North Ogden City this 6th day of May, 2020.

by: _____ 5-6-2020
Chairman Date

Attest: _____ 5-6-2020
Secretary Date

NORTH OGDEN CITY APPROVALS
This plat was approved by the City Engineer and the Planning Director.

by: _____ 5/1/2020
City Engineer Date

by: _____ 5/8/2020
Planning Director Date

NORTH OGDEN CITY ATTORNEY
I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.

Signed this 6th day of May, 2020.

By: _____ 5-6-20
City Attorney Date

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Visionary Homes
c/o Dallas Nicoll
(435) 999-9052
dnicoll@visionaryhomes.com

WEBER COUNTY RECORDER
ENTRY NO. 3064771 FEE PAID $160.00 FILED FOR RECORD AND RECORDED 29-JUN-20 AT 2:36 PM
IN BOOK 89 OF OFFICIAL RECORDS, PAGE 63 & 64 RECORDED FOR VISIONARY HOMES
LEANN H. KILTS
WEBER COUNTY RECORDER
BY: _____ DEPUTY

3.

19N724 - AP

46-03

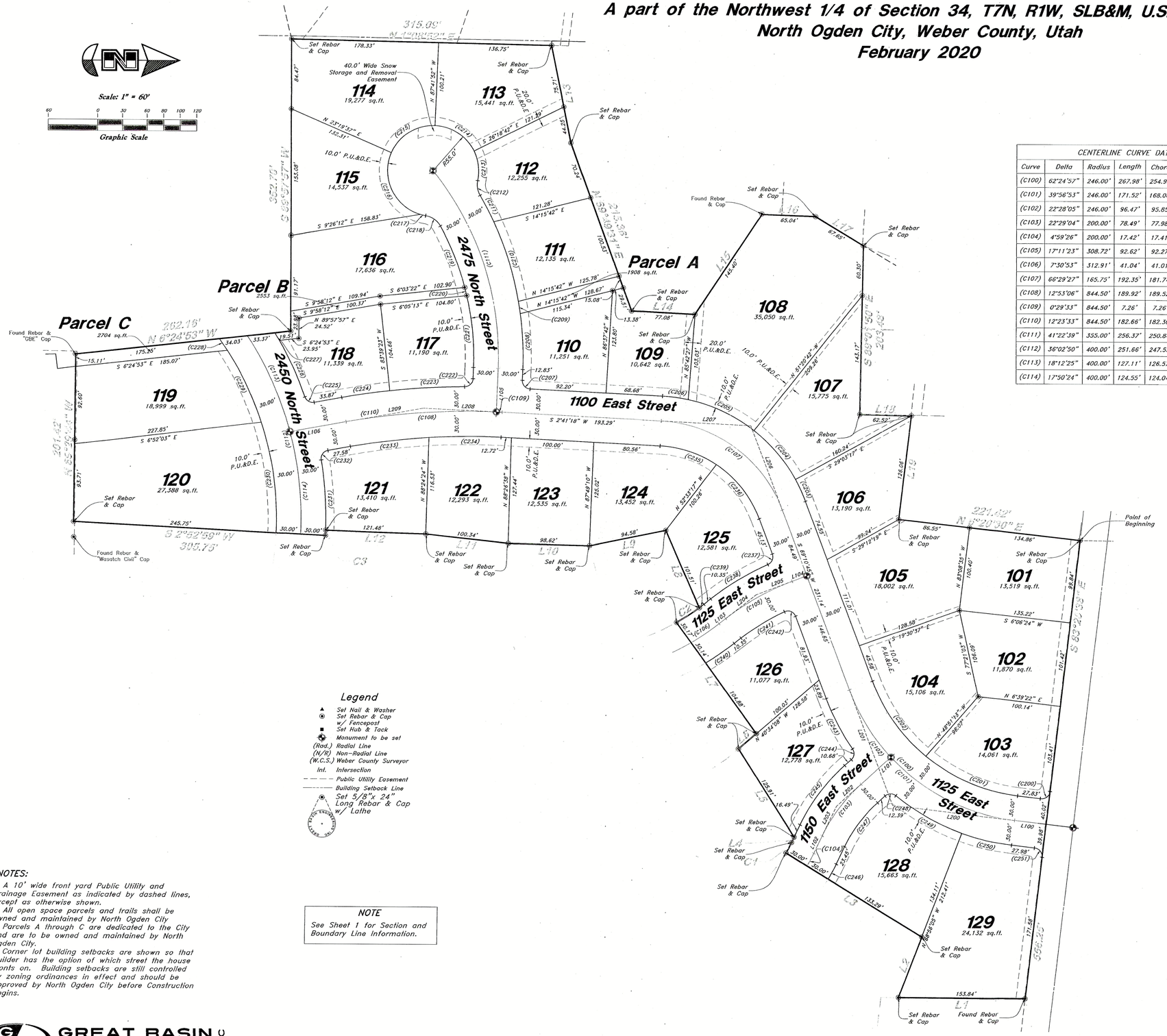
Page 6

Northwood Hills - Phase 1

A part of the Northwest 1/4 of Section 34, T7N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
February 2020

Scale: 1" = 60'

Graphic Scale (60 0 30 60 90 100 120)



CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	62°24'57"	246.00'	267.98'	254.93'	S 37°58'16" W
(C101)	39°56'53"	246.00'	171.52'	168.06'	N 26°44'14" E
(C102)	22°28'05"	246.00'	96.47'	95.85'	N 57°56'42" E
(C103)	22°29'04"	200.00'	78.49'	77.98'	S 53°07'27" E
(C104)	4°59'26"	200.00'	17.42'	17.41'	S 61°52'16" E
(C105)	17°11'23"	308.72'	92.62'	92.27'	N 29°24'57" W
(C106)	7°30'53"	312.91'	41.04'	41.01'	N 34°15'12" W
(C107)	66°29'27"	165.75'	192.35'	181.74'	S 35°56'01" W
(C108)	12°53'06"	844.50'	189.92'	189.52'	S 3°45'15" E
(C109)	0°29'33"	844.50'	7.26'	7.26'	N 2°26'31" E
(C110)	12°23'33"	844.50'	182.66'	182.30'	N 4°00'02" W
(C111)	41°22'39"	355.00'	256.37'	250.84'	N 71°30'26" E
(C112)	36°02'50"	400.00'	251.66'	247.53'	S 74°37'09" W
(C113)	18°12'25"	400.00'	127.11'	126.57'	N 65°41'57" E
(C114)	17°50'24"	400.00'	124.55'	124.04'	N 83°43'22" E

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C200)	92°58'24"	10.00	16.23	14.50'	S 36°51'25" E
(C201)	32°33'44"	216.00	122.76	121.11'	S 23°02'39" W
(C202)	29°51'13"	216.00	112.55	111.28'	S 54°15'08" W
(C203)	8°26'41"	195.75	28.85	28.82'	S 64°57'24" W
(C204)	22°54'22"	195.75	78.26	77.74'	S 49°16'53" W
(C205)	25°55'41"	195.75	88.58	87.83'	S 24°51'51" W
(C206)	9°12'43"	195.75	31.47	31.44'	S 7°17'39" W
(C207)	89°30'28"	10.00	15.62	14.08'	S 47°26'32" W
(C208)	10°05'37"	385.00	67.82	67.74'	S 87°08'56" W
(C209)	2°14'31"	385.00	15.06	15.06'	S 80°58'52" W
(C210)	14°57'00"	385.00	100.46	100.17'	S 72°23'07" W
(C211)	5°21'31"	385.00	36.01	35.99'	S 62°13'52" W
(C212)	42°21'30"	25.00	18.48	18.06'	S 80°43'50" W
(C213)	38°13'22"	55.00	36.69	36.02'	S 82°47'58" W
(C214)	61°22'02"	55.00	58.91	56.13'	S 33°00'17" W
(C215)	68°58'25"	55.00	66.21	62.29'	S 32°09'57" E
(C216)	97°16'49"	55.00	93.38	82.56'	N 64°42'26" E
(C217)	6°55'32"	55.00	6.65	6.64'	N 12°36'15" E
(C218)	51°53'20"	25.00	22.64	21.88'	N 35°05'14" E
(C219)	13°58'11"	325.00	79.24	79.04'	N 68°00'59" E
(C220)	1°46'50"	325.00	10.10	10.10'	N 75°53'30" E
(C221)	15°24'50"	325.00	87.43	87.17'	N 84°29'20" E
(C222)	87°24'29"	10.00	15.26	13.82'	S 44°06'01" E
(C223)	5°56'51"	874.50	90.77	90.73'	S 3°22'11" E
(C224)	3°51'12"	874.50	58.81	58.80'	S 8°16'13" E
(C225)	80°45'05"	10.00	14.09	12.96'	S 29°38'01" W
(C226)	9°55'53"	430.00	74.53	74.44'	S 65°02'27" W
(C227)	1°27'41"	430.00	10.97	10.97'	S 59°20'40" W
(C228)	2°37'57"	370.00	17.00	17.00'	S 55°31'11" W
(C229)	14°49'52"	370.00	95.78	95.51'	S 64°15'06" W
(C230)	20°57'21"	370.00	135.33	134.57'	S 82°08'43" W
(C231)	11°33'05"	453.60	91.45	91.30'	S 86°33'56" W
(C232)	89°19'53"	10.00	15.59	14.06'	N 54°51'45" W
(C233)	6°44'38"	814.50	95.87	95.82'	N 6°49'29" W
(C234)	6°08'28"	814.50	87.30	87.26'	N 0°22'56" W
(C235)	30°41'32"	135.75	72.72	71.85'	N 18°02'04" E
(C236)	35°47'55"	135.75	84.82	83.44'	N 51°16'47" E
(C237)	86°32'08"	10.00	15.10	13.71'	S 67°33'10" E
(C238)	12°57'46"	358.55	81.12	80.95'	S 31°08'53" E
(C239)	1°27'05"	282.91	7.17	7.17'	S 37°17'06" E
(C240)	7°00'52"	342.91	41.98	41.95'	N 34°30'12" W
(C241)	11°30'58"	307.07	61.72	61.62'	N 31°39'52" W
(C242)	94°29'51"	10.00	16.49	14.69'	N 21°55'49" E
(C243)	13°22'01"	293.97	68.58	68.43'	N 62°03'30" E
(C244)	83°10'52"	10.00	14.52	13.28'	S 83°28'19" E
(C245)	22°29'04"	230.00	90.26	89.68'	S 53°07'27" E
(C246)	5°05'10"	230.00	20.42	20.41'	S 61°49'24" E
(C247)	22°29'04"	170.00	66.71	66.29'	S 53°07'27" E
(C248)	80°44'10"	10.00	14.09	12.95'	S 1°30'49" E
(C249)	19°11'46"	276.00	92.47	92.04'	S 29°15'22" W
(C250)	12°53'42"	276.00	62.12	61.99'	S 13°12'38" W
(C251)	92°45'34"	10.00	16.19	14.48'	S 50°16'35" W

LINE DATA		
Line	Bearing	Length
L100	S 6°45'47" W	38.41
L101	S 41°52'54" E	48.73
L102	S 64°21'59" E	23.45
L103	N 38°00'39" W	10.35
L104	N 20°49'15" W	18.93
L105	S 87°48'15" E	52.52
L106	S 10°11'48" E	69.08
L200	N 6°45'47" E	149.03
L201	N 69°10'45" E	149.03
L202	N 41°52'54" W	39.75
L203	N 64°21'59" W	39.75
L204	N 38°00'39" W	46.66
L205	N 20°49'15" W	46.66
L206	N 69°10'45" E	108.65
L207	N 2°41'18" E	108.65
L208	N 2°41'18" E	95.36
L209	N 10°11'48" W	95.36

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor
- Int. Intersection
- Public Utility Easement
- Building Setback Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTES:

1. A 10' wide front yard Public Utility and Drainage Easement as indicated by dashed lines, except as otherwise shown.
2. All open space parcels and trails shall be owned and maintained by North Ogden City
3. Parcels A through C are dedicated to the City and are to be owned and maintained by North Ogden City.
4. Corner lot building setbacks are shown so that builder has the option of which street the house fronts on. Building setbacks are still controlled by zoning ordinances in effect and should be approved by North Ogden City before Construction begins.

NOTE

See Sheet 1 for Section and Boundary Line Information.

PROFESSIONAL LAND SURVEYOR
4-28-2020
No. 6242920
ANDY HUBBARD
STATE OF UTAH

WEBER COUNTY RECORDER
ENTRY NO. 3064771 FEE PAID
FILED FOR RECORD AND RECORDED 29-JUN-2020 AT
IN BOOK 86 OF OFFICIAL RECORDS, PAGE 034 04. RECORDED FOR
WEBER COUNTY RECORDER
BY:
DEPUTY

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

86-04 19N724 - AP

NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Discussion and consideration on a legislative application to rezone property for land located at approximately 2671 North 400 East (Washington Boulevard) from Civic (C) to Community Commercial Downtown (CC-DT)
Agenda Date:	September 13, 2022
Applicant:	Val Poll
File Number:	ZMA 2021-06

PUBLIC NOTICE:

Mailed Notice:	August 4, 2022
City Website:	August 11, 2022

PROPERTY INFORMATION

Address:	Approximately 2671 North 400 East
Project Area:	Approximately 1.1 acres
Current Zoning:	Civic (C)
Proposed Zoning:	Community Commercial Downtown (CC-DT)
Existing Land Use:	Civic/Institutional
Proposed Land Use:	Commercial
Parcel ID:	180550019, 180550024, 180550023

ADJACENT LAND USE

North: Single-Family Residential
South: Commercial
East: Commercial
West: Institutional

STAFF INFORMATION

Brandon Bell, CNU-A
bbell@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-9C-Zone Change Criteria
North Ogden Zoning Ordinance Title 11-8-1 Boundaries of Zones
North Ogden Zoning Ordinance Title 11-9L Civic Zone
North Ogden Zoning Ordinance Title 11-10: Commercial and Manufacturing Zones

TYPE OF 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, require compatibility with the general plan and existing codes.

BACKGROUND

The applicant is requesting a zone change for the property located at approximately 2671 North Washington Boulevard, from Civic (C) to Community Commercial Downtown (CC-DT). The applicant has also had a subdivision approved (with some remaining conditions of approval) to add the same property to some existing parcels they own. The purpose of this property rezone is to ensure that the property on the resulting parcel from the related subdivision for the property is all in the same zone, and the boundaries of the rezone should conform to the exact boundaries of the newly adjusted parcel once the subdivision has been recorded.

Recording of the approved subdivision for this property will enable the boundaries of the proposed zoning district, to line up with the boundaries of the adjusted parcel. The proposed rezone ordinance, as written, would make the rezone of the property subject to the recording of the approved subdivision.

