NORTH OGDEN CITY

SETTLED 1851

PLANNING COMMISSION MEETING
MARCH 15, 2023 AT 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND IN PERSON, OR:
Click the link to join the webinar: https://us02web.zoom.us/j/88098496814 Webinar ID: 880 9849 6814
Or Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Chairman Thomas
Invocation or Thought: Commissioner Watson
Pledge of Allegiance: Commissioner Green

1. Roll Call
2. Ex parte communications or conflicts of interest to disclose
3. Public comments for items not on the agenda*

LEGISLATIVE ITEMS

4. GPTA 2023-02 Consideration and discussion on a legislative application to amend the General Plan from 2015. Update includes the text, goals, and vision, and covers the entire land area of North Ogden City Presenters: Scott Hess and Steven Thomas
5. Public comments*
6. Remarks - Planning Commissioners
7. Report – Community and Economic Development Director
8. Remarks - City Manager/Attorney
9. Adjournment

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 9th day of March, 2023 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 2023 meeting schedule was also provided to the Standard Examiner on December 16, 2022.

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.
Susan L. Nance, MMC, City Recorder

Public Comments During Meetings

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Before each agenda item begins, City staff will give a report. After the staff report, the applicant will speak first and be allowed up to 10 minutes. Following the applicant, any other interested person will be allowed to speak for up to 5 minutes. The applicant has final rebuttal time of up to 5 minutes.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.

General Plan Text Review/Update 2023
Steven Thomas, Intern

Acknowledgments

- Update Text (names, participants)

Introduction

- Update Text

Purpose

- Update the definition of the General Plan.
- Key Phrase: *Move to top, and consider deleting one or two paragraphs from section of extra definition/ explanation*
  "For the residents of the community, the General Plan is their point of reference to North Ogden's policies and future vision. It is the guide to the community's policies about what it wants to achieve."

Public Participation Process

- Should we focus so much on the detailed accounts of how/what public participation there is?
  Staff Comment: If I were a citizen looking for answers in the general plan I would not want to read about the public participation process. I would just want to know **when and where** the next meeting is or who to call/ email for an issue, Most of this section could be deleted or moved elsewhere in my opinion, even the video of the mayor encouraging involvement in planning has 539 views in 8 years, and I was two of them.

  Staff Comment: Outline concrete projects implemented in the next few years that the City would like public feedback on. This is more inclusive, assuming this plan will be updated again in the next 5/10 years. This section could also serve as a placeholder for future projects and development. Including a **feedback or comments link** in the public participation section also makes a lot of sense if someone has a pressing issue not code or complaint related.

Feedback from Residents

- The last update was November 2019, over 3 years ago. Opinions may have changed on these subjects, and even if they haven't, the details and percentages of poll results should be in the appendix.

  Staff Comment: Reduce section to maybe one sentence referencing the appendix.

Community Character

Staff Comment: Delete or reduce section and group it with the Vision for North Ogden below. Three pictures of sticky notes are not as striking as one well-crafted sentence under a heading.

-The two bullet points are useable and should be moved/ utilized elsewhere:

"A need for more interesting restaurants and events that help bind the community." And,

"A desire for quality developments of all kinds from single family dwellings to businesses, with an emphasis on property maintenance."

The Vision for North Ogden

- Update Text

Staff Comment: Good section. Should be moved to directly after the purpose and maybe absorb the best parts of a few other sections.

- Mentions specific areas, worth updating/changing certain bullet points to discuss new projects and developments, and a brief one sentence update on said projects.
- Purpose section amended to cover everything needed to setup the Vision.

Top Priorities

Staff Comment:

- Update Text
- Too long, feels cluttered.
- Follow Vision: Lead directly into immediate Action Steps being taken to achieve Top Priorities in each section.
  - Land Use
  - Housing
  - Transportation
  - Economic Development
  - Public Facilities and Services
  - Parks Trails and Recreation
  - Environment
  - Downtown and Southtown Areas
  - The Neighborhoods
  - Annexation

History

Staff Comment: Delete or move to Appendix.

Historic Photos

Staff Comment: Use as background art maybe? Or Delete/move to appendix

Land Use

Staff Comment: Update Text

- New Paragraph at beginning discussing new business development and land use, including new developments on the hillsides

Definitions

Staff Comment: Keep, for clarity about certain language.

Future Land Use Map

Staff Comment: Update with 2022 Adopted Future Land Use Map

Housing

Staff Comment: Great data and info. Worth leaving this section in with the Moderate Income Housing Plan and trimming some of the paragraphs to get it down to 2 pages rather than 3.

Goals

Staff Comment: Update Text. Quality Goal statements.

Moderate Income Housing Plan

Staff Comment: This is a standalone plan required by the State to be referenced rather than duplicated.

Transportation

Economic Development

Public Facilities and Services

Parks, Trails, and Recreation

Environment

Downtown and Southtown

The Neighborhoods

Annexation

Water Planning (new requirement as of 2022 State Legislative Section)

NORTH OGDEN CITY
SETTLED 1851

General Plan Update – 2015

ADOPTED SEPTEMBER 22ND 2015

AMENDED AUGUST 2016

AMENDED NOVEMBER 2019

ACKNOWLEDGEMENTS

North Ogden City would like to acknowledge all of the dedicated staff, citizens, elected leaders, and professionals who contributed to this document.

Mayor: Brent Taylor

Council Members: Kent Bailey, Lynn Satterthwaite, Cheryl Stoker, Phillip Swanson, and Jim Urry

Planning Commission: Eric Thomas (Chairman), Don Waite (Vice-Chairman), Scott Barker, Blake Knight, Brandon Mason, Steve Prisbrey, and Dee Russell

Steering Committee: Charlotte Bailey, Kent Bailey, Robert Bolar, Mark Brown, Susannah Burt, Chris Campbell, Bruce Christensen, Christian George, David Gordon, Carl Grunander, John Janson, Dan Nixon, Steven Prisbrey, Grant Protzman, Rob Scott, Annette Spendlove, Mike St. James, Bryan Steele, Phillip Swanson, Brent Taylor, Michael Taylor, Eric Thomas, Don Waite, Ann Warner, and Jake Young

City Staff: Rob Scott (City Planner), Annette Spendlove (City Recorder), and Bryan Steele (Finance Director)

Civil Solutions Group (consultants): Jay Aguilar, John Janson, Aric Jensen, Steve Pastorik, Michael Taylor, and Jake Young

civilsolutionsgroup inc.

Zions Bank Public Finance: Susan Becker

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INTRODUCTION

Purpose

> **"Vision is the art of seeing the invisible."**
>
> **— Jonathan Swift**

A General Plan is a multi-faceted community plan for the future, typically with a 10 to 20 year timeframe. It is not unlike what we do individually, as we each prepare for college, marriage, and family life. Often times we make a life plan and find that we need to adjust our course as unforeseen challenges and opportunities arise. For a community, determining what direction to head and when to deviate from that course is a continuous process that requires diligence and collaboration amongst many interested groups and individuals. As such, a general plan can never represent every opinion and desire within a community. However, it should represent a consensus based vision for the future that the community can rely on.

General Plans are required by State Law in section 10-9a-403. Every community is required to create a General Plan and it is the role of the Planning Commission to make a recommendation on the content of the Plan to the governing body. State law requires that at least three topics or elements be addressed: land use, transportation, and housing. This General Plan update includes those topics/elements and many others. The focus of this planning process has been, balanced economic development and the goal of creating a downtown that the community define, and is not simply an unguided, haphazard result of generic zoning.

General Plans are advisory but have legal authority. The Planning Commission should reference the Plan in every decision. The City Council will use the Plan in their decisions and take into account the Planning Commission's recommendation, but they can override the Plan with good factual reasoning and when it is determined to be in the best interest of the Community. The Plan provides a long range point of view to address today's decisions. It helps to answer the question of, "Does today's decision detract or enhance the future vision of the community"? For each request to change the General Plan, a serious decision should be made by each governing body. Changing the General Plan should be initiated through a formal application process and if approved, result in written text amendments.

For the residents of the community, the General Plan is their point of reference to North Ogden's policies and future vision. It is the guide to the community's policies about what it wants to achieve.

The City on its own or through partnerships will implement many aspects of this future vision. However, it is the private development community that actually builds most of the Plan through the construction of homes, businesses, and shops that the Plan suggests. In the ideal scenario, the citizens create the General Plan, and the development community makes it happen. Developers build to the community vision found in the General Plan.

As part of an annual review of City progress in general, the goals, strategies, and accomplishments of the Plan should be evaluated. Citizens and City leaders should ask themselves: Have the priorities changed? Have some of the strategies been accomplished?

What should our priorities be for this next year? This sort of annual evaluation is an exercise that all cities should pursue. With a new General Plan that helps set the direction for North Ogden City, an annual evaluation of progress and a fine tuning of next year's emphases is a worthwhile endeavor. In addition, it keeps the Plan active and part of the ongoing means of achieving community improvement, which should be measured annually.

North Ogden Steering Committee on Tour of Historic Downtown Bountiful

Public Participation Process

As part of the process of updating the North Ogden General Plan, a Steering Committee of residents, business owners, Planning Commission, and City Council members was assembled to provide guidance and feedback to the Civil Solutions Group throughout the "North Ogden Next!" process. The Steering Committee met at least monthly from the late fall of 2014 to the early summer of 2015 and went on a field trip as a group to 3 different town centers: West Valley City, Bountiful Main Street, and the Junction in Ogden.

North Ogden Charrette (Public Workshop)

Many techniques were employed to engage the public and create interest in the General Plan update. It was determined early in the process that there was a strong desire to create a plan for a more unique and sustainable downtown. Many had seen the results of standard reactive-type zoning in other locations and the Steering Committee hoped to be able to guide the downtown area toward a better future. This issue became the focus of much of the process and provided a means of raising interest in planning for the future.

Grocery Store Poster Open House Invitation

The second major issue that emerged was the increasing cost of public services such as streets, water, sewer, storm sewer, lighting, parks, police, fire, etc. These services are typically insufficiently funded in communities that lack revenue balance. A balanced community is one where there is a diversity of land uses and the

sources of revenue are varied. Within the last twenty years, cities have become more reliant on sales tax revenue than property taxes and other forms of revenue. Sales tax collections fluctuate with the economy and are generally not consistent, and so it is in the best interest of a community to "diversify" its revenue sources, much like an investor diversifies a stock portfolio. The concept of becoming a more balanced community is incorporated throughout this General Plan update.

The techniques to obtain resident, property owner, and business input were as follows:

- Video from the Mayor inviting residents to participate in planning https://youtu.be/jMxiThKY_6s
- A contest to obtain a new City logo
- A survey seeking open downtown feedback that was part of the regular water bill
- A section of the City web page devoted to the General Plan update
- An on-line visual preference survey with over 200 responses
- Newsletter invitations and articles
- Social media invitations
- An afternoon and evening workshop that engaged about 60+ people and resulted in 9 alternative downtown land use maps that were used to create a single alternative to carry through this process
- Flyers distributed through the elementary schools as fact sheets and invitations to an open house
- A second, General Plan survey attached to the utility bill and same survey online with over 700 responses
- An additional on-line survey to address larger City-wide General Plan issues and the big ideas for the downtown
- Steering Committee members delivering flyers
- Grocery store and sidewalk posters
- Two open houses for input
- A third open house for the Plan proposals
- Public Hearings with the Planning Commission and City Council
- A letter read from local churches inviting citizens to participate

QR Code to Video of Mayor Inviting Residents to Participate in the General Plan Process

All of the information from the various surveys, workshops, and open houses were compiled and utilized to provide input throughout the planning process.

"Thank you for allowing me to participate and voice my opinion as a resident of North Ogden. And not just making the decision for me." - *North Ogden Resident*

Feedback from Residents

The following is a summary of the initial community survey (details in the appendix):

- Smaller stores received strong support

11. This section is about big box size commercial buildings in the future North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
18	33	39	52	61
9%	16%	19%	26%	30%

Response from Online Survey Regarding Buildings

- Mid-box or medium-sized stores received strong support
- Big-box stores received strong opposition
- Smaller office buildings (2-3 stories) are preferred over large (4-5 stories) office buildings
- Multi-family residential (apartments, condos) received mixed results including opposition, indifference, and support

5. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial building with corner tower and street access

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
52	76	43	27	11
25%	36%	21%	13%	5%

Response from Online Survey Regarding Buildings

- Townhouses received mixed support and opposition
- Plazas were popular - especially splash pads with a park
- Better streetscapes and wider sidewalks
- More Dining options
- Retail Shopping
- Festivals
- Outdoor Concerts
- Farmers Market
- Splash Pad
- Business/Jobs
- Entertainment

Utah Farmer's Market

From the second series of surveys and open houses the following major issues emerged:

- The need to address the community's ability to generate sufficient revenue to assure well maintained public infrastructure, facilities, and services.
- The interest in connecting trails within the community and to the mountains.
- Some acceptance of the need for more variety in housing, especially along the major corridors of Washington Boulevard and 2700 North.
- A need to preserve the community character; including some of the open space that brought many of the residents here.
- An interest in improved sidewalks and streetscapes.