GENERAL PLAN GUIDELINES

Zoning and Land-Use Policy

The following policy consists of general statements to be used as guidelines. Such guidelines may on occasion conflict, when several are compared. In such cases, the Planning Commission should prioritize the guidelines as they pertain to the specific parameters of the issue which is pending. All zoning requests should first be evaluated for their compliance with the General Plan.

General Guidelines:

- A definite edge should be established between the types of uses to protect the integrity of each use, except where the mixing of uses is recommended in the General Plan.

  Staff Comment: This proposed zone change will expand one zone slightly, where it borders another zone, but the boundary between two zones, already exists; this simply proposes a slight change in location. No change in use will occur, though an expansion of an existing commercial use is proposed.

- Zoning should reflect the existing use of property to the greatest extent possible, unless the area is in transition or is in conflict with the General Plan.

  Staff Comment: This proposed zone change will facilitate the expansion of an existing use (addressed in more detail later in this report). The abandonment of the former Public Works building site, along with the approval of a subdivision in the area, and the recent road expansion, are considered as factors contributing to a transition in this area.

- Where possible, properties which face each other across a local street, should be the same or a similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.

Staff Comment: This potential zone change, if approved, will change the zone boundaries such that the zone will be the same on both sides of the street, in the area where the rezone of this property is located.

- Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.

  Staff Comment: This rezone will ensure that the boundaries of the CC-DT zone follow the property line of the recently approved subdivision for the property (but which has yet to be recorded), so that the entirety of the lot will fall within a single zone.

Commercial Guidelines:

• Generally commercial zones should be located along Washington Blvd. and 2700 North streets, avoiding local streets which serve residential zones. Access to commercial zones should avoid local streets within residential zones.

Staff Comment: The proposed zone change is redeveloping currently unused property, and will facilitate the expansion of a commercial use along Washington Boulevard. The additional access gained will not use a local street within a residential zone. There are no immediately adjacent residential properties, on the west side of Washington, along Pleasant View Drive.

• Adhere to the General Plan recommendations for the Downtown and Southtown.

Staff Comment: This proposed business expansion does not go contrary to the General Plan recommendation for this area.

• If compatible with the General Plan, existing businesses on collectors and arterials should be allowed to expand while providing an adequate buffer with adjacent residential zones.

Staff Comment: This proposed rezone is exactly the situation that is contemplated in this guideline; a business expansion, along an arterial within the City. Neither the building and parking expansion, nor the rezone will immediately impact the residential properties in the area; Staff is of the opinion there is sufficient buffer from residential properties, and that this type of proposed rezone, which includes a building expansion, is exactly the situation this guideline was written for.

• Encourage commercial uses to be developed with a focus toward walkable streets, with buildings approaching the sidewalk, rather than as standard strip commercial with parking adjacent to the road.

Staff Comment: The location of the majority of the building is already in place; the parking lot is behind the building, with the building closer to the street. The unbuilt portion of the building will also be in front of the parking, closer to the street than the parking lot.

• Consider development agreements to assure higher quality development.

Staff Comment: No development agreement is proposed or considered to be necessary.

• Promote mixed use developments.

Staff Comment: This is a building and parking lot expansion, for an existing use, which an earlier guideline should be permitted for existing businesses. No change of use or additional uses are proposed.

CONFORMANCE WITH GENERAL PLAN

The proposed rezone conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as part of the 'Downtown Mixed Use' area and land use category.

The 'Downtown Mixed Use' land use category is defined as "an area with mixed use characteristics that includes grid type blocks where walkability is a primary focus of the area." The goal for the Downtown area listed in the General Plan specify that this area is intended to be "a unique, pedestrian friendly "Downtown" near the intersection of 2700 North and Washington Boulevard with amenities, resources, attractions and programing that makes this area function as the "heart of the community"." The proposed rezone is viewed by Staff as not detracting from this goal for the area in the General Plan, and the site plan that has been reviewed by the Commission, has been determined to meet the applicable zoning requirements.

SUMMARY OF CITY COUNCIL CONSIDERATIONS

- Is the proposal consistent with the General Plan?
- How does the proposal relate to the Zoning and Land Use Policy guidelines?

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended in a 4-0 vote, that this property be approved to be rezoned to the Community Commercial Downtown zone (CC-DT). Staff recommends that the City Council consider the General Plan rezoning guidelines, and make a decision regarding this rezone.

EXHIBITS

A. Application
B. Proposed Ordinance with Attachment A
C. Newly Adopted Land Use Map

MAP



LAND USE DEVELOPMENT APPLICATION

NORTH OGDEN CITY
SETTLED 1851

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

*May be submitted by email to: lbexell@nogden.org (If you don't receive a response with confirmation of receipt - please call 801-737-2215)

APPLICANT INFORMATION			
Name:	Val L. Poll	Company:	Shupe Holdings LLC
Address:	2671 N. Washington Blvd North Ogden, UT 84414		
Email:	hpoll71@msn.com	Phone:	801-920-2231

OWNER INFORMATION			
Name:	same as above		
Address:			
Email:		Phone:	

PROJECT INFORMATION				
Project Name:	Mountain Medical Center			
Project Address:	Same as above			
Parcel #:	180550038	Subdivision:	Mountain Medical Center	Lot #:
Acreage:	Approximately .165 acres	Current Zoning:	RE-20	

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ **Subdivision:** # of lots_____ ☐ Preliminary Approval - $800 plus $50 per lot ☐ Final Approval - $1000 plus $30 per lot ☐ Special Exception Application - $835	☑ **Zoning Amendment:** ☐ Text - $350 ☑ Map - $875 ☐ Annexation City - $800 plus actual cost of postage and publication
☐ **Minor Subdivision - $750** ☐ **Minor Subdivision without Technical Review - $580** ☐ **Amendment or Vacation of Subdivision - $695**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565
☐ **Boundary Line Adjustment - $675**	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☐ No Technical Review - $730	☐ **Planned Residential Unit Development (PRUD) - $1,695** ☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Val L. Poll — July 27, 2022
Applicant's Signature — Date

Val L. Poll — July 27, 20022
Owner's Signature — Date

To be filled out by North Ogden City

Date Received _____ Received by _____ ☐ Fees paid: _____

ZONING ORDINANCE AMENDMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

☑ MAP AMENDMENT TEXT AMENDMENT*

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

Approximately 0.165 acres listed as parcel # 180550038

.

See Attached Map

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

See Attached Page

CURRENT ZONING CLASSIFICATION(S): RE-20

PROPOSED ZONING CLASSIFICATION: C-2

***PROPOSED TEXT (attach additional sheets, if needed):**

Justification for rezone is that the use is consistent with the adjacent property owned by Shupe Holdings LLC for the purpose of expanding existing parking spaces.

Re-zone request is consistent with city's general plan and future use land use map

***If the Master Planned Community Zone is being applied for, then the information listed in 11-7K-3 Process and Application requirements shall also be submitted.**

PLEASE ATTACH TWO (2) PAPER COPIES AND ONE ELECTRONIC COPY OF A MAP PREPARED BY A UTAH REGISTERED LAND SURVEYOR SHOWING THE FOLLOWING:

1. A 24" X 36" map showing the particular property or properties for which the change of zoning is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries thereof.

2. A tentative development plan that shall show the following:

    a. Topographical description showing existing and proposed grades and drainage systems, and natural and manmade features with an indication as to which are to be retained and which are to be removed or altered.
    b. Proposed street system.
    c. Proposed block layouts.
    d. Proposed reservation for parks, parkways, playgrounds, recreation areas, and other open space.
    e. Off-street parking spaces.
    f. Types of uses of structures.
    g. Location of structures, garages, and/or parking spaces.
    h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
    i. Preliminary plans and elevations of the structure types. Single-family residential subdivisions are exempt from the requirement.

3. Reasons justifying the petition for rezoning.

4. A true statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date, or dates (if any), of expiration thereof.

5. Such photographs, drawings, and other supporting documents (if any) as the applicant desires to present.

6. Please provide a list of names and addresses of surrounding property owners within 300 feet.

Under certain circumstances where the Planning Director finds that the nature of the rezoning request is such that it would be unnecessary or unfeasible for the applicant to prepare a plan in accordance with the above stated requirements, the Planning Director may waive certain items of the above requirements, but in all cases the applicant will be required to prepare and submit some type of site plan drawn to scale.

PROPERTY OWNER'S PERMISSION FOR REZONING REQUEST:

I (we) authorize Val L. Poll to request a change in the Zoning classification of my (our) property from RE-20 to C-2.

Shupe Holdings LLC
_____ _____
Property Owner Property Owner

Applicant's Signature: Val L. Poll - Secretary Date: July 27th 2022

ORDINANCE 2022-__

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE NORTH OGDEN CITY ZONING MAP BY CHANGING PROPERTY AT APPROXIMATELY 2671 NORTH 400 EAST FROM CIVIC ZONE (C) to COMMUNITY COMMERCIAL DOWNTOWN (CC-DT)

WHEREAS; North Ogden City has adopted a General Plan; and

WHEREAS; expansion of existing businesses is stated as a key reason for a rezone in the General Plan rezoning guidelines; and

WHEREAS; the North Ogden City General Plan has designated the aforementioned property as part of the Downtown Mixed Use land use category; and

WHEREAS; the Community Commercial Downtown (CC-DT) zone has been determined to be consistent with that designation;

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City zoning map be amended.

SECTION 1: The property, which is outlined in red on Attachment A, is hereby changed from Civic (C) to Community Commercial Downtown Zone (CC-DT).

If there are conflicts regarding the extent of these changes, the Community Commercial Downtown zone shall apply to the entirety of the property contained in the existing Weber County parcels 180550024 and 180550023, and all additional property that is added and combined into one parcel, as part of recordation of the Mountain Medical Center subdivision plat, including that outlined in red on Attachment A. The Community Commercial Downtown zoning designation shall be effective after the Subdivision plat has been approved and recorded.

Further, parcel and lot boundary lines on the North Ogden City Zoning Map may be added and/or adjusted to more accurately reflect the size, shape, and location of the above listed parcels and property. Zoning district boundary lines may also be adjusted on the Zoning Map to extend to the entirety of these updated parcel and lot boundary lines.

SECTION 2: This ordinance shall take effect upon recordation of the Mountain Medical Center Subdivision.

PASSED and ADOPTED this __th day of September 2022.

North Ogden City:

_____

S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	___	___
Council Member Cevering:	___	___
Council Member Ekstrom:	___	___
Council Member Stoker:	___	___
Council Member Swanson:	___	___
(In event of a tie vote of the Council):		
Mayor Berube	___	___

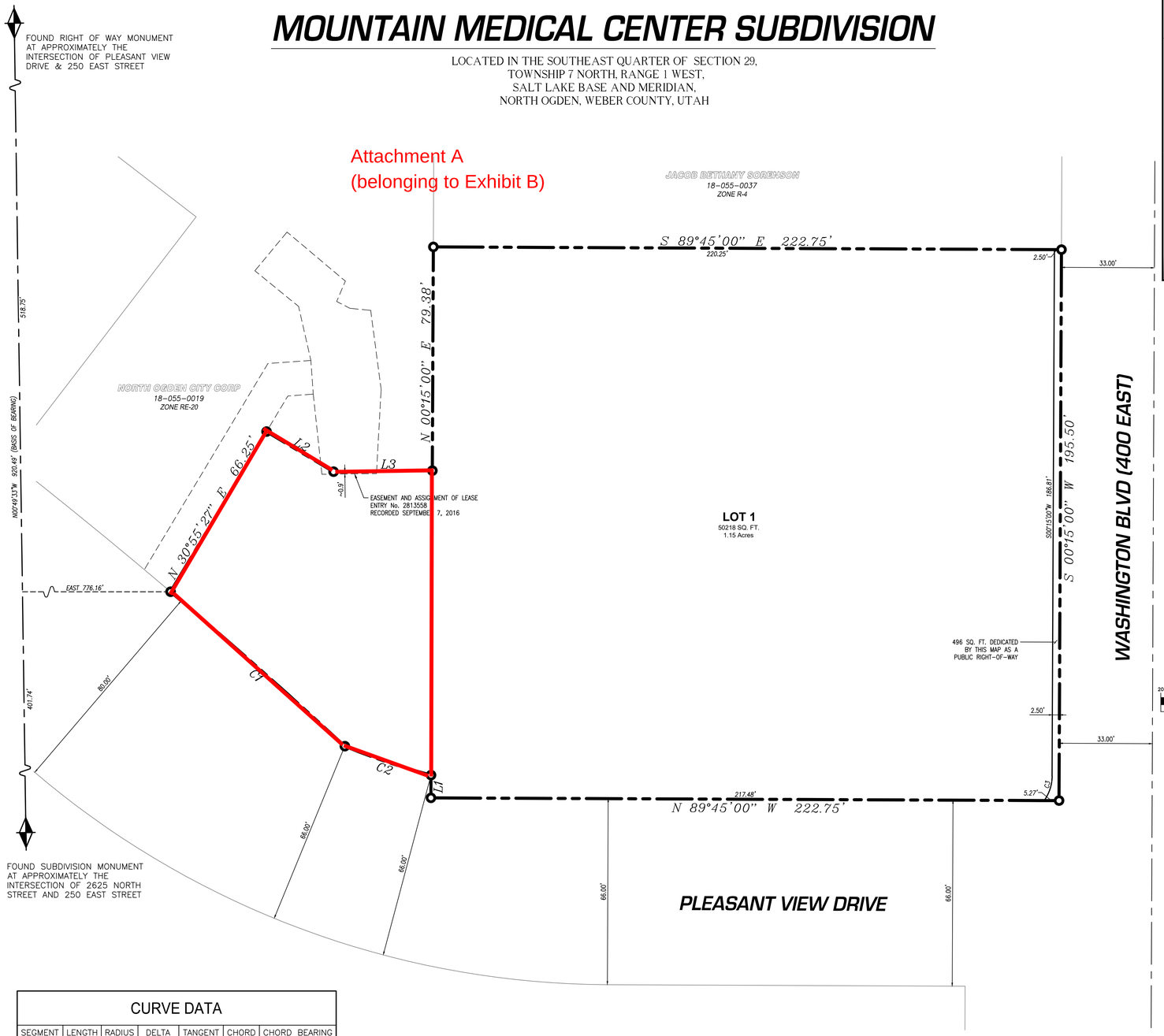
ATTEST:

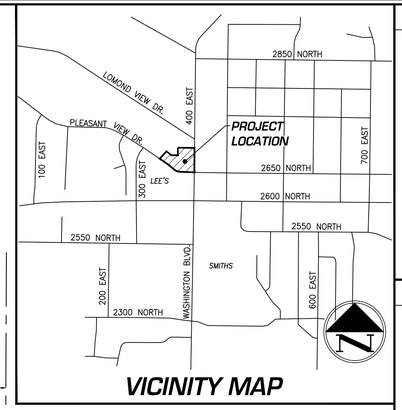
_____
Susan Nance
City Recorder

MOUNTAIN MEDICAL CENTER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
NORTH OGDEN, WEBER COUNTY, UTAH

Attachment A
(belonging to Exhibit B)





VICINITY MAP

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.

SURVEYOR'S CERTIFICATE:

I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE No. 10708886 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MOUNTAIN MEDICAL CENTER SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
WILLIS D. LONG
10708886

PRELIMINARY REVIEW FOR 10 DAYS

JUNE 29, 2022
DATE:

WILLIS D. LONG
LICENSE NO. 10708886

BOUNDARY DESCRIPTION:

COMMENCING AT A STREET MONUMENT LOCATED APPROXIMATELY AT THE INTERSECTION OF 2625 NORTH STREET AND 250 EAST STREET, SAID MONUMENT BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, NORTH 00°49'33" WEST, ALONG THE MONUMENT LINE BETWEEN SAID STREET MONUMENT AND A RIGHT-OF-WAY MONUMENT LOCATED APPROXIMATELY AT THE INTERSECTION OF PLEASANT VIEW DRIVE AND 250 EAST, SAID MONUMENT BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 401.74 FEET; THENCE, EAST, A DISTANCE OF 776.16 FEET TO A POINT ON THE NORTHEASTERLY SIDELINE OF PLEASANT VIEW DRIVE (80 FEET WIDE) AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 30°55'27"EAST, ALONG THE SOUTHEASTERLY SIDELINE OF AN ACCESS EASEMENT AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT AND ASSIGNMENT OF LEASE DOCUMENT RECORDED AS ENTRY NO. 2813558 ON SEPTEMBER 7, 2016, OF OFFICIAL RECORDS, A DISTANCE OF 66.25 FEET; THENCE, SOUTH 59°04'33"EAST, A DISTANCE OF 27.68 FEET; THENCE, NORTH 89°23'30"EAST, A DISTANCE OF 35.06 FEET; THENCE, NORTH 00°15'00"EAST, A DISTANCE OF 79.38 FEET; THENCE, SOUTH 89°45'00"EAST, A DISTANCE OF 222.75 FEET TO A POINT ON THE WESTERLY SIDELINE OF WASHINGTON BLVD (33 FOOT HALF WIDTH); THENCE, SOUTH 00°15'00"WEST, ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 195.50 FEET, TO THE NORTHERLY SIDELINE OF PLEASANT VIEW DRIVE (WIDTH VARIES FROM 66 FEET WIDE AT THE EAST END TO 80 FEET WIDE AT THE WEST OF END OF THE SUBDIVISION); THENCE, ALONG SAID NORTHERLY SIDELINE THE FOLLOWING FOUR (4) COURSES:

1) *THENCE, NORTH 89°45'00"WEST, A DISTANCE OF 222.75 FEET;*
2) *THENCE, NORTH 00°15'00"EAST, A DISTANCE OF 8.06 FEET;*
3) *THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS 249.00 FEET, THROUGH A CENTRAL ANGLE OF 07°25'35"; A DISTANCE OF 32.27 FEET (CHORD BEARS NORTH 71°24'55"WEST, A DISTANCE OF 32.25 FEET), TO A POINT ON SAID NORTHEASTERLY SIDELINE WHERE THE WIDTH BEGINS TO TRANSITION FROM 66 FEET TO 80 FEET;*
4) *THENCE, ALONG SAID NORTHEASTERLY SIDELINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1939.79 FEET, THROUGH A CENTRAL ANGLE OF 02°26'25", A DISTANCE OF 82.62 FEET (CHORD BEARS NORTH 48°26'10"WEST, A DISTANCE OF 82.61 FEET)*

TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINS 50,714 SQUARE FEET OR 1.164 ACRES, MORE OR LESS

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) SHUPE HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

MOUNTAIN MEDICAL CENTER SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER(S) HAS/HAVE HEREUNTO SET OUT HANDS THIS ____ DAY OF _____, 2022.

BY:

SHUPE HOLDINGS, LLC

NAME: *ITS:*

NOTARY ACKNOWLEDGEMENT:

ON THE _____DAY OF _____A.D., 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF SHUPE HOLDINGS, LLC, AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF COMPANY WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____,

NOTARY PUBLIC
RESIDING IN _____ COUNTY.

LEGEND & ABBREVIATIONS:

	BOUNDARY LINE
	MONUMENT LINE/CENTER LINE
	PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
	EASEMENT AS NOTED
	LOT LINE
	R.O.W. LINE
	PROPOSED STREET MONUMENT
	SET 5/8" REBAR AND CAP LS # 10708886 (SEE NOTE 1)
ROW	RIGHT OF WAY
TYP	TYPICAL
MON	MONUMENT
3389 W	LOT ADDRESS
(R)	RADIAL
(NR)	NON RADIAL
	EXPLORATION/PERCOLATION PIT

BASIS OF BEARINGS:

THE BEARING NORTH 00°49'33" WEST, AS MEASURED AND SHOWN HEREON, ALONG THE LINE BETWEEN THE SUBDIVISION MONUMENT AT APPROXIMATELY 2625 NORTH STREET AND 250 EAST STREET TO THE RIGHT OF WAY MONUMENT AT APPROXIMATELY THE INTERSECTION OF PLEASANT VIEW DRIVE AND 250 EAST STREET IS THE BASIS OF BEARINGS FOR THIS MAP.

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	82.62	1939.79	2°26'25"	41.31	82.61	N48°26'10"W
C2	32.27	249.00	7°25'35"	16.16	32.25	N71°24'55"W
C3	9.27	15.00	35°24'00"	4.79	9.12	N17°57'00"E

LINE TABLE

LINE	LENGTH	DIRECTION
L1	8.06	N00°15'00"E
L2	27.68	S59°04'33"E
L3	35.06	N89°23'30"E

DEVELOPER

SHUPE HOLDINGS, LLC
3823 EVERGREEN DRIVE
PLEASANT VIEW, UTAH 84414
CONTACT: VAL POLL
PHONE: 801-920-2231

SHEET
1 OF 1

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ___ DAY OF _____, 2022.

WEBER COUNTY SURVEYOR — RECORD OF SURVEY #

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____
CITY ENGINEER — DATE

BY: _____
PLANNING DIRECTOR — DATE

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS ___ DAY OF _____, 2022.

BY: _____
CHAIRMAN — DATE

ATTEST: _____
SECRETARY — DATE

NORTH OGDEN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND THE DEDICATIONS HAVE BEEN COMPLIED WITH SIGNED THIS ___ DAY OF _____, 2022.

BY: _____
CITY ATTORNEY — DATE

MOUNTAIN MEDICAL CENTER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
NORTH OGDEN, WEBER COUNTY, UTAH

JT Engineering, PC
7886 South 2325 East
South Weber, Utah
Mobile 801.866.7702

LAYTON SURVEYS LLC
1857 N. 100 W. SUITE 1
CLINTON, UT 84015
(801)-663-1641
willis.long@laytonsurveys.com

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID_____
FILED FOR RECORD AND RECORDED, IN BOOK ____ OF THE OFFICIAL RECORDS, PAGE ____.

RECORDED FOR.

_____
_____
WEBER COUNTY RECORDER

BY: _____ (DEPUTY)

DRAFT
FUTURE LAND USE MAP

NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN UPDATE
Date: 4/20/2022

civilsolutionsgroup

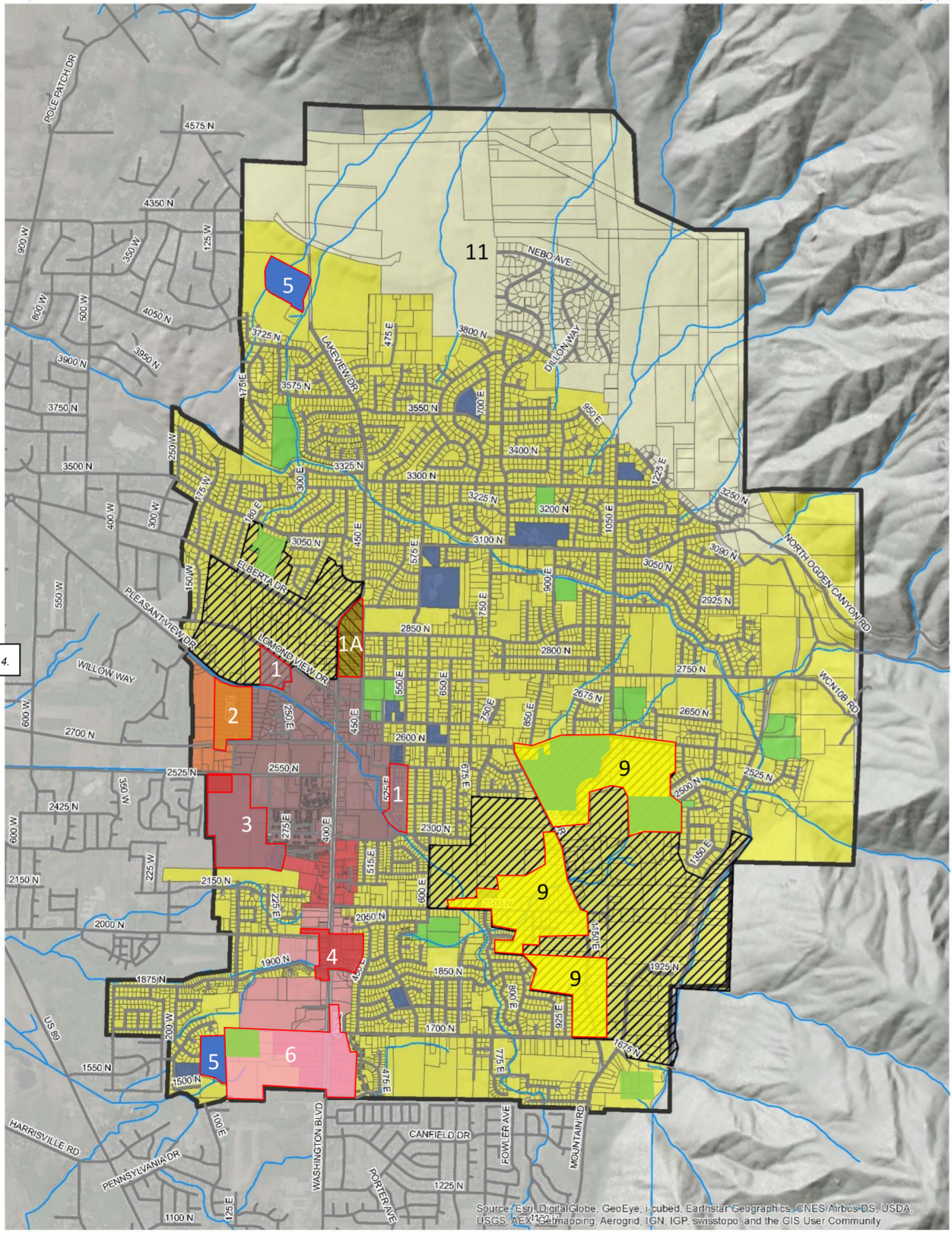
- Potential Conservation Areas
- Streets
- North Ogden Potential Boundary
- Streams/Canals

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

N

0 500 1,000 2,000 3,000 4,000 Feet



Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Discussion and action on a legislative amendment regarding accessory building standards in the R-2, R-3, R-4, and PRUD zones
Agenda Date:	September 13, 2022
Applicant:	North Ogden City Staff
File Number:	ZTA 2022-06

PUBLIC NOTICE:

Mailed Notice:	N/A
City Website:	September 8, 2022

STAFF INFORMATION

Kai Johnsen
kjohnsen@nogden.org
801-737-2202

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-9D-4: SITE DEVELOPMENT STANDARDS, 11-9E-4: SITE DEVELOPMENT STANDARDS, 11-9F-4: SITE DEVELOPMENT STANDARDS, 11-9G-2: PERMITTED USES, 11-9-H2: PERMITTED USES, 11-9I-2: PERMITTED USES, and 11-9M-9: ACCESSORY BUIDINGS

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, require compatibility with the general plan and existing codes.

BACKGROUND

A resident recently came to The City with a preliminary site plan for an accessory building for a metal sided building in an R-2 Zone. Staff concluded that based on the current ordinance related to accessory building design standards in the R-2 Zone the building could be approved. However, staff recognized that the standards for accessory buildings in the R-2, R-3, and R-4

Zones are less restrictive and not consistent with the standards for accessory buildings in other residential zones, specifically standards in the R-1-8 and R-1-10 zones.

After further research through the City Code there were additional sections of code that contained site development standards for the multifamily and PURD Zones. The Multifamily Site development standards were combined with the site development standards within the individual zones. The PURD site development standards were retained as an individual Article in the code, with references added to the respective PURD Zones.

ANALYSIS

The current North Ogden City Code related to accessory building design standards in the R-2, Zone permit a building of 15 feet in height to be constructed 3 feet from a property line. Large accessory buildings, over 600 square feet must be 15 feet from the property line, the maximum height of the building with a 15-foot setback is unclear in the code. The code contains an exception, a large accessory building may be 25 feet tall with a 20-foot setback from property lines and 60 feet of separation from a home on an adjoining lot. Additionally, there is no reference to 11-9M-9, standards for accessory buildings in residential and civic zones.

In contrast, the accessory building standards in the R-1-8, R-1-10, and related zones require a 3-foot setback for buildings 10 feet in height or less. An increase in height over 10 feet is permitted with an increase in the setback to 5 feet. The building height may increase at a 1:1 ratio for every foot of distance from the property line, so a 15-foot-tall building would require a setback of 10 feet. Additionally, accessory buildings over 200 square feet must be integrated into the design of the main residential building in the R-1-8 and R-1-10 zones.

The proposed code changes make the standards for accessory buildings in multi-family residential zones consistent with the standards for accessory buildings in single family zones. Moreover, the standards are designed to mitigate the impacts of accessory buildings on adjoining properties by increasing the setback distances relative to the height of the accessory building.

CONFORMANCE WITH THE GENERAL PLAN

The Vision for North Ogden in the General Plan reads: “North Ogden will continue to be a community of beautiful homes and friendly people that capitalizes on the impressive setting beneath the slopes of Ben Lomond peak. North Ogden will strive to:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- Preserve the essential characteristics of a family friendly community that assures an enduring legacy, small town feel, and high quality of life in North Ogden.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Are the standards for accessory buildings in the R-1-8 and R-1-10 zones appropriate for

single family homes in multi-family zones?