Community Character

As part of this planning process an effort was made to assess the characteristics and values that make North Ogden great. Value statements were derived through a Steering Committee survey, using the following questions:

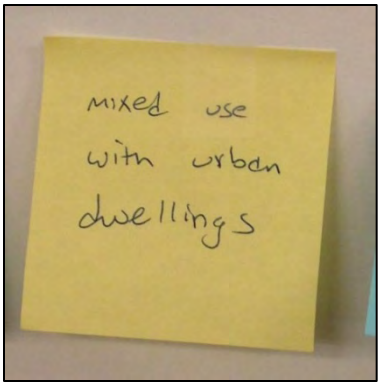
- What feature or aspect of North Ogden makes you want to stay forever?
- What makes North Ogden different from other small towns?
- How would you describe the character of the City to a long lost friend (in a text or tweet message)?
- What do you wish there was more of?
- What do you wish there could be less of?

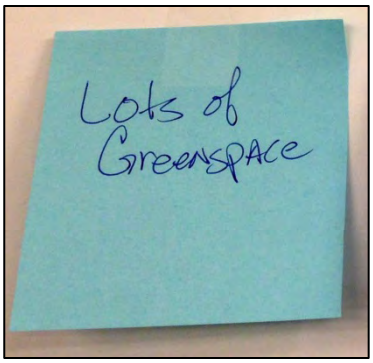
The answers to these first three questions consistently resulted in:

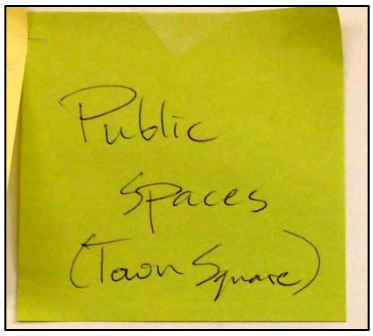
- An appreciation of the open space, setting, and country feel.
- An appreciation of the friendly and supportive people.
- The safe nature of the community.
- Access to the mountains and trails.

The answers to the last two questions suggest:

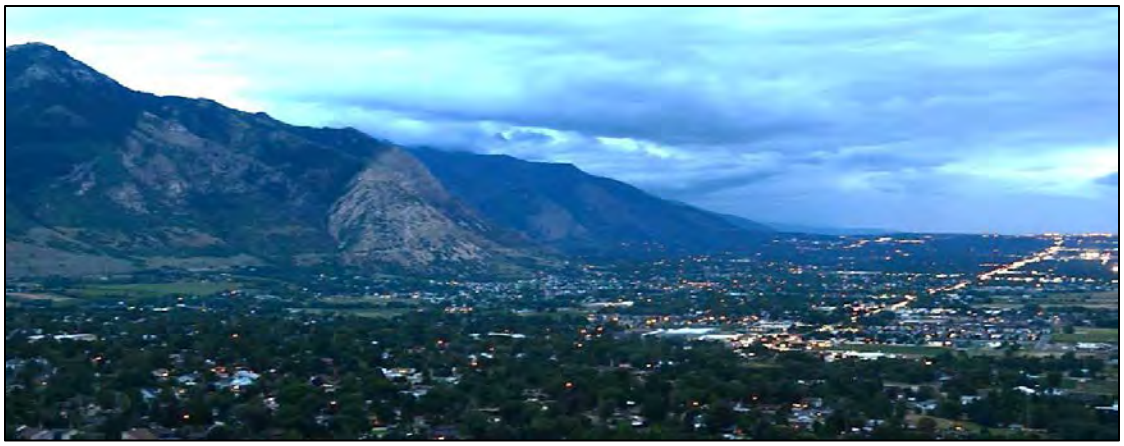
- A need for more interesting restaurants and events that help bind the community.
- A desire for quality developments of all kinds from single family dwellings to businesses, with an emphasis on property maintenance.
- A desire to reduce vehicle congestion.







Feedback on Downtown



North Ogden Looking South

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:

- Assure that North Ogden remains a beautiful place to live, work, and recreate;
- Create a unique downtown that complements the desires of the community with an improved appearance and public spaces;
- 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;
- Assure improved visual quality for all types of development;
- Improve current and future streets in terms of appearance, connectivity, and by providing additional city wide choices for travel in addition to Washington Boulevard and 2700 North;
- Continue to provide a variety of parks, trails with connections to the mountains and within the community, and open spaces for the community to enjoy;
- Recognize that the proximity to the mountains also results in many environmental issues that need to be proactively addressed through community policies, incentives, and ordinances;
- Engage and connect with the community through active governmental transparency, public WIFI systems, and places for people to gather;
- 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.

"Growth is vital, but should maintain the values that has made this town such a great place to reside." - *North Ogden Resident*

Top Priorities

Each chapter includes a series of Goals and Strategies intended to provide direction in terms of City policies, implementation ideas, and zoning implications. All of the Goals and Strategies are important. The following excerpts from those chapters are considered the highest priority Goals and Strategies. A general plan is typically implemented within a 10-20 year time frame; however, there are almost always some goals and strategies that should be implemented soon after the adoption of the plan. The following are excerpts of this plan that are a priority or should be accomplished within a three year time frame:

Land Use – the Future Land Use map is the priority - see map on page 20

Housing

Increase housing quality and variety

Encourage adequate housing types which accommodate lifecycle transitions and changing population norms.

Encourage housing that provides broad based support for a more stable and diversified tax base and a strong and diverse commercial sector.

Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Transportation

Maintain and improve existing infrastructure

Consider utilizing Transportation Asset Management Software (TAMS) to develop an effective asset management plan for the City's transportation infrastructure. The software is available free to Utah Cities. TAMS was developed by the Utah Local Technical assistance Program (Utah LTAP) to assist local agencies in Utah to maintain, preserve, and enhance their road and street facilities. The tool helps to more effectively preserve and improve their infrastructure network.

Seek additional funding for road maintenance through the Legislature, private donations, and other sources.

Actively engage the public in exercising the new transportation sales tax option in the fall of 2015.

Develop street ordinances and increase coordination between City Departments,Weber County, Developers, and utility companies to prevent road cuts from recurring within a 2 year timeframe after the construction of a new street or require complete street resurfacing.

Economic Development

Increase revenue at a rate that matches or exceeds population growth

Allow higher density development near Downtown and Southtown than currently exists in the City if it meets community goals and plans. (*See Housing and the Downtown chapters for more detail.*)

Encourage a wider variety of housing types than currently exist in the City.

Reduce the regulatory burden and processing time on retail development by amending zoning regulations and streamlining processes. Consider the suggestions made in this chapter.

Public Facilities and Services

Anticipate and build the necessary culinary water, sewer and storm water infrastructure to meet the future demands of population growth. Assess the need for additional public facilities, public services, and staffing for a growing City.

Assess potential demand through a comparative study of current capacities to future population projections and land use projections. Use the future land use map to help assess demand.

With an annual review, utilize the City's capital improvement plans and current status reports to prioritize and improve sewer, water, and storm water infrastructure.

Explore the possibility for reuse of grey water within the City for non-culinary purposes.

Parks, Trails, and Recreation

Provide reasonable parks access to every resident

Adopt a general standard of ½ mile walking distance to a City park and in more urban areas, a ¼ mile walking distance.

As population grows, maintain at least the current level of service of parks per person to North Ogden residents (9 acres per 1,000 people). This is approximately 20 additional acres of parks by 2040.

Develop a detailed "Needs Assessment" that describes field, sports, and recreation type needs to meet current and future recreation demands.

Obtain park land to meet the Park Master Plan map by 2030.

Provide incentives through City ordinances for developers to build and/or deed land for trails and parks as new development happens.

Work with non-city organizations (schools, churches, HOAs) that have recreation spaces to help meet the recreation needs of the City and connect trails.

Use park impact fee funds to construct new parks, complete park phases, and purchase park land.

"I am in my 50's and many of us in this community exercise, be it mountain biking, trails, jogging, swimming, etc." - *North Ogden Resident*

Consider specialty features such as Par Courses, Child Oriented Nature Trails (wheel chair accessible), Perception Trails for the Blind, etc. in an equitable pattern throughout the City. Work with volunteers and support groups to plan, fund, develop, construct, and maintain such features.

Include low maintenance natural parks as part of the mix of parks near the foothills and in environmentally sensitive areas.

Environment

Protect sensitive lands within the existing and future City boundaries

Continue to use the land use approach found in the Hillside Protection zones to incentivize developers to avoid sensitive lands.

Reduce and avoid impacts on sensitive lands. Sensitive lands include: wetlands, riparian corridors, steep slopes, land slide runway areas, avalanche paths, and others.

Establish preserved natural areas within the City and along the mountains.

Proactively reassess potential sensitive land impacts at least every 5 years.

Maintain existing landslide debris catchment basins.

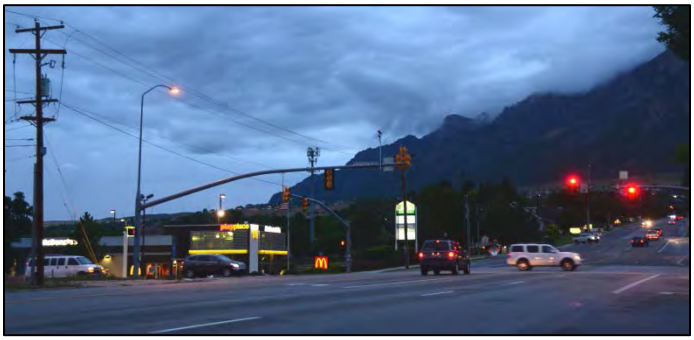
Create and reinforce use of rigorous disclosure statements for all property and home sales so buyers are aware of potential dangers. Add these to the Hillside Protection chapters of the zoning ordinance.

Work with developers to dedicate open space natural areas, especially those that are sensitive and not developable such as riparian areas, drainages, rock outcroppings, steep slopes, avalanche prone areas, mud slide prone areas, wetlands, etc.

Downtown and Southtown

Downtown

Create 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"



Washington Boulevard and 2700 North at Night - 2014

Strategies

Create design codes that encourage quality development through improved design and construction. Create incentives within the zoning ordinance to achieve the City's goals.

Develop a recognizable theme through consistent features and branding.

In an environmentally sensitive and water conservation minded effort, beautify and improve streetscapes and enhance visual appearance through themed lighting, wider sidewalks,

seasonal flower displays, bike lanes, signs, building location, street tree planting possibly to reflect the historic orchards of North Ogden, strategically located art, landscaping, on-street parking, a central amphitheater and gathering spot for movies and other productions and events, underground utilities, utility boxes used for rotating canvasses for art, etc.

Actively communicate and work with property owners, business owners, and developers to bring desirable businesses and housing into the community. Continue to support the Economic Development Committee and increase membership.

Create Redevelopment, Community Development, and/or Economic Development areas where appropriate, to generate revenues for road realignments, property aggregation, and public improvements. Consider special taxing districts for area maintenance, events, and/or infrastructure.

Achieve improved circulation through innovative street reconfiguration strategies.

Work with UTA to enhance existing transit and explore future opportunities, such as developing a bus hub and/or establishing a BRT (Bus Rapid Transit) system.

Southtown

Provide a support function to the Downtown

Promote mixed use housing concepts that add quality developments to the area and provide more rooftops to support business.

Determine a clear role through policies and practices that support Southtown, but do not compete with the Downtown, such as event programming that occurs in Downtown, but not in the Southtown area.

The Neighborhoods

Preserve the rural character of the neighborhood(s)

Strategies

Consider rezoning to larger lot agricultural zoning for the larger open space areas or other incentive based techniques to retain open spaces.

Consider creating a fund to purchase development rights. Consider crowd sourcing techniques as part of the funding strategy.

Consider adopting a Transfer of Development Rights (TDR) program with clear incentives to landowners for its use. TDR programs have been successful across the country, especially where willing property owners and developers can be incentivized through density bonuses to engage in transactions for mutual benefit. A logical place to promote the transfers of density would be Southtown (and Downtown).

Seek public non-profit organizations and individuals that may be willing to partner to preserve the open spaces and hold a conservation easement.

Consider promoting clustering techniques in the zoning ordinance to encourage open space preservation.