- Do the proposed standards regarding height and size address the unique characteristics of the Multi-family zones that are primarily located in central North Ogden?

EXHIBITS

Exhibit A- Ordinance Draft

RECOMMENDATION

Conduct a public hearing and discussion regarding accessory buildings in the R-2, R-3, R-4, and PRUD Zones and provide any feedback and direction to modify the proposed ordinance change.

ORDINANCE 2022-

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, SECTION 2, CHAPTER 9, ARTICLE D: RESIDENTAL ZONE R-2, ARTICLE E: MULTI-FAMILY RESIDENTIAL ZONE R-3, ARTICLE F: MULTI-FAMILY RESIDENTIAL ZONE R-4, ARTICLE G: ROYLANCE FARMS PHASE II PLANNED UNIT DEVELOPMENT ZONE (PUD), ARTICLE H: QUAIL PONDS PLANNED UNIT DEVELOPMENT ZONE (PUD), ARTICLE I: COLD CREEK VILLAGE PLANNED UNIT DEVELOPMENT (PUD), AND ARTICLE M: USE REGULATIONS APPLICABLE TO RESIDENTIAL AND CIVIC ZONES STANDARDS FOR ACCESSORY BUILDINGS IN MULIT-FAMILY RESIDENTIAL ZONES, AMENDING BUILDING HEIGHT AND SETBACKS

WHEREAS; The General Plan goals support the reasonable use of property while maintaining high quality design standards; and

WHEREAS; The current City ordinances related to accessory building standards in multifamily residential zones are not consistent with accessory building standards in single family residential zones; and

WHEREAS; This amendment updates the standards for accessory buildings in muti family residential zones to be consistent with the standards for accessory buildings in single family residential zones; and

WHEREAS; The proposed standards are designed to provide a reasonable setback from adjoining properties and maintain the reasonable use of the property.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-9D-4, 11-9E-4 11-9F-4,11-9G-2, 11-9H-2,11-9I-2, and 11-9M-9 be amended as follows:

11-9D-4: SITE DEVELOPMENT STANDARDS

(Measurements in feet or square feet)

A. Minimum lot area	
1. Interior with single-family dwelling	8,000 square feet
2. Interior with two-family dwelling or other main building, includes twin homes	12,000 square feet total, 6000 per unit

3. Corner with single-family dwelling	9,000 square feet
4. Corner with two-family dwelling or main building with other than dwelling	12,000 square feet total, 6000 per unit
B. Minimum lot widths measured 30 feet back from the front property line	
1. For a single-family dwelling at a distance thirty feet (30') back from the front property line	80'
2. For a two-family dwelling at a distance thirty feet (30') back from the front property line	90'
C. Minimum yard setback	
1. Front	30'
2. Side	
a. Dwelling	8'
(1) Minimum length of the total of the two (2) side yards	18'
(2) For interior lots where there is an attached garage with the required number of parking spaces, each side yard may be eight feet (8')	
b. Other main buildings (each side)	20'
c. Twin home	18'
3. Side facing street on corner lot	20'
4. All utility easements must be maintained in an open state, unless written permission is secured from all utility companies to place a structure over the easements	
5. Rear	

a. Main building	20'
b. Minimum spacing between main and accessory buildings	6'
6. Building height	
a. Minimum	10'
b. Maximum	35'
~~D. Accessory buildings~~	
~~1. Minimum setback requirements~~	~~a. 3' from the property line~~ ~~b. Large accessory building, 15'~~ ~~c. 6' from the main dwelling~~
~~2. Building height~~	
~~a. Maximum~~	~~15' if set back 3' from property line~~
~~i. Exception 1~~	~~25' if set back 20' from the property line and 60' from a neighboring dwelling~~
D. Total lot coverage:	
~~3.~~ 1. Maximum rear yard coverage for accessory building or group of accessory buildings	25%
~~4.~~ 2. Maximum lot coverage for building or group of buildings with the accessory buildings	35%
E. Accessory building regulations (see also CCNO 11-9M-9)	
1. Accessory building height	
2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20’
(2) Required setback in feet (with permitted increases in building height beyond 10’)	
(A) Buildings that meet the design standards requirements in 11-9M-9: a building up to 10’ tall may be 3’ from the property line. Beginning at 5’ from the property line, an increase in building height beyond 10’ is permitted up to a maximum building height of 25’ (at the tallest point of the roof of the building), with an increase,	

at a 1:1 ratio, in the required setback distance of the building walls from the property line	
3. Minimum separation required between primary building and between all accessory buildings	At least 6’

11-9E-4: SITE DEVELOPMENT STANDARDS

(Measurements in feet or square feet)

A. Minimum lot area	
1. Interior with single-family dwelling	8,000 square feet
2. Corner with single-family dwelling	9,000 square feet
3. Interior and corner - multi-family dwelling	10,000 square feet
4. Interior - nonresidential building	8,500 square feet
5. Corner - nonresidential building	9,500 square feet
B. Minimum lot width measured 30 feet back from the front property line	80'
C. Minimum Yard Setback:	
1. Front	30’
2. Side	
a. Single-family dwelling	8’ Exception: The total of two side yards shall not be less than 17’
b. Other main buildings (each side)	20’
c. All utility easements must be maintained in an open state	
3. Side facing street on corner lot	20’
4. Rear (main building)	20’
D. Building Height	
1. Minimum	10’
2. Maximum	35’
E. ~~Accessory Buildings~~ Total lot coverage:	

1. No accessory building or group of accessory buildings shall cover more of the rear yard than twenty five percent (25%). 2. No building or group of buildings with the accessory buildings shall cover more of the total lot area than fifty percent (50%).	
~~3. Minimum setback requirements~~	~~3' from the property line~~ ~~Large accessory building, 15'~~ ~~6' from the main dwelling~~
~~4. Building height~~	
~~a. Maximum~~	~~15' if set back 3' from property line~~ ~~Exception: 25' if set back 20' from the property line and 60' from a neighboring dwelling~~ ~~Exception: On parcels larger than one acre location proposed closer than 15' may be allowed by conditional use permit~~
F. Accessory building regulations (see also CCNO 11-9M-9)	
1. Accessory building height	
2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20’
(2) Required setback in feet (with permitted increases in building height beyond 10’)	
(A) Buildings that meet the design standards requirements in 11-9M-9: a building up to 10’ tall may be 3’ from the property line. Beginning at 5’ from the property line, an increase in building height beyond 10’ is permitted up to a	

maximum building height of 25’ (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line	
3. Minimum separation required between primary building and between all accessory buildings	At least 6’
5. Maximum size	599 Sq. Ft.

11-9F-4: SITE DEVELOPMENT STANDARDS

(Measurements in feet and square feet)

A. Minimum lot area	
1. Interior with single-family dwelling	8,000 square feet
2. Corner with single-family dwelling	9,000 square feet
3. Interior and corner - two-family dwelling	8,000 square feet
4. Interior with nonresidential main building	8,500 square feet
5. Corner with nonresidential main building	9,500 square feet
6. Residential care facility, in addition to minimum, for each patient	500 square feet
B. Minimum lot width measured 30 feet back from the front property line	80'
C. Minimum Yard Setback:	
1. Front	30' If located on Washington Blvd. or 2700 North, the front yard setback is 20’ with no parking allowed in the front yard.

2. Side	
a. Single-family dwelling	8’ Exception: The total of two side yards shall not be less than 17’ Exception: On interior lots where there is an attached garage with the required number of parking spaces, each side yard may be 8'
b. Other main buildings (each side)	20’
c. All utility easements must be maintained in an open state	
d. Twin homes	16’
e. Side facing street on corner lot	20’
3. Rear (main building)	20’
D. Building Height	
1. Minimum	10’
2. Maximum	35’
~~E. Accessory Buildings~~	
~~1. Minimum setback requirements~~	~~3' from the property line~~ ~~Large accessory building, 15'~~ ~~6' from the main dwelling~~
~~2. Building height~~	
~~a. Maximum~~	~~15' if set back 3’ from property line~~ ~~Exception: 25' if set back 20' from the property line and 60' from a neighboring dwelling~~ ~~Exception: On parcels larger than one acre location proposed closer than 15' may be allowed by conditional use permit~~
E. Accessory building regulations (see also CCNO 11-9M-9)	
1. Accessory building height	
2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20’

(2) Required setback in feet (with permitted increases in building height beyond 10')	
F. Buildings that meet the design standards requirements in 11-9M-9: a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height beyond 10' is permitted up to a maximum building height of 25' (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line	
1. Minimum separation required between primary building and between all accessory buildings	At least 6'
2. Maximum size	599 Sq. Ft.

11-9G-2: PERMITTED USES

A. The following uses shall be permitted:

1. Attached dwelling units. See CCNO 11-13.
2. Church, synagogue or similar permanent building used for regular religious worship.
3. Home daycare center. See CCNO 11-9M-14.
4. Home occupations. See CCNO 11-14.
5. Home preschool. See CCNO 11-9M-14.
6. Household pets.
7. Single-family dwellings.
8. Temporary buildings, structures and uses incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.
9. Accessory buildings and uses customarily incidental to any permitted use. (See 11NOCC 11-9M-9 for accessory building standards.)

11-9H-2: PERMITTED USES

A. The following uses shall be permitted:

1. Attached dwelling units. See CCNO 11-13.
2. Church, synagogue or similar permanent building used for regular religious worship.
3. Home occupations. See CCNO 11-14.
4. Household pets.

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5. Planned Unit Development. See CCNO 11-13.
6. Public buildings, public or private parks, recreation grounds, and associated buildings. See CCNO 11-9M-18.

7. Single-family dwellings.
8. Temporary buildings, structures and uses incidental to construction work. Such building shall be removed upon completion or abandonment of the construction work.
9. Accessory buildings and uses customarily incidental to any permitted use. (See 11NOCC 11-9M-9 for accessory building standards.)

11-9I-2: PERMITTED USES
A. The following uses shall be permitted:
1. Home occupations. See CCNO 11-14.
2. Household pets.
3. Multi-family dwellings.
4. Single-family dwellings.
5. Temporary buildings incidental to construction work.
6. Accessory buildings and uses customarily incidental to any permitted use. (See 11NOCC 11-9M-9 for accessory building standards.)

11-9M-9: ACCESSORY BUILDINGS
Standards for Accessory Buildings ~~in CCNO 11-7F (Residential Zone R-2), CCNO 11-7G (MultiFamily Residential Zone R-3), CCNO 11-7H (Multi-Family Residential Zone R-4) and the following~~ PRUD Zones CCNO 11-7C (Legacy Planned Residential Unit Zone), CCNO 11-7D (Roylance Farms Planned Residential Unit Zone), CCNO 11-7E (Quail Ponds Planned Residential Unit Zone), and CCNO 11-7I (Cold Creek Village Planning Residential Unit Development Zone):

~~Accessory Building~~				
	~~R-2~~	~~R-3~~	~~R-4~~	~~PRUD~~
~~A. Interior side yard setback (in feet)~~	~~3~~	~~3~~	~~3~~	~~3~~
~~B. Corner lot side yard setback (in feet)~~	~~20~~	~~20~~	~~20~~	~~20~~
~~C. Maximum height (in feet)~~	~~15~~	~~15~~	~~15~~	~~15~~
~~D. Maximum size~~	~~599 sq. ft.~~	~~599 sq. ft.~~	~~599 sq. ft.~~	~~599 sq. ft.~~
~~E. Minimum distance between buildings~~	~~6~~	~~6~~	~~6~~	~~6~~
~~F. Maximum rear yard coverage by all accessory buildings~~	~~25%~~	~~25%~~	~~25%~~	~~25%~~

~~a. Maximum~~	~~15' if set back 3' from property line~~ ~~Exception: 25' if set back 20' from the property line and 60' from a neighboring dwelling~~ ~~Exception: On parcels larger than one acre location proposed closer than 15' may be allowed by conditional use permit~~
A. Accessory building regulations (see also CCNO 11-9M-9)	
1. Accessory building height	
2. Accessory building setback	
a. Accessory building	
(1) Corner lot (street side)	20'
(2) Required setback in feet (with permitted increases in building height beyond 10')	
B. Buildings that meet the design standards requirements in 11-9M-9: a building up to 10' tall may be 3' from the property line. Beginning at 5' from the property line, an increase in building height beyond 10' is permitted up to a maximum building height of 25' (at the tallest point of the roof of the building), with an increase, at a 1:1 ratio, in the required setback distance of the building walls from the property line	
3. Minimum separation required between primary building and between all accessory buildings	At least 6'
4. Maximum rear yard coverage by all accessory buildings	25%
5. Maximum size	599 Sq. Ft.

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this th day of 2022.

North Ogden City:

_____

S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	___	___
Council Member Cevering:	___	___
Council Member Dalpias:	___	___
Council Member Swanson:	___	___
Council Member Ekstrom:	___	___
(In event of a tie vote of the Council):		
Mayor Berube	___	___

ATTEST:

_____

Susan L. Nance, CMC
City Recorder

NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Consideration of an encroachment request to permit and locate a residential accessory building within a North Ogden City owned detention basin access parcel.
Agenda Date:	September 13, 2022
Applicant:	Jonathan and Denise Keyes
File Number:	N/A

PUBLIC NOTICE:

Mailed Notice:	N/A
Newspaper:	N/A
City Website:	September 8, 2022

PROPERTY INFORMATION

Address:	3678 N 600 E
Parcel ID:	16-317-0009

STAFF INFORMATION

Scott Hess
shess@nogden.org
801-737-9841

BACKGROUND

The property owners Jonathan and Denise Keyes constructed a shed on the south side of their property that is located within a North Ogden City-owned detention basin access. According to an onsite visit the shed is located approximately four feet onto North Ogden property. The encroachment consists of a concrete pad, Lifetime prefabricated shed, timber retaining walls, and gravel. The City was made aware of the shed through a Code Enforcement complaint. The Building Department as well as Code Enforcement have contacted the property owner. The property owner requested that the Council consider whether the shed could remain in place and provided a letter making that request (see Exhibit A).

North Ogden City Ordinance for accessory buildings require that all detached accessory buildings be located within the side or rear yard of single-family zones and must adhere to the setbacks in the zone (HP-1 in this case). Sheds less that ten feet tall require a minimum setback of three feet. In addition to meeting the setbacks, all accessory buildings shall have a buffer of either a fence or landscaping or a combination of the two. Any additional fencing or landscaping around this

existing shed would need to be allowed in the City-owned property for the shed to remain. If the shed is allowed to remain in place, staff would request that the property owner assure that it is in the side yard based on the minimum required front setback of thirty feet.

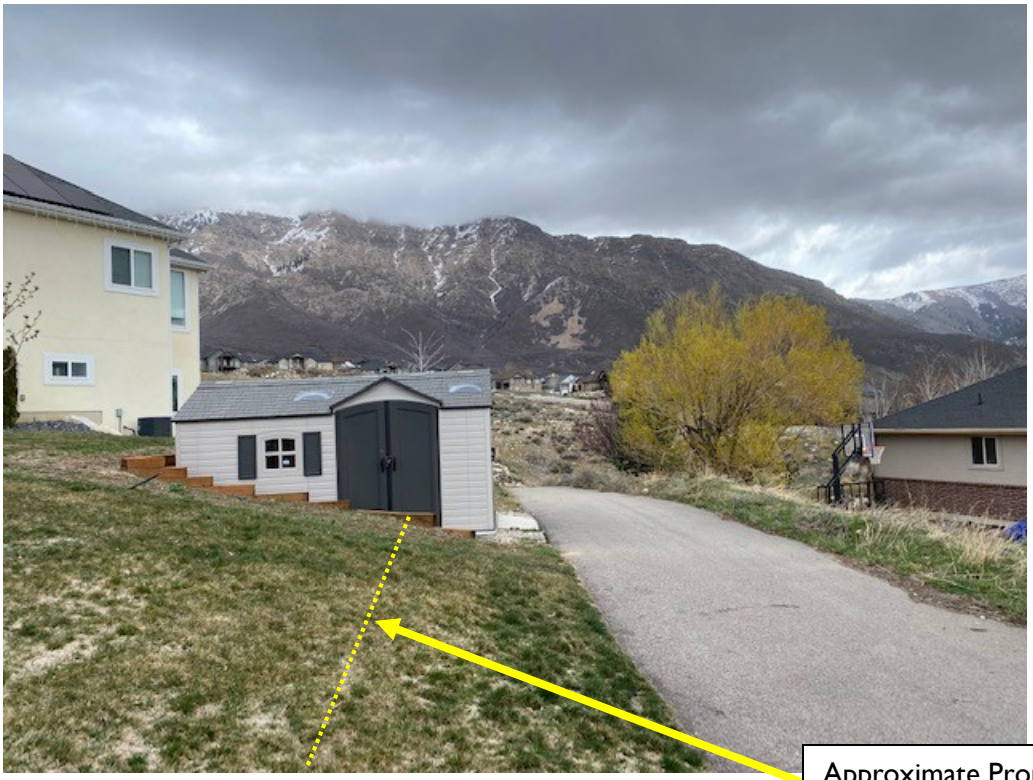
The City Council has the authority to permit, deny, or modify encroachment requests. Recently the City has approved and denied similar requests, though there has not been an approval that included a structure on City-owned property.

EXHIBITS
A. Keyes Family Letter to the City

AREA MAP



IMAGES FROM SITE VISIT





Scott Hess

From: Jonathan Keyes <JRK_consulting@outlook.com>
Sent: Wednesday, March 30, 2022 9:10 PM
To: Scott Hess
Subject: Letter: Regarding our shed and North Ogden Property

Scott,

Thank you again for the time you and John took this week to meet with us to discuss our shed and the City's easement. I have put together the below letter, I would like for you to review and make sure it captures your perspective, if not please let me know and I will gladly adjust. Also if you have any recommendations if I should shorten this or omit parts of it as unnecessary details, I would be extremely grateful. I'm sure this is not your first rodeo.
Thanks again,

Dear North Ogden City,

I, Jonathan R. Keyes, am a lifetime resident of North Ogden for 41 years, and my wife Denise and I built a home in North View Estates in 2015 and moved in September of 2016. Our home is located at 3678 North 600 East, North Ogden, UT 84414-1616, the backside (eastside) of our property runs adjacent to a large empty retaining pond owned by North Ogden City. On the south side of our property the City has put in a paved easement for access purposes.

The easement to date, has never been occupied and has never been maintained by the city. I have for the last 5.5 years taken upon myself to cut down the weeds on the North and South side of this paved easement, as I feel it's a reflection on me if things are not cleaned up. This easement runs west to east approaching from 600 East and is 20 ft wide on the east side and 30 ft on the west side, so it is flared out quite a bit on the one side.

Late Summer of 2021 we decided we needed to purchase a small shed, after shopping around we determined that the most affordable option would be a simple do-it yourself Lifetime Shed. The primary use of this shed is to store some gardening tools, wheelbarrow, as well as my snowblower during the Winter, and my lawnmower during the summer. When we started scoping out this project, we thought the best spot for said shed, would be on the south side close to the easement. About 1 month after completion of said project, we received a phone call from the City, upon which my wife requested to have a visit to our property from a City Official by the name of Nate Davis. All of which informed us that there was a complaint that our structure could be on located on City Property. We've now been visited a few times with City officials including Scott Hess and John Call this very week, it is unclear whether we have indeed encroached on City property. It did appear however, with Scott and Johns visit this week, we did determine that there is no restrictions of transporting heavy equipment into the holding pond if such a need arose.
Hindsight is always 20-20, we now realize that we made a few mistakes in this project-

1. We didn't have a clear understanding that such a small structure would require a small building permit
2. We didn't reference the plat to clearly understand the boundaries of the easement
3. If we had done steps one and two above, we probably would've scoped the project appropriately and moved our shed back a few more feet

We have now paid for a permit and have just recently come to understand that such permit was denied and that we will either need to move our structure or have it demolished or that the city will demolish it at our expense. Therefore, we are now in a position where we've sunk some costs into a shed project that would not be moved easily, it would require excavation and moving of some sprinkling, of which we would prefer not to have to shoulder these costs at this time.

We are writing this letter to plead with North Ogden City to show mercy on us for our mistakes. That North Ogden City will not require us to move or tear down our structure, if we make the commit that we will continue to maintain the weeds and grounds on both sides of the easement and that we will never use the paved easement for parking or housing of any vehicles or trailers or equipment.

Sincerely,

Jonathan & Denise Keyes

Jonathan R. Keyes, PMP |
Technology & Project Management Services
JRK Consulting (Global)
3678 North 600 East |North Ogden, UT 84414
Mobile: +1 (801) 231-6213

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS/APPLICATION INFORMATION

Application Request:	Discussion and Consideration on a legislative amendment to update North Ogden City's Moderate Income Housing Plan, a component of the General Plan.
Agenda Date:	September 13, 2022
Applicant:	North Ogden City
File Number:	2022 Moderate Income Housing Update

PUBLIC NOTICE:

Mailed Notice:	None
City Website:	August 11, 2022 (first public hearing notice)

STAFF INFORMATION

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

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-1-4 F 6a: Land Use Authorities: Planning Commission, Powers and Duties

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

North Ogden City adopted an updated Moderate Income Housing Plan in 2020 to meet the requirements of Senate Bill 34, and Utah State Code. State Code requires the City to report to the Department of Workforce Services annually on Moderate Income Housing activities, as well as update the report in whole every two years. Senate Bill 34 outlined a "menu" of items for cities in Utah to select from outlining efforts to assist in providing moderate income housing in the City. In the 2022 Legislative Session, House Bill 462 made updates to the Moderate Income Housing Plan requirements. The "menu" of options was updated, and an "Implementation" component was added. See Exhibit B for a brief explanation of the new legislation summarized by Utah League of Cities and Towns.

The report being considered by the Commission is an update to the 2021 Moderate Income Housing Plan, specifically to align the City's Goals with the State Menu Items as well as integrate

implementation activities required by the State. The City must update the Moderate Income Housing Plan, adopt the update, and submit the Moderate Income Housing Plan by October 1, 2022. Amendments to the Moderate Income Housing Plan are adopted within the North Ogden General Plan.

Staff reviewed the updated State Code "menu" activities and is forwarding recommendations on what elements to keep in the plan, and what elements to eliminate. The 2022 Draft Moderate Income Housing Plan (see Exhibit A) largely focuses on the menu item updates and brief Implementation Activities.

The General Plan Advisory Committee is no longer regularly meeting. Staff has provided the updated Moderate Income Housing Plan to a few key members of that committee for their feedback.

CONFORMANCE WITH THE GENERAL PLAN

The North Ogden General Plan was adopted on September 22, 2015. The updated Moderate Income Housing Update was adopted into the General Plan in 2019 in accordance with Senate Bill 34 requirements. The General Plan discusses housing, housing variety, and a desire for North Ogden to maintain a high quality of life.

The following excerpt is from the General Plan Vision statement. North Ogden City's Vision statement focuses on the people and housing that make up the community:

The Vision for North Ogden

North Ogden City will continue to be a community of beautiful homes and friendly people that capitalizes on the impressive setting beneath the slopes of Ben Lomond peak. North Ogden will strive to [the most relevant strategies to this topic have been included below]:

- Assure that North Ogden remains a beautiful place to live, work, and recreate.
- Promote housing variety with a broad spectrum of high quality housing options along Washington Boulevard, 2700 North, and especially within and adjacent to the Downtown and Southtown.
- Strive to create a more balanced community that results in a better, more sustainable tax base; which anticipates and reflects the diversity of housing and services necessitated by changing population life cycles, norms and preferences.
- Preserve the essential characteristics of a family friendly community that assures an enduring legacy, small town feel, and high quality of life in North Ogden.

A key Strategy for Moderate Income Housing is found in the Housing Goals, "Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals." It should be noted that zoning ordinances can either facilitate or restrict the achievement of a General Plan goal and should be evaluated accordingly.

Working to provide Moderate Income Housing is not only a goal required by the State, but is a key policy consideration for the community as we continue to grow. Housing costs have risen dramatically and quickly, and housing costs continue to outpace incomes. Assuring that housing

stock provides options for a wide variety of people will be important for North Ogden to maintain quality of life for current and future residents.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Are the amendments to the Moderate Income Housing Plan a positive change and do they make sense for the entire city?
- Are there additional language or amendments that are appropriate for the Moderate Income Housing Plan?
- Is the proposal consistent with the General Plan?

PLANNING COMMISSION RECOMMENDATION

On August 17, 2022, North Ogden City Planning Commission held a public hearing and reviewed the draft 2022 Moderate Income Housing Plan. The Planning Commission members in attendance unanimously recommended approval of the of the proposed Moderate Income Housing Plan to the City Council.

EXHIBITS

A. Draft 2022 Moderate Income Housing Plan
B. HB462 Utah Housing Affordability Amendments

~~2021~~2022 MODERATE INCOME HOUSING UPDATE

The City has just over 6,665 residential units, the majority of which are single family units. We have seen an increase in the number of single family home permits pulled in the past several years. The City currently also has 951 connected units in the City based on City and County records. Attached dwelling units are more affordable than single family units, though it is not always the case; this pattern, however, seems to be the general trend for the North Ogden Area based on the data provided by the Department of Workforce Services. The majority of these attached dwelling units are 4-plexes and duplexes, but some are townhomes or other similar types of dwelling units. Additionally, there are 558 apartments across two different projects, 365 townhomes, and 68 independent living units which have been approved and vested in North Ogden City, which are anticipated to be under construction in the next few years. In all, the City expects the number of total dwelling units to increase to over 7,250 residential units by 2025 with approximately 1,942 of those units being connected units. This means approximately 26.8% of North Ogden City's housing stock will be some sort of attached family unit by 2025. The number of approved connected units continues to represent a higher percentage of total growth for the city compared to single-family units. This will ultimately assist in providing affordable housing options for residents.

Commented [SH1]: Call in to Public Works to update this number. PW contact is out of the office until Aug 17.

The State Code outlines several required components of the Moderate Income Housing Plan. The following sections are intended to satisfy the requirements articulated in 10-9a-103. The Data provided comes from the Utah Department of Workforce Services.

Section 6: Monthly housing costs in North Ogden city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	$1,312	$1,210	-$18	$1,054	$ (156)
Units with a mortgage (ACS Table B25088)	$1,465	$1,418	-$10	$1,334	$ (84)
Units without a mortgage (ACS Table B25088)	$352	$413	$8	$470	$ 57
Median gross rent (ACS Table B25064)	$831	$1,026	$30	$1,272	$ 246

*Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (Dollars) by mortgage status. American Community Survey.

*Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in North Ogden city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	$74,384	$78,926	$544	$81,519	$ 2,593
Owner-occupied income (ACS Table B25119)	$76,799	$83,138	$659	$86,068	$ 2,930
Renter-occupied income (ACS Table B25119)	$43,867	$59,583	$3,036	$82,986	$ 23,403

*Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

(a) an estimate of the existing supply of moderate income housing located within the municipality;

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	370	810	370	440	0
≤ 50% HAMFI	165	285	105	120	-60
≤ 30% HAMFI	50	60	15	10	-35

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	410	725	369	315	-41
≤ 50% HAMFI	165	225	119	60	-46
≤ 30% HAMFI	75	65	15	-10	-60

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-40	85	1	125	41
≤ 50% HAMFI	0	60	-14	60	-14
≤ 30% HAMFI	-25	-5	0	20	25

According to the information provided by Utah Department of Workforce Services, the City has increased the number of affordable housing units from 2016 to 2020 in all income categories, and only lags behind in the 50% Household Area Median Income (HAMI) category.

This data is based on Census and American Communities Survey information. The reality for the Wasatch Front is that household costs for ownership and rentals have increased dramatically in the past 12-18 months. The data is essentially lagging. In response to what the city is seeing on the ground with true prices, there is a continued push to increase the number of affordable options for residents in the city.

In the 2019 Moderate Income Housing Plan, it was estimated that there were at least 700 and possibly as many as 1051 households with less than 80% AMI who are currently paying over 30% of their income for their monthly housing costs. Since there were 2637 households in the 80% AMI or lower range, this is significant; this data indicates that roughly 27-40% of the existing households under the 80% AMI are paying over 30% of their monthly income towards housing expenses. The city expects this to still be the case today.

(b) an estimate of the need for moderate income housing in the municipality for the next five years;

Approximate Housing Cost Burden Ratio at HUD's 80%, 50%, and 30% Income Limits based on a 4-Person Family Household

Table B25088 Table B19019	2009 American Community Survey	2017 American Community Survey	2026 Projection
Ratio of median rent in the municipality to **100%** of the median income of a family of 4 in the county	16.1%	15.6%	16.6%
Ratio of median rent in the municipality to **80%** of the median income of a family of 4 in the county	20.1%	19.5%	20.8%
Ratio of median rent in the municipality to **50%** of the median income of a family of 4 in the county	32.1%	31.2%	33.2%
Ratio of median rent in the municipality to **30%** of the median income of a family of 4 in the county	53.5%	52.0%	55.4%

*Ratios greater than 30% indicate that the average 4-person family household in the county would be burdened by the typical housing costs in the municipality. Ratios greater than 50% indicate that the average 4-person family household in the county would be severely burdened by the typical housing costs in the municipality.