Consider providing resources to assist agricultural land owners in estate planning if they want to preserve the agricultural nature of their homesteads.

Create notification/disclosure requirements about adjacent agricultural area odors, noises, etc. as part of the subdivision process.

Annexation

Address the unincorporated islands within the City

Organize a meeting with the County to discuss the disposition of these properties. Discuss and include a comparison of standards.

Create a tax and services comparison analysis.

Organize an outreach campaign and committee to meet with the island property owners.

Design a pros and cons flyer.

Provide a no fee, “fill in the blank” annexation form.

Consider tying preservation program opportunities to the island property owners, as an incentive to annex into the City.

HISTORY

Among the first people to dwell in the North Ogden area were Native American Indians. Most of these people were Shoshone, belonging to tribes such as the Paiutes, Utes, Shoshones, Goshutes, and Bannocks. These bands led a nomadic lifestyle with their annual movements driven by the availability of water, edible vegetation, and wild game. The Shoshone called the area "Opecarry," which translated to "stick in the head." Their trails connected the North Ogden territory with areas now known as Liberty, Huntsville, Eden, Ogden, and Cache Valley, Utah.

European Americans first visited the North Ogden area in the early 1820's. They were primarily trappers who were more interested in the rich harvest of beaver furs than in establishing permanent settlements. The first record of a visit to "Ogden Hole" (now known as North Ogden) was in 1821 by a trapper named Etienne Provost, who farmed the area along with others until about 1844, when trapper Miles Goodyear purchased most of the land from Ogden Canyon to North Ogden Canyon. The Ogden name derived from Peter Skeen Ogden of the Hudson Bay Company, who was one of the first trappers in the area.

In 1848 Miles Goodyear sold his land to Captain James Brown of the Mormon Battalion. The purchase price was $3,000 and the area acquired extended from the Wasatch Mountains on the east to the Great Salt Lake on the West, and from the Utah Hot Springs on the north extending 20 miles to the south.

Jonathan Campbell, Jr. and his nephew Samuel Campbell were among the first settlers in North Ogden, as well as John Riddle and his son Isaac. They moved north from Ogden in the fall of 1850, but retreated to Lorin Farr Fort when tension escalated with Native Americans. Returning in the spring of 1851, the Campbells and Riddles planted crops and established farms. They were followed by about 18 additional families by October 1851. In 1852 the Weber County Court established a civil government in North Ogden, with Jonathan Campbell as supervisor, Crandall Dunn as justice of the peace, and Franklin G. Clifford as constable.

As disputes with Native Americans continued, Brigham Young directed the Ogden residents to build a rock wall around the town for protection. Eventually, peace was made before the wall was completed. In 1856, the Utah territory was threatened by the U.S. Army, which was commanded to "take over the territory and wipe out the Mormons and their heathenistic practices." Brigham Young ordered the people to leave their homes to help protect the Salt Lake area. North Ogden residents traveled south to Spanish Fork until Brigham Young negotiated a peaceful settlement with the army.

During the fall of 1855, most of the crops were wiped out by a plague of crickets, leaving the settlers short of food. Winter set in early with unusual intensity, which killed most of the livestock. The livestock were fed tree branches and the straw from mattresses, but many perished. People resorted to gathering thistles and lily bulbs for their own survival.

Early settlers in this desert region were forced to construct irrigation systems to divert water to their agricultural lands. In the 1800's and early 1900's, many North Ogden residents grew crops for commercial resale as well as for personal consumption. They raised livestock, chickens, bees, fish, and planted large orchards and gardens. A processing and canning plant was built for the sugar beet industry. A spur from Ogden's railroad system (The "Dummy Line") was constructed to transport the beets, fruit, and crops to sell on the interstate market.

A grist mill was constructed on Cold Water Creek in 1854. The lumber industry started in 1856, a cane mill was constructed in 1863, and the mercantile industry began in 1863. Brick making and the freighting industries also started during the mid-1800's. A lime kiln operated near Cold Water Canyon. Many families worked mines during the winter months after crops were harvested. Other industries included well drilling, blacksmithing, and with the development of automobiles, service stations were common along 400 East.

After the Great Depression in the early 1930's, the area began to change as the population increased. Pioneer farmlands and orchards disappeared as residential and commercial properties developed. The first Cherry Days celebration was held on July 14, 1932, with the intention of expanding the cherry market throughout the states. The celebration became a yearly tradition afterwards, with dances, ball games, horse-pulling contests, parades, and free bags of cherries. North Ogden was incorporated as a town in 1934, electing David G. Randall as the first mayor.

North Ogden was officially proclaimed a city in 1950. During the following decades, City Council members and residents actively pursued the goals of encouraging family-oriented living. North Ogden was one of the first cities in Utah to appoint a Planning Commission and adopt a master plan. Municipal buildings and facilities have been constructed and improved throughout the years, with a library, swimming pool, parks, senior center, museum, and nature trails. Schools have been constructed, improved, and enlarged. "The Stump" has been reconstructed in Centennial Park, offering free, refreshing, artesian well water for all to enjoy.

Many businesses thrive in North Ogden, including restaurants, banks, supermarkets, convenience stores, exercise facilities, dry cleaners, hair dressers, health and dental clinics, and more. Roads have been developed for easy access to highways, freeways, and the FrontRunner. Many homes have been constructed over the years, some single-family homes and some condominiums and apartment buildings.

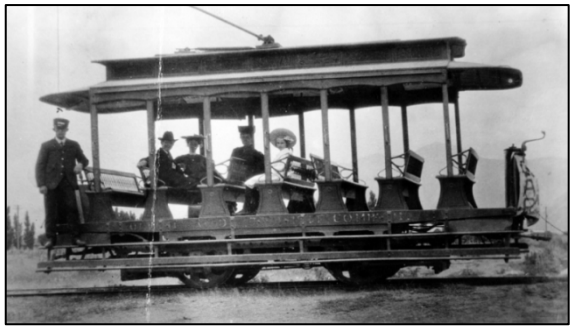
North Ogden has grown from meager beginnings with a handful of people to its present population of approximately 18,000.

Historic Photos

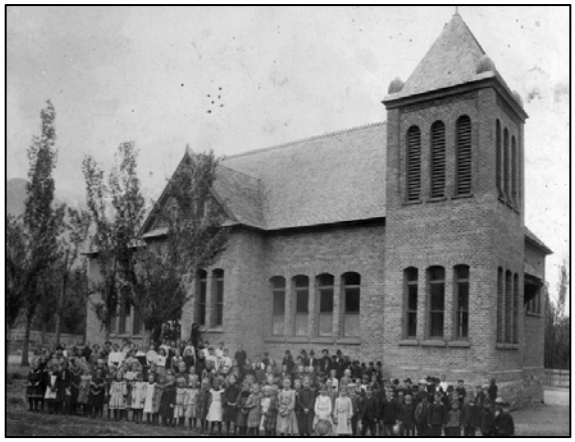
1863 – Emma Dean, married at age 13, was widowed at age 40 and raised 10 children alone. They survived by selling homemade cheese, butter, soap, and candles.

1882 – "The Push" was a horse-drawn school bus. Some say it earned its name because the kids had to get out and push when the wagon became stuck in the mud. During winter, the children rode in a sleigh pulled by horses with bells jingling merrily.

1860s to early 1900's *– Dances were held, sometimes lasting all night long; children were put to bed in another room while the dancing went on, and a potluck meal was served at midnight. Ballrooms were added to the upper floors of many homes and businesses.*

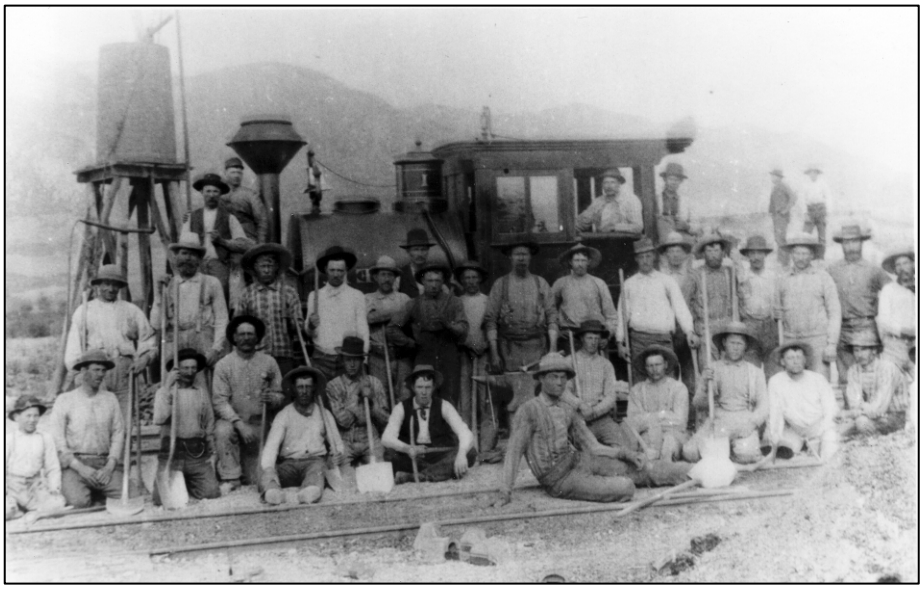


1907 – The cost of an hour-long ride on the electric streetcar was 7 cents. Young pranksters often greased the tracks to make the train slide past designated stops. They also played tunes on the signal cord, to the great annoyance of the conductor.



1890 – The first large school was constructed. The Red Brick School cost $3,500 to build, and featured a bell tower, library, office, and three classrooms.

1887 – Track for the dummy line was completed from North Ogden to Hot Springs Resort. The train car was originally pulled along the tracks by mules before the steam engine became available. An electric streetcar replaced the dummy engine around 1907.



1905 – Telephone communication came to North Ogden. Switchboard operators connected each phone call manually by inserting a pair of phone plugs into the appropriate jacks on an exchange board.

1893 – North Ogden's first baseball team played in Weber, Cache, and Morgan Counties, and were transported to their games by horse and buggy.

1897 – William Hill and Milton Holmes purchased a Roaring Lion thresher and were hired to thresh grain for miles around. Sagebrush (often referred to as Mormon pine) was burned to produce steam for the engine.

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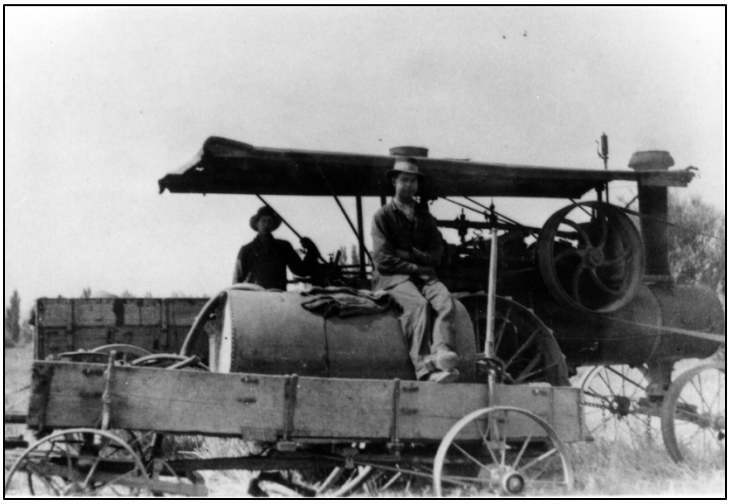
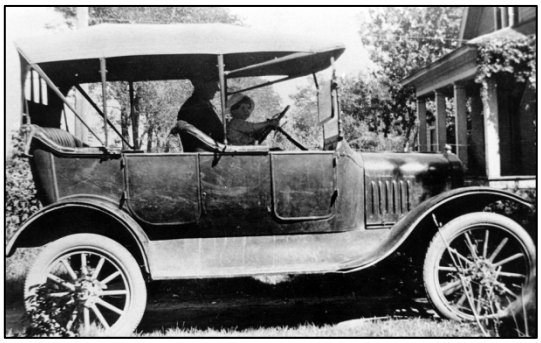
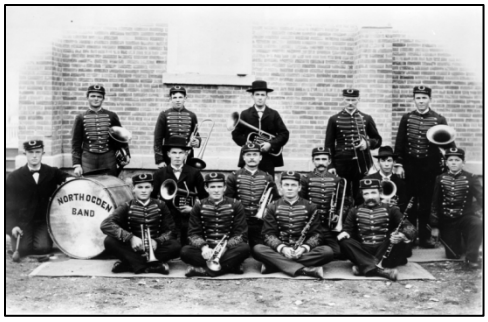




1914 –There were only two automobiles in North Ogden in 1914. The nickname for the Model T was "Tin Lizzie." Lizzie was a popular name for a horse at the time, and people thought of the automobile as a metal horse.