The City is constrained by the ability of the Planning Department and Building Department to approve and develop property within the City. Over the past several years the City has seen a significant up-tick in the number of housing units permitted and constructed. Using this historical information with the number of units increasing dramatically in the past several years the City estimates to be permitting 200 residential units to 250 units per year for the next five years. The City's overall estimate is that 1250 housing units will be created in the next five years.

According to the data provided by the Utah Department of Workforce Services, the 2026 projection of cost burden ratios remain under 30% for the 100% HAMI and 80% HAMI. However, the City will need to provide additional units affordable for the 50% HAMI and the 30% HAMI levels. In order for the city to provide these units, some form of subsidized housing or an increase in accessory dwelling units will be necessary to meet housing needs for those income levels.

(c) a survey of total residential land use; (City Numbers) 6665+ total units, 951 connected units

According to the City's records, there are the following numbers of total housing units in the City:

- 6665 Total Housing Units
- 951 Connected Housing Units
- 5714 Single Family Residential Units
- There are an additional number of connected and single family units in various stages of construction as of November 1, 2021.

*Source City Building Permit Records / City Utility Connection Records

(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and

This topic is addressed, but not specifically identified in the City's Goals below for ways to promote, encourage, and maintain the current levels of Moderate Income Housing and to add additional units of Moderate Income Housing.

(e) a description of the municipality's program to encourage an adequate supply of moderate income housing.

This topic is addressed below in the City's Moderate Income Housing Goals

CITY'S MODERATE INCOME HOUSING GOALS

A. Rezone for densities necessary to facilitate~~assure~~ the production of Moderate Income Housing.

~~North Ogden City is currently working on an update to the General Plan Future Land Use Map. The City expects to adopt the map, and update the General Plan in early 2022. The recommendations within that document will include areas of the City where clustered housing, and additional housing options will be permitted and promoted. Providing opportunities for a wide variety of housing types will assist in producing more affordable units than traditional large lot single family homes.~~

The City is experiencing growth pressures and requests from the development community for increased densities and housing types. In response, the City has reviewed areas of the General Plan Future Land Use Map where increased density makes the most sense. The Future Land Use Map has been adopted, and the General Plan document and language is in process of being updated. The City has been responsive to requests for rezones in the areas approved in the General Plan Future Land Use Map and during the summer of 2022 rezoned two properties to R-4 (the most intense multi-family zone).

Implementation Measure	Time - Months
General Plan Future Land Use Map Adoption	Complete
General Plan Written Text and Document Update	12
Market driven rezone requests - Evaluate developer's response to increased density areas to provide new moderate income housing options	24-36

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

~~North Ogden passed an ordinance in early 2019 allowing for Accessory Dwelling Units (ADUs) in all single family residential zones. The goal of this ordinance change was to allow for additional housing stock within the existing fabric of the more established neighborhoods. The hope is this also allows better integration of those with moderate income into the community. Through this ordinance change the City also hopes to increase the number of opportunities for those of moderate income without significant upgrades required to infrastructure, utilities, or other municipal services. ADUs are limited to owner occupied properties to keep the single family feel to the property through landscape maintenance and personal investment in the properties on which ADUS are constructed throughout the neighborhood. In the 2020 Utah State Legislative session, State Code was amended to require municipalities to allow ADUs. North Ogden City's current ordinance was found to be in compliance with that State Code, and the City continues to promote home owner's ability to construct ADUs to assist in providing affordable housing.~~

Interest in ADUs is growing, and the Planning Department regularly responds to residents looking for information about ADU regulations. Staff~~The City~~ is hopeful that over the next 5 years the City could add 5 to 10 ADUs per year to help meet the goals of moderate income housing. Though no formal study has been completed, the hope is that because of reduced building and ~~particularly, lessened~~ infrastructure requirements for ADUs that ~~the~~ property owners will~~ould~~ be able to participate in the ADU program at a much lower cost ~~which would~~ allowing more flexibility in rental rates to recoup their investment. The addition of ADUs in these neighborhoods, where streets and other utility main lines are already in place, is a primary tool hoped to leverage these existing resources to enable lower cost for construction of affordable housing, without overburdening the demand.

Implementation Measure	Time - Months
Ordinance passed allowing Internal ADU's in all single-family residential zones	Complete
City encourage and communicate to home owners the possibility to construct ADUs to provide affordable housing	12
Process building permits: 5-10 ADU's per year is a realistic number of expected new ADUs in North Ogden annually	12

G. Amend land use regulations to allow for ~~Encourage~~ higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

The North Ogden City General Plan adopted in 2015 has a focus on the concentration of medium density housing in close proximity to UTA bus routes along Washington Blvd. The majority of the City's current higher density units are along the Washington Blvd. corridor and within ¼ mile of a UTA bus stop. Though these bus routes do not qualify as "transit investment corridors" they are the largest public transit investment by the state into our community and the City feels that access to bus routes is vital to the successful creation of MIH.

~~During the next 5 years, the City anticipates the construction of an additional 622 connected units with at least ½ of those being within ¼ mile of the major bus route and all of them within ½ mile of the bus line.~~

Implementation Measure	Time - Months
General Plan language to focus on medium density housing in close proximity to UTA routes	Complete
Process building permits: 600 entitled units expected to file for building permits in the next 12-36 months	12-36
Half of all new units to be located within ¼ mile of major bus routes and all within ½ mile of the bus line.	12-24

J. Implement zoning incentives for ~~low to~~ moderate income units in new developments~~; preserve existing moderate income housing.~~

The City will~~wants to~~ explore ~~the~~regulations ~~options~~ associated with zoning incentives for low to moderate income units~~. Because of the technical and legal requirements, and the current plan in the City to rewrite the City zoning code over the next year the City does not have a specific set of goals but plans to explore the following types of options:~~ to include:

Deed restrictions for density incentives
Density bonus programs
Increasing density across all zones
Adding small lot subdivisions
Adding additional housing types
Shortening development approval timeline for densities ~~less~~greater than 6 per acre
Encouraging mixed use in commercial zones

Implementation Measure	Time - Months
Staff will develop Code language to permit zoning incentives for low to moderate income units – Including density trade off for open space preservation	6-12
Staff will develop Code language to permit shortened development approval timeline for densities greater than 6 units per acre	6-12

L. Reduce, waive, or eliminate impact fees related to moderate income housing ~~Preserve existing Moderate Income Housing~~

~~The City's housing stock is diverse in age, location, and property value. There are areas with older well-preserved housing that represents a more affordable option that new construction. These units include older single family homes, two family dwellings, and small apartment complexes. These locations of the community will continue to be invested in by the City to maintain and update infrastructure, roads, and community amenities. The City desires to maintain this housing stock in an effort to preserve existing moderate income housing.~~

The City has limited ability to reduce impact fees without making up the lost revenue. There is more flexibility in reducing the standard building permit fees for those projects which have a beneficial impact on moderate income housing. The City needs to meet with the development community to discuss strategies for bringing subsidized units into future projects. These subsidies can be used to make up the reduction in revenue that impact fees bring in to cover essential services.

Implementation Measure	Time - Months
Review Consolidated Fee Schedule for standard building fees to look for potential reductions for MIH	12

Meet with development community to talk about options for subsidized housing in single and multi-family projects	6

~~N. Participate in a community land trust program for low or Moderate Income Housing~~

~~North Ogden City has identified land trust programs as a potential option for creating new moderate income homes in single family neighborhoods. The City will explore options for partnering on a land trust program, and will consider whether this is a viable option for the community.~~

~~P-U Apply for or partner with outside agencies.~~

~~The City has already looked at working with outside agencies on providing affordable housing programs and incentives, but has not specifically selected any one group or agency to partner with. Most importantly, the City plans to work closely with the Weber Area Association of Governments to coordinate the needs of the larger area, as well as utilize available local programs in a cooperative fashion. For a long time, Ogden and other communities have provided the area with the necessary moderate income housing for Weber County, but it is important for each community to come to the table and shoulder responsibility to focus on how to create solutions for the entire area, without focusing too strongly on single mode solutions. This is especially the case, now more than ever, given the significant rise of housing prices in the area and the state, in recent years. What North Ogden does to address housing affordability will have an impact on our neighboring communities; therefore, regional solutions should potentially be considered, instead of solely local options.~~

HB462 Housing Affordability Amendments
(Rep. Waldrip / Sen. Anderegg)

The bill is a collaborative effort among numerous stakeholders, including the Commission on Housing Affordability, the Utah League of Cities and Towns, Wasatch Front Regional Council and Mountainland Association of Governments, Property Rights Coalition, Division of Housing and Community Development, the Utah Transit Authority, and various other public and private sector organizations, to help Utah to address its significant challenges on housing availability and affordability.

This summary breaks down bill changes into the following sections:

1. Moderate Income Housing Plan Changes (update to SB34 from 2019)
2. Station Area Plan Requirements
3. Changes to Internal Accessory Dwelling Units
4. Changes to Point of the Mountain
5. Changes to the Olene Walker Board
6. Other Changes and Appropriations

Moderate Income Housing Planning Changes (update to SB34 from 2019) (lines 571-819, 1053-1262; 1893-2409 (counties)):

Although all municipalities, metro townships, and counties are encouraged by law to plan for moderate income housing plan (MIHP); Senate Bill 34 (2019) created specific criteria that certain cities had to adopt in a plan and penalties for non-compliance. HB 462 makes changes to these criteria.

Highlights of MIHP Changes:

- Modifies and expands the menu items and requires that municipalities review their moderate income housing plans and update items with implementation elements by October 1, 2022. The December reporting period no longer applies.
- Reporting forms will change and the reporting period will be tied to the municipal fiscal year with subsequent reports due by October 1.
- Implementation elements must include a timeline that has specific benchmarks for each chosen strategy, but provides flexibility for the municipality to make adjustments.
- Increases the number of menu strategies from which municipalities may select, including creating an HTRZ, creating a station area plan, creating a program for transfer of development rights, eliminating certain ADU impact fees, promoting “missing middle” housing, etc..
- Menu items remain at 3 for cities without fixed guideway transit and 5 for those with fixed guideway transit (one of which is required to be the adoption of Station Area Plan). If a city selects 5 (or 6 for fixed rail cities), then those cities would qualify for enhanced prioritization of state TIF/TTIF and ARPA local match program funds.

- The Department of Workforce Services shall be responsible for creating a moderate income housing database and be responsible for providing housing data to municipalities, metro townships and counties. DWS is hiring a new staffer to manage the database and will work with ULCT on building a new form for reporting and other specifics.

Report components

SB 34 (2019) required applicable municipalities, metro townships, and counties to submit an annual report to the Department of Workforce Services annually on December 1. HB 462 updates the reporting process. Instead of requiring reports on December 1 of each year, reports will be due on October 1st of each year. The reporting period will be tied to a city's fiscal year. The initial year (2022) submittal must include a description of each adopted MIHP strategy selected by the municipality and a specific implementation timeline for each strategy. Subsequent reports must include for each fiscal year period:

- MIHP strategies and implementation plans;
- A description of each action, one time or ongoing, taken by the municipality during the previous fiscal year (or past years if applicable) to implement the MIHP strategies.
- A description of each land use regulation or decision made by the municipality during the previous fiscal year (or past years if applicable) to support their MIHP strategies.
- A description of any barriers encountered by the municipality during the previous fiscal year (or past years if applicable) in implementing MIHP strategies.
- A description of how the private sector and market have responded to the selected MIHP strategies, including the number of entitled residential units and other relevant data.
- Information regarding the number of accessory dwelling units located within the municipality issued a business license or construction permit.
- Recommendations on how the state can support the municipality in implementing MIHP strategies.

This updated data collection and report should help cities complete the narrative on land use planning and housing policy.

Report review

HB 462 requires DWS to approve the reporting form each year and make the form available on or before July 1 of each year the report is required. Reporting jurisdictions are then required to submit their reports to DWS on or before October 1 of that same year. HB 462 removes the requirement for reporting entities to submit their reports to their AOG or MPO. Within 90 days of DWS receiving a report, the division must post the report on their website; send a copy to UDOT, GOPB, the jurisdiction's AOG and (if applicable) MPO; and review the report to determine compliance with the updated list of menu items. HB 462 states that a jurisdiction's report complies with the requirement if the report:

- Includes the stated information required in the report
- demonstrates to DWS that the municipality made plans to implement MIHP strategies
- includes a reasonable timeline for the selected strategies.
- meets the requirement of incorporating one of the transit sub-menu items if the city has a fixed guideway public transit station.

- Is completed in the form provided by DWS.
- Provides sufficient information for the division to:
    - Assess the municipality's progress in implementing strategies,
    - Monitor the municipality's compliance with their implantation timeline,
    - Identify a clear correlation between the municipality's land use decisions and their efforts in implementing selected strategies, and
    - Identify if and how the market has responded to the municipality's MIHP strategies.

Prioritization and penalties
If DWS reviews the report and determines the municipality complies with the minimum requirements (5 strategies for cities with fixed guideway transit, 3 for cities without fixed guideway transit) and the municipality has adopted two additional menu item strategies, the municipality may receive priority consideration for funding from the Transportation Investment Fund (TIF), Transit Transportation Investment Fund (TTIF), and the COVID-19 local assistance matching grant program. If the municipality only complies with the minimum number of strategies (5 or 3), their requests for TIF projects, TTIF projects, and local matching grant funding will not be prioritized, but they are still eligible to be funded.

If DWS determines the municipality's MIHP fails to comply with the requirements, they must send a notice to the municipality, UDOT, and GOPB. The notice shall include that municipality is ineligible to receive funds, which funds they are ineligible to receive, the fiscal year that the municipality is ineligible for, and the basis for DWS' determination. The SB 34 provision that UDOT may not program TIF or TTIF funds on projects within municipalities that fail to comply with reporting requirements still applies. HB 462 adds ineligibility for the COVID-19 Local Assistance Matching Grant Program as a consequence for noncompliance.

HB 462 does provide municipalities with an opportunity to correct reporting deficiencies and come into compliance. In the notice given to the municipality, DWS must provide a description of each deficiency in the report and the actions needed to cure each deficiency. The legislative body of the municipality will be given 90 days from the day the notice is sent to cure the identified deficiencies, or they will lose eligibility for TIF/TTIF funding.