1920 – Children practiced penmanship with a pen dipped in inkwells. The ink bottles were placed in a hole on each desk. Often, mischievous boys would dip the girls' long braided hair into the ink.

1910 – Most covered wagons entering North Ogden carried a crate of chickens. Eggs were one of the first items pioneers used for bartering.



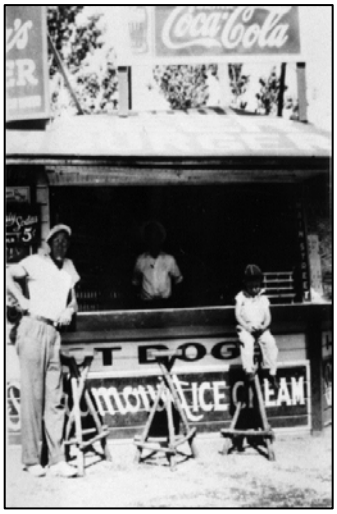
1912 – The North Ogden Band serenaded the residents from a horse-drawn wagon traveling through the town.

1913 – Horse-drawn delivery wagons transported milk, cream and butter to customers each day. Milk was measured out with a quart can to be poured into housewives' containers.

1921 – Harry Chandler's candy store was near the Yellow Brick School, tempting the school children to spend their lunch money on candy.

1924 – Barker's Cold Springs Trout Farm was developed where a spring bubbled out of the ground at a constant 50 degrees. The business was closed for about 10 years in 1935 because "depression-hungry folk stole the fish."

1930 – A hamburger, a hotdog, or a cup of coffee cost five cents at Joe Ballif's hamburger stand.



1936 – Admission to the Chick-Chick Inn (in the back of Wayne Barker's station) cost 60 cents, which included an evening of entertainment with a chicken dinner, a live band, and dancing.

LAND USE

The future land use pattern for North Ogden essentially maintains the past expectation of single family home development throughout the majority of the community with the exception of Washington Boulevard Single family homes will continue to consume the most acreage of all the land uses in North Ogden. The Plan concentrates development in the area of Washington Boulevard and 2700 North to create a Downtown and promotes similar, but supportive development in the Southtown area near 1900 North. More intense land use options are suggested along Washington Boulevard especially between the two downtown nodes. Although limited, some areas in the Coldwater and Oldtown neighborhoods should be considered for preservation to retain the agricultural heritage of the City for future generations. This future land use map, shown on page 20, should be used as a guide for development proposals. It defines the preferred plan for the future growth in North Ogden City.

Definitions

Agricultural Lands – lands intended to be utilized for grazing, raising, crop production, and orchards.

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

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

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

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

Hillside Residential – areas with significant slopes and associated issues with proximity to the mountains, where particular land use controls are necessary to assure appropriate development.

Neighborhood Oriented Commercial – commercial uses that cater to everyday shopping needs for a limited service area in the nearby neighborhood.

General Commercial – commercial uses that cater to a larger service area, and are located on Washington or 2700 North.

Offices – areas intended for office use only.

Mixed Use – development areas that combine residential, commercial and/or office uses.

Downtown Mixed Use – an area with mixed use characteristics that includes grid type blocks where walkability is a primary focus of the area. Currently such uses are proposed in the Northeast quadrant of the Downtown.

Main Street Commercial – commercial or mixed use commercial uses with a direct orientation to the street/sidewalk. These uses should have little or no setback from the public right of way.

Mid-Box Commercial – an area proposed for the variety of commercial uses associated with mid-size commercial uses generally in the 40,000 to 80,000 square foot range.

Master Planned Communities – areas that may be designated for higher densities and a mix of uses along Washington Boulevard and 2700 North that are primarily controlled through a development agreement.

Parks – public spaces designed and utilized for recreational purposes.

Civic – schools, libraries, senior centers, and governmental buildings.

Conservation Areas – cross hatched areas with the potential for retaining the agricultural heritage of the Community.

FUTURE LAND USE MAP

Potential Conservation Areas
Streets
North Ogden Potential Boundary
Streams/Canals

Future Land Use

Residential Hillside
Residential Low Density
Residential Medium Density
Parks
Down Town Mixed Use - See Downtown Map
South Town Mixed Use - See Southtown Map
Mixed-Use/Multi-family/Commercial
Civic/Institutional

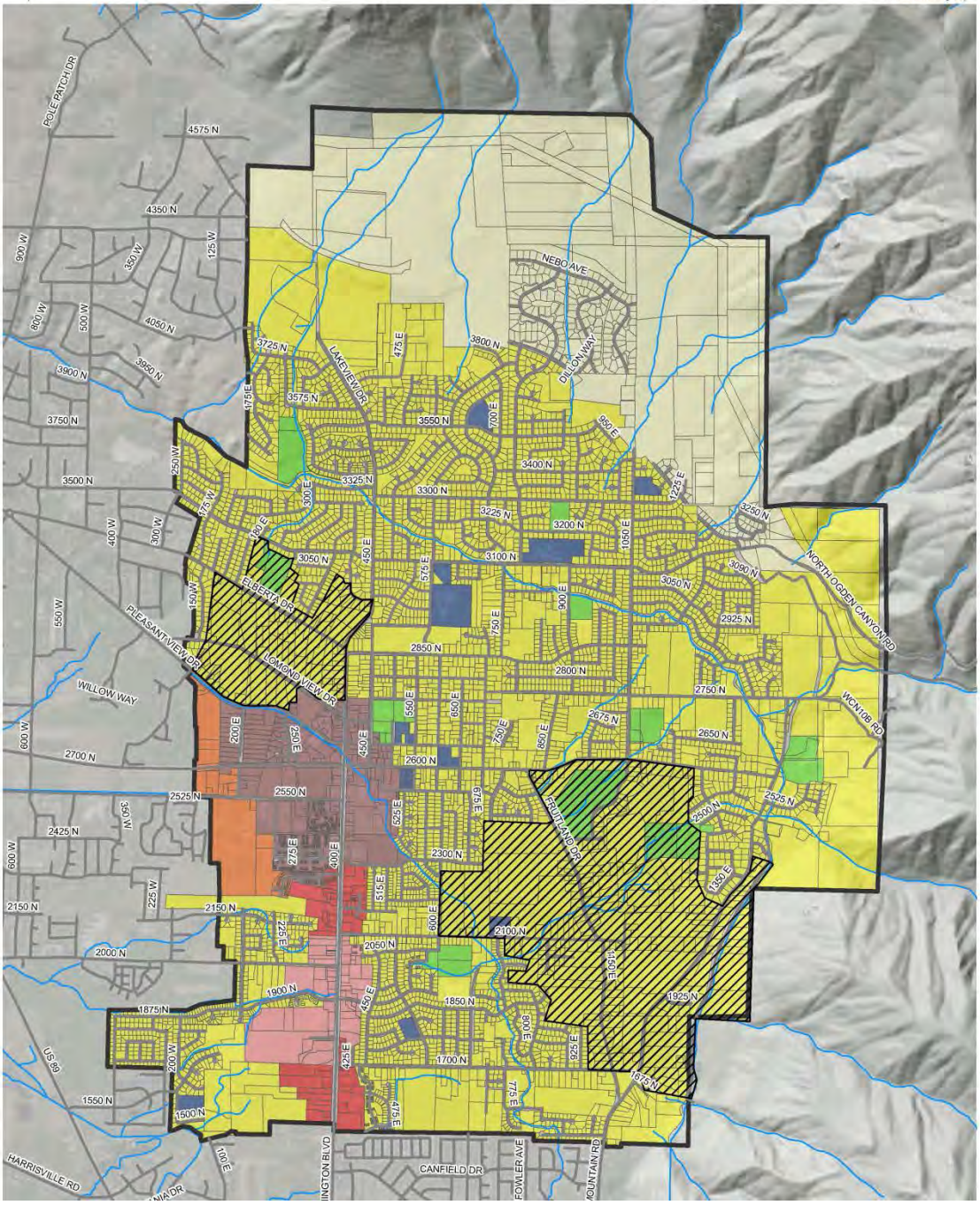
N

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

NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN UPDATE
Date: 9/30/2015

civilsolutionsgroup inc.



HOUSING

Everyone needs housing. It serves our basic need for shelter and safety. As you look around the North Ogden community you can see a number of different housing types that have been constructed throughout the history of the City. There are single family homes, duplexes, 4-plexes, and apartments. At one time or another we may have lived in each of these types of housing, depending on our circumstances in life, our preferences, or our income. Students, single people, or temporary residents may choose an apartment. An elderly person may choose an apartment rental or a condominium for convenience or affordability. A large family may need a large single-family home. Whatever the reason we choose a particular type of living structure, it fulfills a need at that time in a person or family's life.

North Ogden Neighborhood

Throughout this process, residents have stressed the need to improve quality. The goals and strategies of this section address that issue as well as others.

3. As the population of Utah continues to grow, property owners in North Ogden will continue to exercise their right to develop land. It is inevitable that the population will grow as it has since early pioneer days. Please prioritize the growth strategy options below (1 most desirable and 4 least desirable).

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Most 1	2	3	4
New housing to be developed in vacant fields and agricultural lands within the City area	161 22%	189 26%	256 35%	116 16%
New housing in downtown areas/commercial (near Washington Blvd and 2700 North)	175 24%	229 32%	201 28%	117 16%
New housing developed within existing neighborhoods	337 47%	223 31%	121 17%	41 6%
New housing developed higher on the mountain side	94 12%	81 11%	144 19%	448 58%

This General Plan survey question asks the tough question of where North Ogden residents would like to see growth of the community (primarily residential) actually built. Residents responded by showing they would first like to see growth in 1) Existing Neighborhoods; 2) Commercial areas near Washington Boulevard. and 2700 North; 3) New housing to be developed in vacant fields and agricultural lands within the City area, and; 4) (last choice) New housing developed higher on the mountain side.

The State requires that every community address affordable housing through a Moderate Income Housing Plan. Understanding that a diverse stock of high quality and reasonably affordable housing means a better quality of life, a more stable and diversified tax base and an improved local economy, the following goals and strategies are recommended with specific strategies to consider for adoption:

Based on the new units constructed between the years of 2010-2014, North Ogden is growing at a rate of about 35 units per year. This reflects a decrease of 50% in new housing units compared to housing construction rates in the previous 5 years. This reduction is fairly consistent with housing markets throughout Utah and the rest of the United States during the same time period. Local real estate professionals predict increasing housing demand based upon trends in business and sales inquiries; which may herald a healthier housing market in the years to come. The estimated need for 100 moderate income units per year over the next 5 years suggests that the City should take action in determining how best to meet the needs of the community. It should be fairly clear that North Ogden will require new multi-family units to keep abreast of the demand for such units and to enhance its tax base. At this time it is recommended that North Ogden put in place improved design requirements, promote mixed use, and reevaluate its zoning to better support the downtown and other business nodes.

Goals

1. Increase housing quality and variety.
2. Promote water-wise landscaping, and innovative on-site storm water retention.
3. Create incentives to provide additional public and private parks as well as trails in the development process.

Goal #1 – Increase housing quality and variety

Encourage adequate housing types which accommodate lifecycle transitions and changing population norms.

Encourage housing that provides broad based support for a more stable and diversified tax base and a strong and diverse commercial sector.

Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Quality Utah Townhome

Strategies

Implement the mixed-use plans for the North Ogden Downtown and Southtown centers.

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.

Consider density bonuses and incentives to reward developments with great design, environmental sensitivity, exceptional recreation amenities, and creative land-use mixes.

Create design standards to improve the overall quality of North Ogden's housing.

Create new ordinances to promote appropriate solar and wind installations.

Create new ordinances to encourage mixed-use in select areas that support community goals.

Locate higher density housing in or near the Downtown and Southtown downtown areas. This will strengthen the business corridor and improve walkability while reducing traffic impacts on existing neighborhoods.

Work with state and regional agencies to attract reliable, high quality projects that will address the needs of North Ogden.

Work with homeowners, landlords, and renters to maintain and improve existing properties. Incentivize landlords to participate through business license fee reductions and other methods and incentives.

Goal #2 - Promote water-wise landscaping, and innovative on-site storm water retention

Strategies

Develop an on-site water-wise water management ordinance to assure conservation of water use in all developments and for City owned properties.

Promote xeriscape techniques and installations within all developments and City owned properties, especially park strips.

Goal #3 – Create incentives to provide additional public and private parks as well as trails in the development process

Strategies

Create incentives such as direct density increases, impact fee reduction, etc. for public parks and trail construction.

Reduce park impact fees for public park and trails donations.

Trails and Parks Connected to Utah Neighborhood

Moderate Income Housing Plan

The City is required by State Law to create a Moderate Income Housing Plan (10-9A-103-(36)). In the last several years this has become a coordinated County-wide effort that essentially adopts broad County-wide goals and relies to an extent on the communities to adopt and help implement those goals. These goals have been endorsed and recommended for adoption by Weber County communities through the Weber Area Council of Governments (WACOG). The

full Moderate Income Housing Plan will be provided in the appendix. The goals that relate to the entire Weber County area are:

County-wide Moderate Income Housing Goals:

Goal #1: Maintain the quality of existing single family housing stock and affordable homeownership opportunities.

Strategies: Facilitate the mix of new construction in keeping with neighborhood design standards and community sustainability; support the Weber Housing Authority emergency home repair program to assist in housing maintenance for moderate to low income home owners and encourage the development of urban housing development in established cities and towns in order to protect the agricultural lands and provide open space within the unincorporated areas of Weber County.

Goal #2: Maintain the quality of existing multi-family housing stock and affordable rental housing opportunities.

Strategies: Facilitate the mix of new construction in keeping with neighborhood design standards and community sustainability; encourage the development of urban housing development in established cities and towns in order to protect the agricultural lands and provide open space within the unincorporated areas of Weber County; develop cluster and node ordinances that will allow for mixed type of housing choices in compact areas consistent with the General Plan locations to preserve agricultural lands and open spaces and develop and adopt design standards for the nodes and mixed use communities.

Goal #3: Provide housing choices in neighborhoods that will allow residents to live in the same neighborhood for their entire life-cycle.

Strategies: Support the Weber Housing Authority's role in developing mixed use housing projects resulting in additional housing opportunities; where mixed use development occurs provide a variety of housing types; require resorts to comply with the Destination and Recreation Resort Zone provisions to establish a seasonal workforce housing plan and provide appropriate numbers of housing for employees and investigate the potential for adding accessory dwelling units as an allowed use in the zoning ordinance.

Goal #4: Update and/or put in place the necessary tools enabling the community to track the following:

1) Mix of existing housing stock; 2) the condition of existing housing stock; 3) delivery of existing housing education made available to the public; 4) the availability of local resources enabling single and multi-family rehabilitation and/or new construction which facilitates access and affordability for special needs populations.

Strategies: Maintain land use inventory maps and analysis to track land use and housing and the transitioning of various land uses; establish a mechanism to track housing condition of the existing housing stock, including multi-family and single family residences and conduct a survey of how other communities are tracking their housing stock in order to determine the most efficient and effective way to track housing stock and condition in unincorporated Weber County.

Goal #5: Seek to monitor market data and barriers overtime for all housing sectors to assure prioritization and implementation in keeping with moderate income housing plan compliance every 2 years.

Strategies: Conduct a housing barriers analysis as part of the 2 year update of the moderate income housing plan. Coordinate this effort with the Weber Housing Authority.

The Moderate Income Housing Plan Goals that are Specific to North Ogden are:

Goal #1: Continue to preserve areas within the City for a greater mix of housing types.

Strategies: Ensure that specific areas within the City remain zoned for a variety of housing types. Evaluate General Plan guidelines for land use regarding housing needs and ensure zoning ordinances are non-discriminatory.

Goal #2: Evaluate transportation plan and transportation systems for all citizens.

Strategies: Review existing public transit to determine how each sector of the population is being served; as growth occurs, encourage development of additional public transportation amenities; review public pedestrian access to the City commercial areas to determine adequacy or potential need for enhancements and encourage additional public transportation throughout the City.

Goal #3: Survey existing housing assistance programs for City residents.

Strategies: Continue to work with the Weber Housing Authority to utilize Section 8 Vouchers; evaluate the feasibility of instituting new programs for home ownership repair for citizens meeting moderate income guidelines and evaluate senior citizen housing needs within the City.

TRANSPORTATION

The importance of understanding the relationship between transportation and land-use cannot be understated. Access to transportation facilities, whether local roads, regional routes, freeways, pedestrian trails or transit facilities, will largely determine where individuals or agencies locate their homes, businesses, and institutions. If land development occurs at rates that overload the existing transportation system, transportation upgrades will be required retroactively to meet travel demand. Unfortunately, the added transportation capacity provided by the construction of new roadways is often consumed at rates higher than expected due to a phenomenon known as latent demand, which can be summed up in the expression: "If you build it, they will come." Once a new roadway has been completed and opened, travel times to adjacent land decrease, thus increasing the desirability or utility of the land, and accelerating its development. Soon the added travel capacity has been consumed and the previous congestion resumes. This feedback loop in the land-use and transportation relationship must be taken into consideration when changes to land-use and transportation plans are discussed.

Uptown Station in Normal, IL
A Multi-modal Mixed-Use Town Center

Instead of solely pursuing reactive projects focused on relieving current congestion, projects which may not ultimately be able to accomplish their aim, a better practice involves developing a collective vision for the City's future that looks at transportation as part of a greater whole. Such a vision would consider issues of travel demand management, or rather, how to reduce the need for citizens to travel as much. Effective strategies include: increasing land-use densities, bringing the daily needs of life closer to home by mixing land-uses, and broadening transportation mode choices to include walking, biking, and transit. Communities in Utah such as Ogden, Provo, South Jordan, West Valley City, and Salt Lake City that have employed this approach in recent years have seen great success. The creation of North Ogden's new downtown will produce a fine-grained mix of housing, recreation, retail, services, and office space, thus serving as a catalyst in helping to reduce North Ogden's current and future travel demand.

Existing Facilities and Proposed Improvements

This section contains summaries of new proposed improvements to North Ogden's transportation infrastructure and modifications to the 2008 Transportation Master Plan that were developed in connection with the Downtown Plan and General Plan update.

North Ogden's Existing Transportation network contains one major state route, along with two other arterials servicing the City, several major collectors of which some serve as regional routes, and minor collectors that serve local needs. A few of these projects, identified in their titles below, have been given priority one status by City officials. A summary of the existing facilities is as follows:

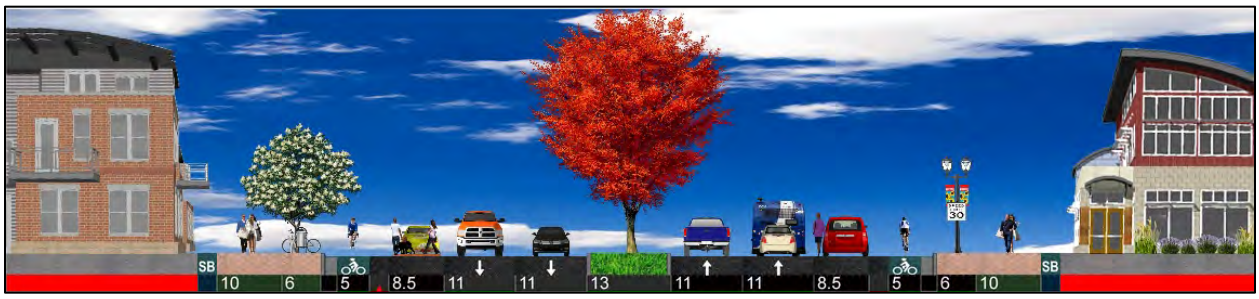
Current View North on Washington Boulevard Approaching 2600 North Intersection

State Facilities

US-235 (2600 North and Washington Boulevard), Priority One Status: Washington Boulevard., the north-south running leg of US-235 serves as the major route between North Ogden City and Ogden City to the south. 2600 North (which becomes 2700 North as it approaches I-15 to the west) is the major east-west route between North Ogden and Interstate 15. Currently commuters traveling almost anywhere outside of North Ogden utilize this route.

Proposed Drawing North on Washington Boulevard Approaching 2600 North Intersection

In order to develop a more walkable, safe and attractive downtown area, cross-sectional improvements similar to those encountered in downtown Ogden are being proposed, including wide sidewalks, bike lanes, on-street parking, and a raised landscaped median with a representative example being found in the picture below.

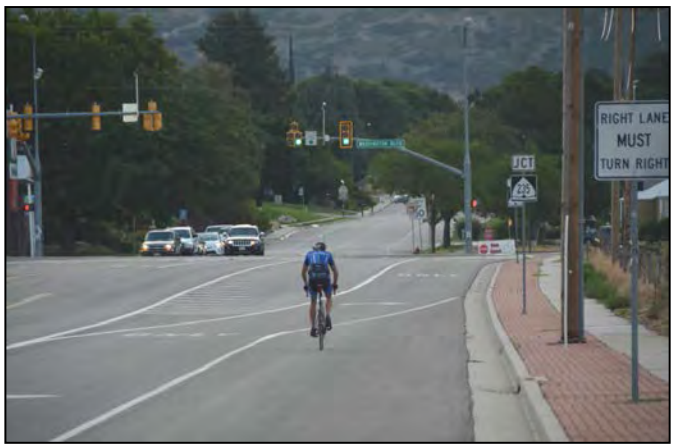


Possible New Street Layout for Washington Boulevard

Improvements to major intersections bordering the proposed downtown (300 East and Washington Boulevard, 2600 North and Washington Boulevard, 2550 North and Washington Boulevard) include the addition of enhanced, colored or texturized crosswalks, pedestrian median refuges, curb bulb-outs, and signal programming that give priority to bikers and pedestrians.

It is recommended that bike lanes be installed on the curb-side of the roadway with parking to the left, and if possible with a buffer in between the bike lane and the parked vehicles. This inversion of the parking and bike lane serves to protect cyclists from high-speed vehicular traffic, while the buffer helps to avoid collisions between bikes and car doors.

Wasatch Front Regional Council (WFRC) has identified Washington Boulevard as a "boulevard community" and accordingly UDOT has expressed willingness to work with North Ogden to change the portion of Washington Boulevard. passing through the proposed North Ogden downtown to be more accommodating of pedestrian and bicycle users. North Ogden City should engage in a process to designate these areas, specify changes, and work with UDOT to achieve them. With regard to 2700 North UDOT will continue to keep its focus as an expressway to move cars to I-15; however, UDOT is also willing to change the aesthetic appearance where 2700 North enters North Ogden. This change could be partially achieved through landscaping, monumentation, and signage.



Current View East on 2600 North
Approaching Washington Boulevard Intersection

Local Arterials

Washington Boulevard (2600 North to 3100 North), Priority One Status: Washington Boulevard provides the only major north-south route to and from the Hillside Neighborhood to the north. WFRC has it on their regional master plan to widen this road between 2700 North to 3300 North from its current three-lane section to a section with 5 vehicular lanes and 2 bike lanes. At the time of writing this document the City has received funding to begin purchasing the right-of-way for the project, but construction funding has not yet been appropriated.

From 2700 North to Elberta Drive widening can occur equally on both sides of the road without the need for home relocations; however, north of Elberta Drive, given the narrow setbacks to the front of the homes, a row of residential relocations will be required either to the one side or the other. At the General Plan Public Open House many residents brought attention to the steep grade on the s-curves that are on Washington Boulevard. just north of Elberta Drive. A fair number of vehicles either become stuck or slide on this section during slick and/or snowy winter conditions. Since there is more open space on the north side of the road in front of and just beyond the existing LDS Church, it is recommended that widening occur to the north side of the road so that the curves can be flattened and the road grade made more gradual.

While the existing signals at 2550 North, 2600 North and 3100 North would remain, it is anticipated that Pleasant View Drive and Lomond View Drive will be re-designed to terminate at the proposed northern extension of 300 East. The closure of these two access points will serve to remove many of the traffic conflicts that result from such close intersection spacing and will have the effect of relieving congestion on the north approach of the Washington Boulevard and 2600 North intersection.

At Washington Boulevard and Elberta Drive a roundabout is being proposed that would resolve the skew and offset nature of the east and west legs of the existing intersection. It is anticipated that this roundabout could be installed concurrently with the widening of Washington Boulevard, and that the purchase of the two needed residential properties could occur alongside the other residential acquisitions soon to be underway.

2600 North (450 East to Mountain Road), Priority One Status: This east leg of the intersection of Washington Boulevard and 2600 North forms the major connection between the state route and neighborhoods in the Oldtown and Coldwater neighborhoods to the East. Residents report significant traffic congestion along this leg as it serves as the primary means of dispersal for travelers bound for the eastern portion of North Ogden. Widening of the north side of the street may be the most promising. The long-range plan is to widen this portion of 2600 North to five lanes.