(TIF/TTIF provisions are at lines 3583-3844)

Station Area Planning Requirements (lines 820-1052):

Objective: Advance shared goals by maximizing development potential in appropriate areas through a collaborative city-led planning approach, allowing cities to determine how best to meet shared objectives without mandating a specific approach or zoning.

Overview

- If a city has a fixed-guideway public transit station (rail or brt), it is required to develop a Station Area Plan (SAP) for that station and update its general plan and zoning to implement the Station Area Plan.
- Station area plans are intended to promote shared objectives such as housing availability and affordability, access to opportunities, sustainable environmental conditions, and transportation choices and connections. Plans are reviewed by the relevant Metropolitan Planning Organization (MPO), and are incorporated into the MIHP review architecture.
- Adopting a Station Area Plan is one of the actions a municipality may take to qualify for enhanced prioritization for state transportation and local match program funding. Funding from the state Industrial Assistance Account through the Governor's Office of Economic Opportunity (GOEO) will be provided to Metropolitan Planning Organizations to provide technical assistance to assist cities in developing their plans.
- Zoning changes within the Station Area will have increased referendum thresholds.

Plan Objectives (lines 949 - 981)

Station Area Plans shall promote the following objectives:

1. Increasing the **availability and affordability of housing**, including moderate income housing. The municipality may consider actions including:
    a. Aligning SAP with MIHP element of general plan
    b. Providing for densities necessary to facilitate the development of moderate income housing
    c. Providing for affordable costs of living in connection with housing, transportation and parking
2. Promoting **sustainable environmental conditions**. The municipality may consider actions including:
    a. Conserving water resources through efficient land use
    b. Improving air quality by reducing fuel consumption and motor vehicle trips
    c. Establishing parks, open space, and recreational opportunities
3. Enhancing **access to opportunities**. The municipality may consider actions including:
    a. Maintaining and improving the connections between housing, employment, education, recreation, and commerce
    b. Encouraging mixed-use development
    c. Enabling employment and educational opportunities in proximity to the transit station
    d. Encouraging and promoting enhanced broadband connectivity
4. Increasing **transportation choices and connections**. The municipality may consider actions including:
    a. Supporting investment in infrastructure for all modes of transportation
    b. Increasing utilization of public transit
    c. Encouraging safe streets through the designation of pedestrian walkways and bike lanes
    d. Encouraging manageable and reliable traffic conditions
    e. Aligning the SAP with the MPO-adopted regional transportation plan.

Plan Requirements

1. Cities with "fixed guideway public transit" are required to plan ½ mile radius around a rail (FrontRunner, Trax, Streetcar) station, and ¼ mile radius around a bus rapid transit (which uses a separate right-of-way) station, and adopt any appropriate land use regulations to implement the station area plan. (864-868, 851-859)
    a. SAPs may also be developed for multiple stations through an integrated process. If a station area covers more than one municipality each shall develop a SAP for their area, or coordinate together to develop a shared SAP. (933-941)
    b. The radius is calculated from the center of the public transit station platform.
2. Station area plans shall include the following components (993-1023):
    a. A **Station Area Vision** that is consistent with the station area plan objectives (described above), and which includes:
        i. Constraints and opportunities for the development of land given existing conditions
        ii. The city's objectives, and description for the future transportation systems, land uses, public and open spaces, and the use and development of land in the station area.
    b. A **Station Area Map** that depicts the areas within the municipality and station area subject to the plan, and where actions are needed to implement the plan (i.e., the actual implementation plan may be for selected portions of the area, and vision and plan can be greater than ½ or ¼ mile radius).
    c. An **Implementation Plan** that identifies and describes actions over the next five years the city intends to take, and action needed by others, needed to implement the station area plan, including:
        i. modifying land use regulations;
        ii. making infrastructure and public space improvements;
        iii. modifying deeds or other relevant legal documents;
        iv. securing funding or developing funding strategies;
        v. applying applicable design standards for development; or
        vi. providing environmental remediation.
    d. A **statement of how the Station Area Plan promotes the plan objectives** (see above).
3. Development of a SAP must include public outreach and community engagements, and involve relevant stakeholders, including impacted landowners, other impacted communities, MPOs, UDOT, UTA, residents and business owners. (1029-1037)
4. The requirements to develop a station area plan and appropriate zoning can also be satisfied if the municipality adopts a resolution demonstrating that (869-887, 1024-1028):
    a. Fulfilling some or all of the SAP objectives or required components are ***impracticable***, due to conditions including existing development, entitlements, land ownership, land uses that make opportunities for new development and long-term redevelopment infeasible, environmental limitations, market readiness, development impediment conditions, or other similar conditions.
    b. The city has already satisfied the Station Area Plan requirements – in whole or in part – based on ***prior actions*** taken before June 1, 2022, such as prior public and stakeholder engagement processes, market assessments, visioning, planning, implementation activities, capital programs, or adopted land use regulations or other actions.

5. The bill updates station area plan references in UTA's code. (2497-2686)

City Development and Approval Timeline, and MPO certification

1. Municipalities are required to adopt a station area plan for existing public transit stations and adopt any appropriate land use regulations no later than December 31, 2025. (864-868; 888-903)
    a. Cities with more than four existing stations shall complete the plan requirements for four stations by Dec. 2025, and complete no less than two plans each year thereafter.
    b. A city with a new station (that is not yet under construction by May 2022) must adopt a station area plan before the station opens for service.
2. A "***qualifying land use application***" received by a city can trigger a one-year timeline for completion of a station area plan. (904-918)
    a. A qualifying land use application (836-850) is one that:
        i. involves land located within a rail-based station area;
        ii. involves land located within a station area for which the municipality has not yet satisfied the requirements of station area plans;
        iii. proposes the development of an area greater than five contiguous acres;
        iv. would require the municipality to amend the municipality's general plan or change a zoning designation for the land use application to be approved;
        v. would require a higher density than the density currently allowed by the municipality;
        vi. proposes the construction of new residential units, at least 10% of which are dedicated to moderate income housing; and
        vii. the applicant requests the initiation of a station area plan development process.
    b. If a municipality receives a qualifying land use application *on or before* July 1, 2022, the municipality must satisfy the SAP requirements by July 1, 2023.
    c. If a municipality receives a qualifying land use application *after* July 1, 2022, the municipality must satisfy the SAP requirements no later than 12 months after the first day of the month after the land use application is submitted.
    d. If multiple qualifying land use applications are received, municipalities are not required to satisfy SAP requirements for more than two station areas in a 12-month period.
3. The required time period for completion of a station area plan and appropriate zoning may be extended once for a 12-month period if the municipality demonstrates to the applicable MPO that conditions exist that make doing so ***infeasible*** despite the good faith efforts of the municipality, and the MPO certifies such extension. (925-932)
4. A station area plan is to be adopted and submitted to the Metropolitan Planning Organization (WFRC or MAG) and UTA. The MPO, in consultation with UTA, shall review whether the plan satisfies the statutory conditions and if it does, shall certify such compliance. (1038-1052)
    a. The MPO may certify a SAP based on *prior actions* taken by the municipality or the *impracticability* of completing elements of the SAP due to impediments.
    b. Following adoption of the plan, and certification by the MPO, the municipality shall submit evidence of the plan adoption to DWS as part of the MIHP reporting requirements.

c. The MPO is not responsible for reviewing the zoning changes made by the city to implement the SAP. Steps taken by the city to implement the SAP, including zoning changes, would be incorporated into the regular annual MIHP reporting process.

5. The municipal general plan land use and transportation elements must consider and coordinate with the municipality's station area plans and the regional transportation plan developed by the MPO (781 - 790).

Technical Assistance (942-948)

1. Municipalities required to develop and adopt a station area plan may request technical assistance from their relevant MPO. (This technical assistance may include consultant or staff time, model ordinances, analyses, etc.)
2. Funding will be provided to the MPOs from GOEO through the Industrial Assistance Account to provide this technical assistance (lines 3503 - 3520). Technical assistance from MPOs funded through the Industrial Assistance Fund shall give priority consideration to station area plans developed pursuant to the receipt of a qualifying land use application.

Station Area Developments Will Be Propelled

1. Within a station area where a municipality has complied with the station area plan requirements, a ⅔ approval by the legislative body of a land use law would make the legislative action non-referable (consistent with state law about legislative acts that are non-referable) (lines 2842-2884).
2. The signature thresholds are increased for a referendum for zoning to adopt a station area plan, or for zoning changes within a station area, after the city adopts the SAP or the resolution demonstrating that the SAP requirements are satisfied (lines 2688-2841).
    a. *Note: By adopting a Station Area Plan and updated General Plan and Zoning, it reduces the likelihood that a subsequent specific development proposal will be subject to referendum.*
3. If a residential development application that would require the municipality to change a zoning designation for the land use application to be approved is within an area for which the SAP requirements have not yet been satisfied, the city will process the completed application for the residential development within the SAP on a first priority basis. (lines 919-924)

Changes to Internal Accessory Dwelling Units (IADU) (1353 - 1409)

Prohibits local governments from charging impact fees to IADUs constructed within an existing dwelling.

Changes to Point of the Mountain (lines 1410 - 1446):

HB 462 requires the Point of the Mountain State Land Authority to incorporate housing affordability into their strategic planning, and report to the Unified Economic Opportunity Commission.

Changes to The Olene Walker Board (lines 2885 - 2956)

HB 462 modifies the Olene Walker housing board to specify:

- One of the two members from local governments shall be a local elected official residing in a county of the first or second class. The other local government member shall be a locally elected official residing in a county of the third, fourth, fifth, or sixth class.
- One of the two members from the mortgage lending community shall have expertise in single family mortgage lending than the other shall have expertise in multifamily mortgage lending.
- One of the two members from home builder interests shall have expertise in single family residential development and one member shall have expertise in multifamily residential development.
- One of the two members from housing advocacy interests shall reside in a county of the first or second class; and one member shall reside in a county of the third, fourth, fifth, or sixth class.

Other Changes & Appropriations:

Rural Housing Fund Changes
HB 462 makes several changes to the rural predevelopment grant program created in SB 164 (2021). The bill makes technical changes and caps the grant amount that a single project may receive at $50,000. HB 462 also creates a rural housing fund with legislative appropriations, private contributions, donations or grants from public and private entities and money returned to the department from 35A-8-512(3)(b). Funds can be used to make loans for projects that:

1. Are located within a county of the third, fourth, fifth, or sixth class or a municipality within a county of the second class with a population ≤10,000.
2. Include moderate income housing units for households whose income is no more than 80% AMI for households of the same size in the county or municipality where the project is located

Housing affordability data and methodology (lines 3229 - 3277, 3366 - 3403)
The DWS Division of Housing and Community Development is required to establish and maintain a database of moderate income housing units located within the state.

It is also required, by December 1, 2022, to develop and submit to the Subgroup on Housing Affordability (SHA, formerly known as CHA) a methodology for determining whether a municipality or county is taking sufficient measures to promote moderate income housing in accordance with municipal moderate income housing plans.

Granting Real Property for Affordable Housing (lines 3459 - 3503)
HB 462 expands the 'Grant of Real Property for Affordable Housing' provision created in SB 164 last year to clarify that government entities may grant real property to an entity that for the development of one or more affordable housing units, when ≥20% of the housing units meet the definition of moderate income housing units (housing affordable to households earning <80% of county area median income).

Public transit hub (lines 2134-2137, 3578-3582)
HB462 requires a county that has created a transit district by January 1, 2022 (i.e., Summit County), and which has a bus hub in unincorporated areas serving more than four routes (i.e., Kimball Junction) to create a Housing and Transit Reinvestment Zone (HTRZ) at that hub by December 31, 2022.

Appropriations (lines 3845 - 3900)

- $500,000 to the Dept. of Workforce Services for the development of a statewide database for moderate income housing units.
- $750,000 to the Dept. of Workforce Services to provide assistance to landlords under the DWS Section 8 landlord incentive program for two years of funding ($375,000 each year).
- $132,000 to the Dept. Workforce Services to hire one additional FTEs.
- $250,000 to the Dept. Workforce Services to appropriate to a non-profit entity for the purpose of education on regional land use training workshops for local officials and policymakers on housing issues.
- $250,000 to the Dept. Workforce Services to appropriate to a nonprofit entity that engages in efforts to increase housing affordability.

HB462 has an effective date of June 1, 2022

NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Consideration of North Ogden City property to analyze property that is necessary to retain versus surplus property
Agenda Date:	September 13, 2022
Applicant:	Planning Department
File Number:	N/A

PUBLIC NOTICE:

Mailed Notice:	N/A
Newspaper:	N/A
City Website:	September 8, 2022

PROPERTY INFORMATION

Address:	Many
Parcel ID:	Many

STAFF INFORMATION

Scott Hess
shess@nogden.org
801-737-9841

BACKGROUND

Property Owners in North Ogden City have approached the City Council asking to purchase or occupy land owned by the City. Most recently, property owner Clint Willis asked the Council to sell a portion of property adjacent to a detention basin. This request led the Council to ask staff to analyze property owned by the City and determine what parcels are vital to meet the needs of the city and public, and which parcels may be listed as surplus property and sold.

ANALYSIS

Staff has reviewed Weber County GIS Mapping Data to understand the number and size of parcels owned by the City. There are 265 parcels totaling approximately 395 acres based on a search of "North Ogden City" as the Owner (See Area Map below for parcels outlined in red). These parcels represent the following basic categories: Parks, Drainage Ways, Detention Basins, City Facilities, and narrow strips of Right-of-Way.