Given that it is continuously lined on both sides by residences, the fiscal and community costs of the widening would most likely be high. Alternatively, it is proposed that the road be re-striped from a two-lane section with parking on both sides to a three-lane section featuring a two-way center turn lane and parking on one side. Key locations could also be selected for the installment of warranted right-turn pockets. By moving the turning vehicles into dedicated turning lanes, free-flowing traffic would be maintained in the through lanes. Data gathered on other projects suggests that the proposed turn lanes would provide most of the desired traffic flow benefit.

Although the roadway will not have sufficient room for the installation of bike lanes, needed improvements should be made to the sidewalk. The absent sidewalk on the south side of the road ought to be installed, while obstructions in the narrow north side sidewalk, such as road signs and mailboxes, ought to be relocated so as to not obstruct the free movement of cyclists and pedestrians.

Major Collectors

3100 North (Washington Boulevard to 1500 East): As Ogden Valley continues to experience substantial growth, 3100 North (which becomes North Ogden Canyon Road to the east) will continue to serve as the primary route for vehicles traveling over the North Ogden Divide. Given that the route provides direct access to Weber High School for a good deal of North Ogden residents and all Ogden Valley residents, the route's importance is not expected to diminish with time. It is proposed that the City take an active role in preserving corridor width and right-of-way where needed. It is proposed that the 80-ft wide right-of-way be configured to accommodate bicycle lanes along its entire length.

Monroe Boulevard (to 3100 North): This collector will serve as the first major north-south route east of the SR-235. Not yet fully functional, only about 30% of the road has been completed and right-of-way acquisition efforts are underway for purchase of the remainder of the corridor. Completion of the route will primarily be development-driven and is still several years out. Once the road has reached 80-90% completion, the City, in conjunction with WFRC, will most likely appropriate funds to acquire the last portions of needed right-of-way and complete the corridor. This eastside north-south route will provide a needed north-south alternative that will relieve traffic congestion on SR-235. It is proposed that the 80-ft wide right-of-way be configured to accommodate bicycle lanes along its entire length.

Pleasant View Drive, Priority One Status: Pleasant View Drive serves as a primary route for west-side North Ogden residents and Pleasant View City residents travelling through North Ogden on their way to downtown Ogden. As it stands, the road's intersection with Washington Boulevard is heavily congested due to the high traffic volumes on Washington Boulevard and the short distance between this intersection and 2700 North. Close intersections such as this suffer from myriad of safety concerns caused by dangerous turning conflicts and long vehicle-stacking distances. The performance of both intersections suffers.

It is proposed that Pleasant View Drive be terminated at 300 East. Vehicles will be able to turn north or south and subsequently reach Washington Boulevard via Elberta Drive or 2700 North. If warranted the new intersection at 300 East could be signalized. This re-alignment will also allow for the closure of the existing portion of Pleasant View Drive between 300 East and Washington Boulevard and the transformation of that land into open space, parks, plazas, and commercial properties. The timing of the Public Works building relocation makes this option even more viable opening up a large contiguous space in which such a re-design could occur.

View North at Elberta Drive and Washington Boulevard. Intersection. Proposed Roundabout Location.

Elberta Drive: As one of the major connections to Pleasant View, Elberta Drive functions as a supportive major collector for east-west travel. It is recommended that more north-south connections be established with Elberta Drive to decrease the reliance on Washington Boulevard for all north-south travel. Such connections are being proposed at 150 East and 300 East.

As previously discussed in the section on Washington Boulevard (2600 North to 3100 North), a roundabout is being proposed at its intersection with Elberta Drive that would serve to resolve the skew and offset nature of the east and west legs of the existing intersection. It is anticipated that this roundabout could be installed concurrently with the widening of Washington Boulevard, and that the purchase of the two needed residential properties could occur alongside the other residential acquisitions soon to be underway.

Washington Boulevard (3300 North to Mountain Road), Priority One Status: Construction of the last leg of this facility from 3725 North to Mountain Road will serve to move expected traffic between 3100 North and the northernmost parts of the City. Based on travel demand in the area, it is recommended that the existing three-lane section found to the south from 3300 North to 3725 North be continued to the north intersection with Mountain Road and that bike lanes be added to the facility.

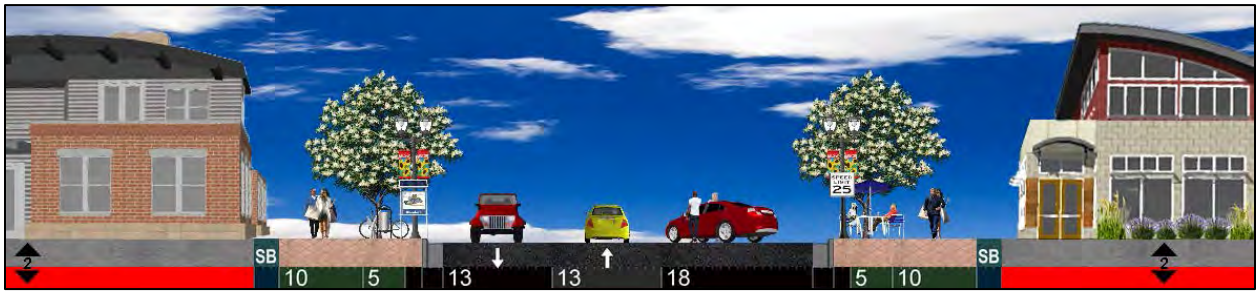
Walkable Roundabout with Skewed Approaches, Daybreak, South Jordan, UT

Collectors

150 East (South City Limit to 3100 North), Priority One Status: This new route was previously identified on the City's transportation master plan and on the WFRC master plan as extending from the City's southern limits to 2600 North. In an effort to create a north-south alternative to SR-235 on the west side of North Ogden City analogous to Monroe Boulevard on the east, it is proposed that 150 East be extended to the north to 3100 North, thus connecting the entire west side of the city from North to South. The 80-foot right-of-way should be configured in such a way as to accommodate bike lanes. It is recommended that the city engage in efforts with WFRC to get the northern portion of the road on the regional master plan and begin right-of-way preservation efforts as soon as possible.

Construction of 150 East will require revisions to the SR-235 Corridor Agreement with UDOT. There are no signals currently planned between 300 East and 600 West. Securing this signal would be crucial in the creation of a western north/south access road through the City. Such a route would allow for the re-routing of commuter traffic from the 2600 North intersection with Washington Boulevard.

300 East (2550 North to 2600 North): This new proposed road would serve as a needed linkage in the proposed downtown network of roads. A suggested cross-section demonstrated below illustrates the intention for the road to be pedestrian-oriented and fully-walkable. A new signal will be installed at the intersection with 2600 North in coordination with UDOT when warrants are met, at which point UDOT has stated they will install median curbing between 300 East and Washington Boulevard. A recently conducted traffic study conducted in November 2014 by Hales Engineering suggests that the intersection would meet warrants when the block to the southeast of the intersection reaches 50% development. This road will help to flush out the pseudo-quadrant intersection concept envisioned in the Transportation Map that will allow traffic to flow smoothly through and around the intersection of 2600 North and Washington Boulevard.



Possible New Street Cross Section 300 East (Between 2550 North to 2600 North)

Further to the north, it is also proposed that 300 East be extended from its existing intersection with Pleasant View Drive until intersecting at some undetermined location with Elberta Drive, thus completing an important north-south linkage to the west of downtown. Lomond View Drive would be reconfigured to tee into this new 300 East extension.

1700 North (SR-235 to the West City limit): This road, as shown on the WFRC Master Plan, will most likely be constructed by developers. The last connection between the City limit and existing Harrisville roads will have to be led by regional authorities or representatives from the neighboring municipality. It is recommended that ongoing talks between the City, the developer, and Harrisville City ensure that this east-west comes to fruition.

2550 North (Washington Boulevard to 300 East): Upgrades to this roadway cross-section are proposed similar to those described for 300 East between 2550 North and 2600 North. The goal is to create an enticing downtown streetscape open to walking and other modes of transportation. As a less congested road than 2700 North, it is more conducive to pedestrian activity.

3100 North (1050 East to the West City Limit): This portion of 3100 North is a crucial bicycle corridor. Bike lanes ought to be included in the cross-section until reaching Mountain Road, a route which will then allow bicyclists to reach a myriad of other urban or recreational destinations.

Mountain Road (South City Limit to West City Limit): This road has already been constructed from the City's southern limit to 2600 North, but little between that point and the west limit, except for a small quarter-mile section, has yet been installed. It is expected that this road will be a key regional thoroughfare allowing traffic to bypass the core of North Ogden and continue unabated around the urban periphery so that users can reach desired destinations from US-89 on the west to downtown Ogden City on the south where the route eventually becomes SR-203. It is recommended that the City continue to work in tight coordination with land owners and developers in hopes of accelerating the project's regional appeal. Ongoing coordination may also be needed with Pleasant View City to the west.

Aside from use as a bypass, the road will also be a key linkage between many trails in an effort to make a cohesive and connected trail system for Weber County residents. It is proposed that bike lanes be installed along the length of the entire route, both existing and proposed portions.

Washington Boulevard (2550 North to 2600 North): This connection is currently being built by private developers connecting 2600 North to the private drive between the old and new Smith's stores. This elbow connection will provide one more route around the downtown completing a third leg of a partial quadrant intersection that will allow traffic to flow alternatively around the Washington Boulevard and 2600 North epicenter.

Other Collectors: Other collectors as identified in the transportation master plan, but for which no modifications are being recommended, include the following:

- 1500 East (2600 North to 3100 North)
- 1700 North (Washington Boulevard to Mountain Road)
- 2550 North (Washington Boulevard to the West)
- Fruitland Drive
- Monroe (3100 North to Mountain Road)

Transit Facilities

The Utah Transit Authority (UTA) is currently working on developing a new long-range plan for Weber County. This proves timely as North Ogden is able to provide key suggestions from the General Plan update process for incorporation into the UTA master plan update.

For some time UTA has been discussing incorporating into their master plan some sort of streetcar that would run up and down Washington Boulevard from North Ogden to downtown Ogden; however, such a facility may be many years in the future. A bus-rapid transit facility could come much sooner and at much less expense. It is recommended that efforts continue to develop plans for a dedicated-right-of-way transit facility along Washington Boulevard and that negotiation continue with UTA to extend the transit corridor from North Ogden to the west along 2600 North to the Pleasant View FrontRunner Station. Fortunately, Washington Boulevard's wide 132-foot right-of-way provides ample room to preserve a transit-dedicated corridor providing express service to and from the North Ogden community. The narrower 106-foot cross-section may be more challenging, but a dedicated right-of-way even under these constraints is still possible and should be explored.

UTA is also in the process of revising their North Ogden bus route that currently heads north on Washington Boulevard to 3100 North, then east to 1500 East, then south to 2600 North, and finally circling back to Washington Boulevard and 2600 North. Ridership on the route has been low in recent years, so it has been suggested that the loop be revised in the short-term to make a tighter loop around the old pioneer grid of the Old Town Neighborhood, running east along 2850 North and then south along 700 East. In the long-term the bus route should be reconsidered in its entirety to perhaps circulate around the new downtown core and capture as much ridership as possible before continuing on its way.

It is also proposed that North Ogden consider reserving a portion of the undeveloped block southwest of the intersection of Washington Boulevard and 2600 North for a transit hub that would connect this regional loop to local bus service. The hub could also serve as a starting point for express ski service connecting from there to the resorts on the other side of the North Ogden Divide. Northbound transit vehicles would be able to access the hub from Washington Boulevard by turning left at 2550 North and then right at 300 East, bypassing the major intersection of Washington Boulevard and 2600 North altogether.

Complete Streets Policy

Walkable Roundabout with Skewed Approaches, Daybreak, South Jordan, UT

A "complete street" design integrates diverse modes of transportation in a way that benefits the widest portion of a City's population as possible. A basic complete street would typically include bike lanes, comfortably-sized adjacent sidewalks, and narrower traffic lanes for speed calming. Complete streets could also include a paved multi-use path, dedicated transit lanes, street furniture, other traffic calming devices, and transit stations. Curb bulb-outs and raised cross-walks are also ways to increase crossing safety. The width and placement of these additional amenities will vary depending on the size and type of facility.

The residents of North Ogden represent a diversity of ages and incomes. Though the majority of trips taken within North Ogden are by automobile, many North Ogden residents are dependent on others for their transportation needs. As of 2010, 31.40% of the

population was under 18, and an additional 11.20% of the population is over 65, two age groups that tend to suffer mobility challenges. In other words, at least 42.60% of the North Ogden population would enjoy increased mobility options if offered transportation solutions beyond the automobile. Undoubtedly many who do have access to an automobile would still enjoy the option of getting around using other methods, whether for practical, health, or recreational reasons.