The Planning Department and Public Works Department are going through a process of identifying each of these parcels along with their use. This is a large task that will take some time

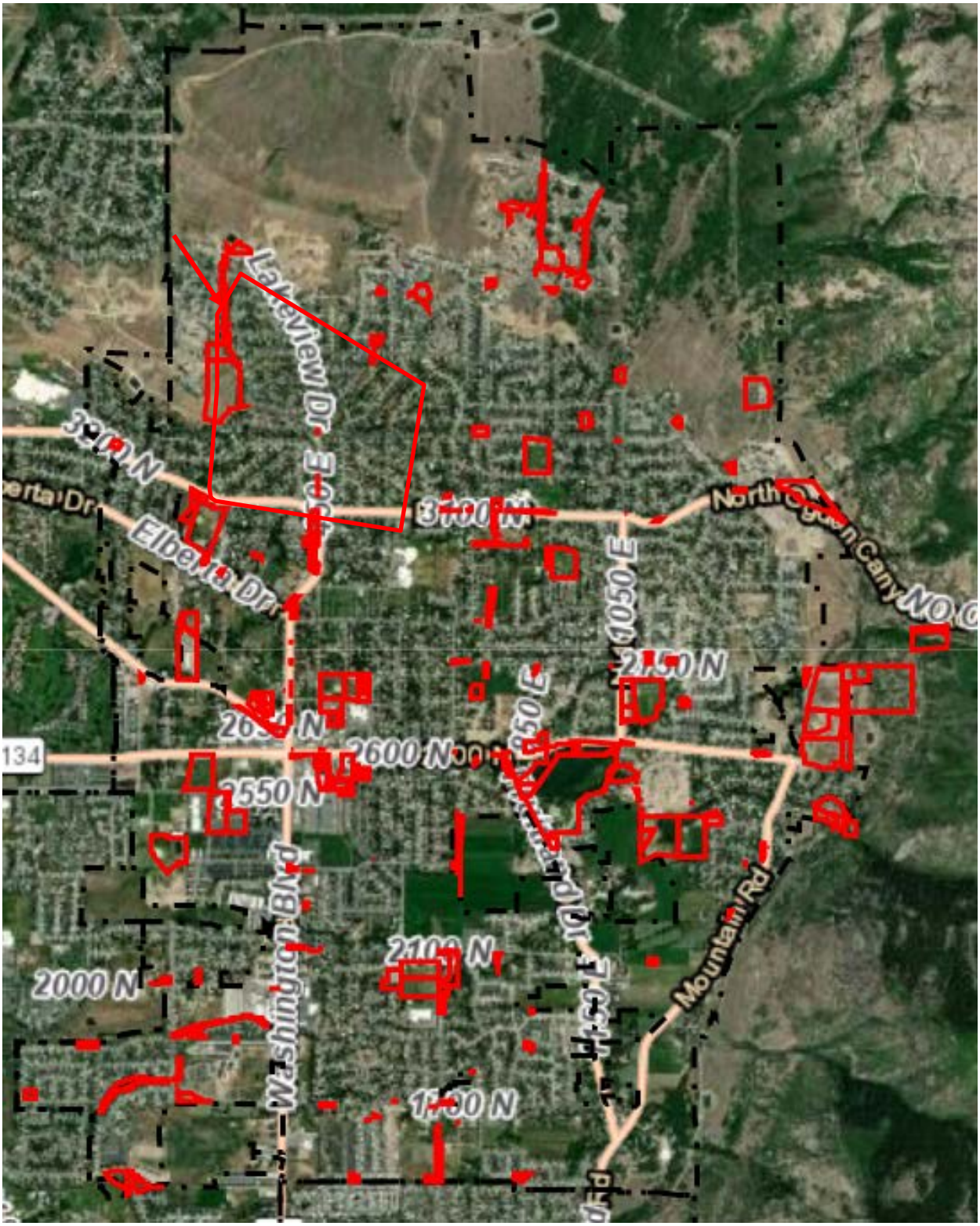
to understand the needs of the various property types, sizes, and locations that the City has ownership or control of. The completed analysis was not ready at the time of this staff report, and a follow-up report will be made available to the Council prior to the meeting scheduled on September 13, 2022. In the meantime, staff has provided a simple map below along with an Excel spreadsheet of parcels for the Council's consideration (See Exhibit A).

Staff is not looking for a recommendation or decision at this stage. Rather, the intent is to discuss property ownership, and determine if there are properties that can be identified as surplus. This will guide future discussions with property owners who may want to buy or occupy properties owned by North Ogden City.

EXHIBITS

A. North Ogden City Parcel Ownership Information

AREA MAP


Lakeview Dr
Elberta Dr
3100 N
2600 N
2550 N
2000 N
1050 E
Washington Blvd
Mountain Rd
134

Parcel ID	Owner	Property Address	City	Tax Unit	Acreage
170760050	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	5.23
170820107	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.014348
160490043	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.49
170850033	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.14
163160001	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	1.39
170450029	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.104982
180230005	NORTH OGDEN CITY CORP	545 E 2750 N	NORTH OGDEN	10	0.5
180230003	NORTH OGDEN CITY CORP	545 E 2750 N	NORTH OGDEN	10	0.463705
170440009	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.26
170760074	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	5.02
172320003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.497199
170820040	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	8.01
161560013	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.078627
180550035	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		503	0.13
180470011	NORTH OGDEN CITY	457 E 2600 N	NORTH OGDEN	273	0.448944
170380032	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.02461
160490155	NORTH OGDEN CITY			433	5.96
172370003	NORTH OGDEN CITY	973 E 2600 N	NORTH OGDEN	10	5.77
180480040	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		433	6.54
160540007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	1.25
173680007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.45714
170190020	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.043871
113610011	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.237351
180060003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.273118
170450038	NORTH OGDEN CITY CORP	3049 N 450 E	NORTH OGDEN	10	0.25
180840007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		273	1.24
170840023	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		3	1.53
172570001	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.76
160490011	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	5.88
113730007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		66	1.56
160370066	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	3.36
174160014	NORTH OGDEN CITY			10	0.8514
160490036	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		1	19.33
170820008	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.179798
110140050	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.298714
170740005	NORTH OGDEN CITY			10	1.16
172100004	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.017378
110040065	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.147429
180470012	NORTH OGDEN CITY	459 E 2600 N	NORTH OGDEN	273	0.448944
160540028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.0295
161470012	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.37438
170740001	NORTH OGDEN CITY			10	0.548278
180900002	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		505	0.13
160540017	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.045478
170450020	NORTH OGDEN CITY CORP	3029 N 450 E	NORTH OGDEN	10	0.447658
170850037	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.09

161320014	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.005349
170850028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.007576
160440003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	4.74
170740039	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORP			10	0.148669
170820009	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.02
180080012	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.033333
160480003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY 149/150 ETAL			58	5.8
161560012	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.07174
173010007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.88
160490009	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			5	1.37
180470010	NORTH OGDEN CITY	451 E 2600 N	NORTH OGDEN		273	0.320455
160710011	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.022475
160540018	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	7.17
172870001	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.274311
170200011	NORTH OGDEN CITY CORP	NORTH OGDEN CORPORATION			10	0.075321
170740005	NORTH OGDEN CITY				10	1.16
114020017	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	2.314302
180220001	NORTH OGDEN CITY CORP	450 E 2750 N	NORTH OGDEN		10	3.63
161980012	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.162029
170100048	NORTH OGDEN CITY CORP	NORTH OGDEN CITY ETAL			10	1.06
170850040	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.044077
161980013	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.176377
180060002	NORTH OGDEN CITY	528 E 2550 N	NORTH OGDEN		10	0.38
170750076	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.092906
160540008	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.160468
170440010	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.23
160540008	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.160468
170840029	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	6.93
170740055	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.031428
170760096	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	1.68
170740056	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.011387
170480002	NORTH OGDEN CITY CORP	2975 N 450 E	NORTH OGDEN		10	0.302181
170730004	NORTH OGDEN CITY				10	32.37
170180036	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.038912
180190001	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.68
170740053	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.080969
170450015	NORTH OGDEN CITY CORP	3059 N 450 E	NORTH OGDEN		10	0.47
160540016	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.193251
170750025	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.172176
170180040	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.113728
170020006	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.277801
160370012	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	20.94
160490061	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			5	1.38
170850041	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.04697
170480015	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.015771
181500004	NORTH OGDEN CITY CORP	485 E 2550 N	NORTH OGDEN		10	1.742998
170180025	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORP			10	0.057346

114390016	NORTH OGDEN CITY CORP				66	0.040335
180190005	NORTH OGDEN CITY CORP	530 E 2650 N	NORTH OGDEN		10	1.86
170850046	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.05
170100055	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.065427
170020004	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	5.26
170760076	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	2.11
170840022	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	2.7
170820030	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.344353
170820021	NORTH OGDEN CITY CORP	TOWN OF NORTH OGDEN			1	1
161900019	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.759458
170680095	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.296878
160540009	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	1.98
160490060	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			5	2.71
170700018	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.001148
180230001	NORTH OGDEN CITY CORP	2721 N 550 E	NORTH OGDEN		10	0.367287
180550018	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			503	0.52
180690003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	1.36
172590007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.053398
160550013	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.047314
180480028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			503	6.66
170740049	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.065037
170740042	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	1.82
162090026	NORTH OGDEN CITY CORP	3322 N MOUNTAIN RD	NORTH OGDEN		10	0.36
170270003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.04
112950013	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			66	0.564532
170380030	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	2.11
180190002	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.57
170680079	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.128558
180560036	NORTH OGDEN CITY CORP	2480 N 200 E	NORTH OGDEN		273	5
170820039	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	1
180230002	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.750895
161320016	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.034894
170260009	NORTH OGDEN CITY CORP	NORTH OGDEN, THE CITY OF			10	0.052273
180230006	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	1.92
170480012	NORTH OGDEN CITY CORP	444 E 3000 N	NORTH OGDEN		10	0.34
170740052	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.050321
170690040	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.072911
171510005	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.089991
160490011	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	5.88
161850008	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.231405
170820050	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	1.06
180520008	NORTH OGDEN CITY	410 E 2850 N	NORTH OGDEN		10	0.6
110040076	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.061983
170390001	NORTH OGDEN CITY CORP	445 E 3100 N	NORTH OGDEN		10	0.23
160540007	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	1.25
170820041	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	10.23
180550006	NORTH OGDEN CITY CORP	346 E PLEASANT VIEW DR	NORTH OGDEN		503	0.56

170480013	NORTH OGDEN CITY CORP	3017 N 450 E	NORTH OGDEN	10	0.38
170020010	NORTH OGDEN CITY CORP	3185 N 800 E	NORTH OGDEN	10	0.679109
180550029	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		503	0.19
170820116	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		5	1.17
172590002	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	2.34
171720028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.002938
161310024	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.740152
180420023	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.9
180560035	NORTH OGDEN CITY CORP	2480 N 200 E	NORTH OGDEN	273	3.29
170760080	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.53
180060001	NORTH OGDEN CITY CORP	2557 N 550 E	NORTH OGDEN	10	0.225
170480001	NORTH OGDEN CITY CORP	443 E 3000 N	NORTH OGDEN	10	0.31
170680081	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.114784
161870015	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.49449
160490054	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.538499
160790009	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.357323
180060006	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.28657
170380026	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	8.92
180460009	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	1.39
160480003	NORTH OGDEN CITY CORP	NORTH OGDEN CITY 149/150 ETAl		58	5.8
170760082	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.566437
160490010	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	10.31
161330021	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.09
170830018	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		3	0.617034
170760081	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.239784
170820080	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.10241
180130010	NORTH OGDEN CITY			10	0.023806
170480014	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.035996
170020017	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	5.35
172370001	NORTH OGDEN CITY	1005 E 2600 N	NORTH OGDEN	10	2.35
162780028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.2
113130013	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		66	0.45
174160014	NORTH OGDEN CITY			10	0.8514
163040047	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	9.4
163040047	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	9.4
163040047	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	9.4
163040047	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	9.4
163040047	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	9.4
163040047	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	9.4
180560035	NORTH OGDEN CITY CORP	2480 N 200 E	NORTH OGDEN	273	3.29
113970029	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.222498
114040029	NORTH OGDEN CITY			10	0.056956
114040027	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.036111
114040028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.091667
114040031	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.045615
114040030	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.047291
114040032	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.027893

114050002	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		504	1.65
180460026	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.061685
181560002	NORTH OGDEN CITY			10	0.755005
163170022	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.13214
114110034	NORTH OGDEN CITY CORP	487 E 1525 N	NORTH OGDEN	10	0.308747
114110035	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.071511
114110035	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.071511
163190011	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.26522
110040091	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.151263
110040093	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.892172
110040094	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.550964
110040096	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.886983
170110021	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	1.18
163230043	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.383999
110040098	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		3	0.354752
170740062	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.042906
170020022	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.031359
160490052	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	1
170760096	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	1.68
180900004	NORTH OGDEN CITY			273	0.009504
170020004	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	5.26
170100074	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.178466
170100073	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.2955
180420040	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		3	1.14
114170021	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.302755
160420062	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.543228
170730044	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		3	1.218871
170680072	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		505	0.23
170710035	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.139578
181500002	NORTH OGDEN CITY CORP	505 E 2600 N	NORTH OGDEN	10	1.994008
180460015	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.07
180420042	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.525643
180530029	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.45
180530028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.223783
163370032	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		433	0.392975
114210016	NORTH OGDEN CITY			10	0.047911
170700017	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.001377
181530002	NORTH OGDEN CITY			10	0.073439
173930006	NORTH OGDEN CITY			10	0.062603
173930006	NORTH OGDEN CITY			10	0.062603
170380033	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.97
170380041	NORTH OGDEN CITY CORP	NORTH OGDEN CITY		10	0.019008
170380043	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION		10	0.043274
174050017	NORTH OGDEN CITY			10	0.206956
163630002	NORTH OGDEN CITY			10	1.08
163460028	NORTH OGDEN CITY			10	0.119995
163560035	NORTH OGDEN CITY			433	0.32865

170760105	NORTH OGDEN CITY				10	0.153788
170740048	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			10	0.219995
114260050	NORTH OGDEN CITY				551	0.060308
170100075	NORTH OGDEN CITY				10	0.046556
170110019	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.262925
114050002	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			504	1.65
180070015	NORTH OGDEN CITY				10	0.011134
181500005	NORTH OGDEN CITY				10	0.004913
181630002	NORTH OGDEN CITY	154 E 2300 N	NORTH OGDEN		433	6.62
180210009	NORTH OGDEN CITY				10	0.215243
174210030	NORTH OGDEN CITY				433	0.164486
174210030	NORTH OGDEN CITY				433	0.164486
174210030	NORTH OGDEN CITY				433	0.164486
180520014	NORTH OGDEN CITY				10	0.000275
181320004	NORTH OGDEN CITY				10	0.00404
180470018	NORTH OGDEN CITY CORP				503	0.321579
180530038	NORTH OGDEN CITY				10	0.008792
174240020	NORTH OGDEN CITY				10	0.289578
180200019	NORTH OGDEN CITY				10	0.184871
180340019	NORTH OGDEN CITY				10	0.225826
180340017	NORTH OGDEN CITY				10	0.054614
180350011	NORTH OGDEN CITY				10	0.288843
180970003	NORTH OGDEN CITY				10	0.028329
180530028	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.223783
180280008	NORTH OGDEN CITY				10	1.41
174450018	NORTH OGDEN CITY				10	
160420064	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			433	0.260996
170190027	NORTH OGDEN CITY				10	1.1
170100073	NORTH OGDEN CITY CORP	NORTH OGDEN CITY			10	0.2955
180550039	NORTH OGDEN CITY CORP	NORTH OGDEN CITY CORPORATION			503	
180550008	NORTH OGDEN CITY CORP	346 E PLEASANT VIEW DR	NORTH OGDEN		503	0.28
						394.5555