It is the policy of North Ogden on all new projects and retrofit projects to include facilities that will make travel use by all users possible, regardless of age, handicap or mode of transportation. Even though not every facility has to accommodate every type of user, the transportation network as a whole should provide thorough coverage to each type. Many major collectors, collectors and local roads within the community could be appropriately re-sized, re-striped, or re-designed in order to better accommodate other modes. The following planning project principles have been adapted for North Ogden's use from the WFRC "Complete Streets Vision, Mission, and Principles" document and shall be considered during the planning and design phases of all public infrastructure improvement projects:

- **Regional Approach**
  - Complete Streets means accommodating all users within the transportation network, but does not mean all modes are on all roads.
  - Engage with WFRC in the regional planning and programming processes to encourage a balanced, multi-modal transportation system.
  - The Wasatch Choice for 2040 provides additional educational information on Complete Streets.

http://wasatchchoice2040.com/complete-streets

- **Network Design**
  - All modes and user needs should be considered when projects are designed and implemented in the public right-of-way. Standards should be developed and consistently applied to consider these needs. Development of standards should, among other things, consider the function and context of roadways.
  - Consider multi-modal improvements with each street investment in the context of the built environment, existing standards, best practices, regional networks, community impacts, project type, and broad financial constraints.
  - High speed, high volume roads should be evaluated and

designed in conjunction with local street connections and with the bike and pedestrian network to provide as safe and as direct routes as is practicable.
  - The bike and pedestrian network should focus on access to major destinations, transit access, and other transportation linkages; ADA access; safe and convenient road crossings; and easily implemented projects.
  - Consider all projected future needs in right-of-way acquisitions and street construction in order to minimize expensive system retrofitting.
  - Consider changes that make the network more safe, livable, understandable, and hospitable for all modes, users, and trip types including recreational and commuter bicycle riders, pedestrians of all ages and abilities, auto and transit users, and large freight haulers.

- **Integrate local land use and regional transportation systems**
  - Promote safe and convenient street crossings and community auto, bike, and pedestrian connections to the regional transportation system, paying particular attention to major destinations and transit stations.
  - Support the development of the Wasatch Choice for 2040 Vision Centers, Main Street Communities, and Boulevard Communities.
  - Consider adjacent land use when planning multi-modal transportation systems.

http://wasatchchoice2040.com/envisioning-centers

- **Ensure public health and safety**
  - Facilitate physical activity and support healthy lifestyle choices through enhanced street design, maintenance, and operations.
  - Promote improved air quality and accident reduction by reducing the growth in vehicle cold starts and vehicle miles traveled.
  - Calm traffic and reduce accident severity through context sensitive design of public rights-of-way.

- **Enhance the regional economy**
  - Empower transit riders and non-drivers to broader workforce participation through more and better transportation options.
  - Provide for freight trucks on designated routes and at critical network connections.
  - Increase the economic value of business districts and neighborhoods through more transportation choices and community amenities; focus on cost savings through full utilization of existing infrastructure.
  - Attract a highly skilled labor force to the City through transportation-related quality of life improvements.

- **Strengthen sense of community**
    - Facilitate more community participation by people who do not own a car through more transportation options.
    - Reflect and create a sense of place through context sensitive design.
    - Restore connectivity to communities divided by large roadways and intersections.
    - Provide children and the elderly with opportunities to safely walk, bike, and ride transit in their community.
    - Increase opportunity for human interaction within the community through multi-modal transportation enhancements.
    - Consider both the comfort of all users and aesthetics in planning, building, and operating streets.

Goals

- Maintain and improve existing infrastructure.
- Complete needed improvements to existing and planned collectors and arterials such as 2600 North and Washington Boulevard.
- Create multi-modal downtowns with improved transit service.
- Adopt a complete streets policy that will require future improvements to public rights-of-ways to accommodate all users (elderly, young, bikers, runners, etc.) and to increase walkability and bikeability.

Goal #1 – Maintain and improve existing infrastructure.

Strategies

Consider utilizing Transportation Asset Management Software (TAMS) to develop an effective asset management plan for the City's transportation infrastructure. The software is available free to Utah Cities. Transportation Asset Management Software (TAMS) was developed by the Utah Local Technical Assistance Program (Utah LTAP) to assist local agencies in Utah to maintain, preserve, and enhance their road and street facilities. The tool helps to more effectively preserve and improve their infrastructure network.

Seek additional funding for road maintenance through the Legislature, private donations and other sources.

Actively engage the public in exercising the new transportation sales tax option in the fall of 2015.

Develop street ordinances and increase coordination between City departments, County, developers, and utility companies to prevent road cuts from reoccurring within a 2 year timeframe after the construction of a new street or require complete street resurfacing.

Goal #2 – Complete needed improvements to existing and planned collectors and arterials such as 2600 North and Washington Boulevard.

Strategies

Continue to work closely with Weber County, UDOT, and Wasatch Front Regional Council to ensure that public monies are programmed for key arterial enhancements to 2600 North, Washington Boulevard, and other planned transportation facilities.

Adopt recommended revisions to the transportation master plan and work with developers to complete key collector linkages. Use developer incentives to attract quality development.

Develop new cross-section standards for improvements to all downtown roads that will require wide sidewalks, on-street parking, bike lanes, transit accommodations, quality trees and plantings which utilize xeriscape and other water conservation techniques, and attractive lighting which minimizes light pollution.

Complete City grid by constructing missing collector linkages, as funding becomes available through a street impact fee system or other sources.

UDOT has expressed willingness to work with North Ogden to change Washington Boulevard to be more like downtown Ogden in selected areas. North Ogden City should engage in a process to designate these areas, specify changes, and work with UDOT to achieve them.

UDOT has stated that 2700 North will continue to keep its focus as an expressway to move cars to I-15; however, UDOT is also willing to change the aesthetic appearance where 2700 North enters North Ogden. This change could be partially achieved through landscaping, aesthetics, and signage.

Work with UDOT and other entities to make 150 East the western North/South access road through the City with a signal on 2700/2600 North that would allow for the re-routing of commuter traffic from the 2700/2600 North and Washington Boulevard intersection.

Goal #3 - Create multi-modal downtowns with improved transit service.

Strategies

Begin discussions with Utah Transit Authority (UTA) about the possibility of creating a transit hub in the new downtown area to the southwest of the intersection of Washington Boulevard and 2600 North. This hub could service local bus routes, street car or bus rapid transit service (BRT) to and from Ogden and/or Pleasant View, and express ski service to Ogden Valley.

Continue to work with UTA to plan for a Washington Boulevard dedicated right-of-way transit line. Further investigate the possibility of extending this same line to the Pleasant View FrontRunner station.

Modify the existing UTA bus turnaround route to more closely address the North Ogden Downtown area.

Goal #4 - Adopt a complete streets policy that will require future improvements to public rights-of-way to accommodate all users (elderly, young, bikers, runners, etc.) and to increase walkability and bikeability.

Strategies

Modify City ordinances to require new development site plan review to include a review of the Complete Streets Policy.

Establish a public "sidewalk completion program" that matches resident dollars and/or provides other incentives to install adequate sidewalks where sidewalks don't exist (i.e., 2600 North).

Adopt new cross sections and standards for streets to assure sufficient room for pedestrians, bikes, street trees, and "dark sky" approved lighting fixtures. Increase minimum sidewalk widths to 5 feet. Consider narrowing the asphalt width of local roads to reduce travel speeds and increase pedestrian safety.

Develop an approved street tree list and encourage tree plantings by block. Also create planting guidelines/ordinances to require street trees on new residential and commercial projects and find ways to plant trees on existing streets.

Consider drought friendly landscaped decorative medians on major collector and arterial streets.

Continue to front single family homes where appropriate on major collectors and minor arterials but require alley loading or circular drives or deeper front yards to increase safety and compatibility of such uses.

Adopt the recommended bike lane routes into the transportation master plan.

Engage in low cost "road diets" that preserve vehicular traffic capacity while re-striping the road to accommodate bike lanes. Connect and integrate bike lane routes with public trails. Prioritize key commuting and recreational routes.

TRANSPORTATION MAP

NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN UPDATE
Date: 9/30/2015

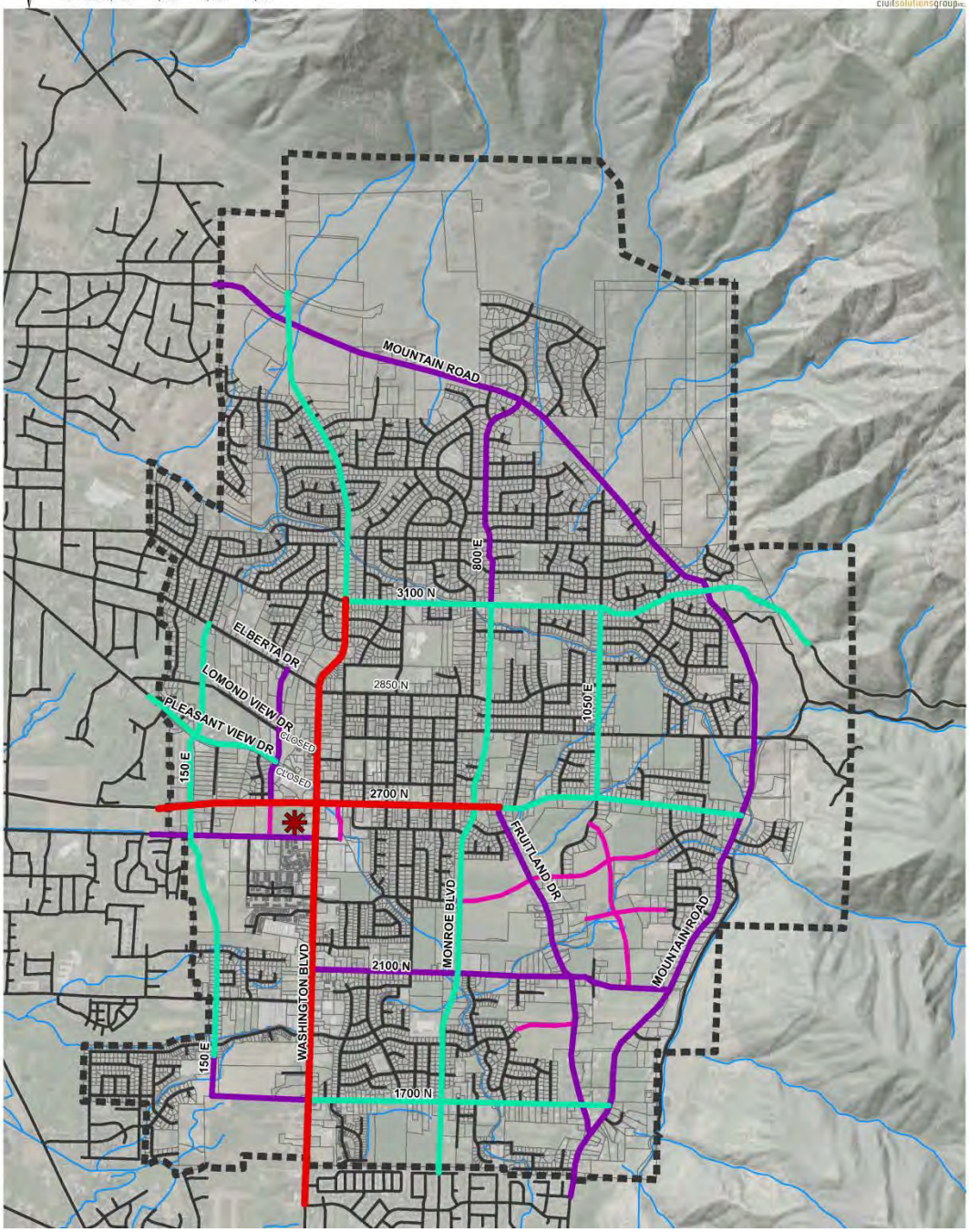
Legend

- Transit Hub
- Streets - Arterial
- Streets - Major Collector
- Streets - Collector
- Streets - Local
- Roads
- North Ogden Potential Boundary
- North Ogden Parcels
- Streams

N

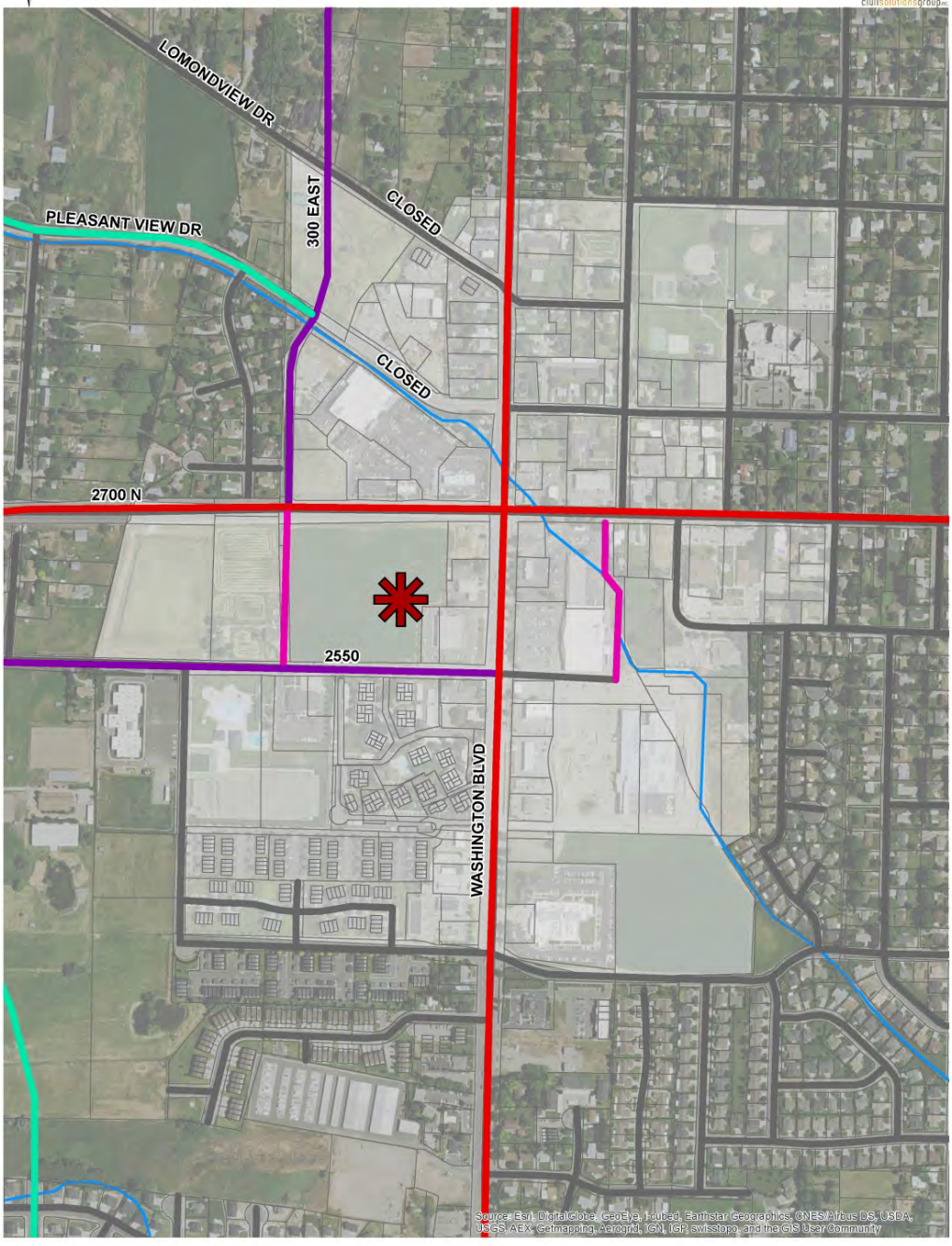
0 500 1,000 2,000 3,000 4,000 Feet

civilsolutionsgroup



TRANSPORTATION MAP - DOWNTOWN

NORTH OGDEN CITY
SETTLED 1851
GENERAL PLAN UPDATE
Date: 8/24/2015



ECONOMIC DEVELOPMENT

Depending on the community, Economic Development can mean many things. For North Ogden, two issues define the City's Economic Development priorities; improving the fiscal health of the City and improving the quality of life of residents by diversifying the entertainment, restaurant, and retail offerings within North Ogden.

Why is Economic Development Important?

The long-term fiscal health of the City is critical to the provision of quality municipal services, including the development and maintenance of public infrastructure. For the purpose of this General Plan, fiscal health refers to revenue growth to support a growing population and aging infrastructure. The City is particularly concerned about new development generating sufficient revenue to support itself.

Diversifying entertainment, restaurant, and retail offerings within the City will reduce drive times for residents, create job opportunities, and generate revenue for the City.

One way to track the fiscal health of the City is to compare City revenue growth with population growth. Table 6 below shows how revenue, adjusted to 2014 dollars, has fared relative to population growth over the last nine fiscal years. Revenue per resident decreased during the Great Recession and has yet to rebound.

Table 6 Revenue/Resident in 2014 Dollars

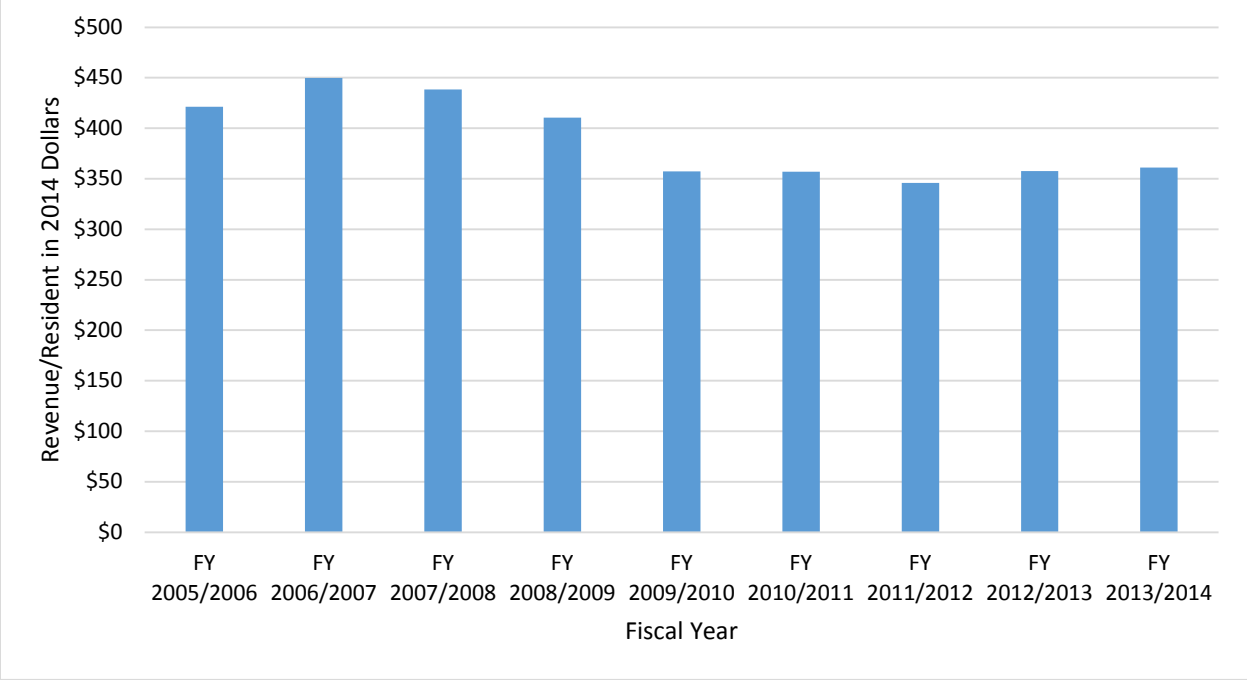


Table 6 Source: North Ogden City Final Adopted Budgets and U.S. Census Bureau Annual Population Estimates

Since fiscal year 2005/2006, property tax and sales tax together have averaged nearly half of all City revenue. Hence, growing these two revenue sources is critical to the City's fiscal health. Property tax growth is accomplished by new construction including redevelopment. Since residential development is taxed at only 55% of its value and commercial development is taxed at 100% of its value, commercial development yields more property tax per dollar of value. With sales tax, the State distributes these funds to cities based on population and point of sale. So, sales tax growth can occur as population grows and as retail sales within the City grow through new retail development and by existing retail businesses growing their sales. Hence, new retail development has the potential to generate significant new revenue through property and sales tax.

Part of the General Plan research was conducted by Zions Bank Public Finance. Their research of 2013 purchases made by City residents showed that the City is experiencing significant sales leakage, or purchases made by City residents outside the City, in all categories except food and beverage stores. Overall, only 27% of purchases made by North Ogden residents are occurring inside the City. New retail development within North Ogden has the potential to capture more of the purchases made by North Ogden residents.

Attracting New Retail Development

To attract new retail development, the City needs to understand what is important to retail developers. The book *Retail Development* from the Urban Land Institute (ULI) provides the following site selection criteria for developers to choose an appropriate location for a retail center:

- A central location for targeted markets
- Easy regional access and convenient local ingress and egress to the site
- High visibility
- Proper size and shape relative to the proposed concept and parking requirements
- Workable topography
- Good drainage
- Minimal complications in the subsoil
- Available utilities including Broadband
- Compatible surroundings
- Appropriate zoning
- Acceptable environmental impact
- Acceptable community impact

Quality Example of Retail

While some of the criteria above are outside the City's influence, the City can have significant influence, for good or bad, in attracting new retail development. Consider the following questions:

- Does the City allow sufficient housing density to support new retail development?
- Do City and/or UDOT access standards facilitate retail development?
- Does the City use its General Plan and zoning regulations to reserve enough land with sufficient depth along high traffic corridors for retail development other than shallow depth and strip style development?
- Can the community norms for parking and landscaping be adjusted to be more friendly toward retail development?
- Can the City help offset the cost to build new retail development by extending utilities, reducing fees, etc.?
- Are there enough rooftops?

Of the questions listed above, the first is the most important. New retail development follows new residential development. But how much residential development is needed to attract new retail? ULI provides guidelines for new retail centers listed below in Tables 7 and 8. Table 7 describes the basic characteristics of shopping centers. Table 8 provides the minimum population needed within a certain distance to support a new shopping center. Given North Ogden's relatively low population, low population density and distance from I-15, regional and super-regional shopping centers are not likely.

Table 7

Type of Center	Leading Tenant	Typical GLA (Sq. Ft.)	General Range in GLA (Sq. Ft.)	Usual Minimum Site Area (Acres)
Neighborhood	Supermarket	60,000	30,000-100,000	3-10
Community	Supermarket, drugstore/pharmacy, discount department store, mixed apparel	180,000	100,000-400,000	10-30
Regional	One or two full-line department stores	600,000	300,000-900,000	10-60
Super-regional	Three or more full-line department stores	1,000,000	600,000-2,000,000	15-100 or more

Table 7 Characteristics of Shopping Centers
Source: ULI Retail Development Handbook, Forth Edition

Table 8			
Type of Center	**Radius**	**Driving Time**	**Approximate Minimum Population Support Required**
Neighborhood	1.5 miles	5-10 minutes	3,000-40,000
Community	3-5 miles	10-20 minutes	40,000-150,000
Regional	8 miles	20 minutes	150,000 or more
Super-regional	12 miles	30 minutes	300,000 or more

Table 8 Characteristics of Shopping Centers
Source: ULI Retail Development Handbook, Forth Edition

The amount of new retail development built within the City will be due in large part to the population growth in North Ogden and neighboring cities and the potential retail competition in neighboring cities. Since the amount of population growth in neighboring cities is outside of the control of North Ogden, the focus of this analysis is on potential population growth in North Ogden.

To estimate the potential population growth within the City, it is necessary to consider the amount of developable land remaining as well as the how much of the developable ground will be residential. In the summer of 2014, City staff conducted a land use survey that identified the amount of agricultural and vacant land within the City and in neighboring unincorporated areas. The total amount of developable ground from the survey was 2,811 acres. Table 9 below summarizes the amount of developed acres by land use.

Table 9		
Land Use	**Developed Acres**	**Percent of Total Developed Acres**
Commercial	89.70	2.8%
Institutional Uses	340.28	10.7%
Manufacturing/Industrial	1.61	0.1%
Parks and Recreation	96.82	3.1%
Single Family Residential	1,925.24	60.7%
Multi-Family Residential	93.75	3.0%
Roads	623.85	19.7%
Total	3,171.25	

Table 9 Developed Acres by Land Use
Source: North Ogden City 2014 Land Use Survey

Table 10 below shows the population impacts of three buildout scenarios. Each buildout scenario assumes the following:

- All vacant and agricultural land within the City will be developed.
- All unincorporated land addressed in the land use survey will be annexed and developed.
- All non-residential land use categories will retain the same percentage of total developed acres.
- The average household size will remain at 3.23 persons per household and the overall vacancy rate will remain at 6%.

Scenario 1 assumes that the City will be built-out at the same net densities (total units/land less roads) as current developed residential property, which are 2.5 units/acre for single family residential and 10.2 units/acre for multi-family residential. Scenario 2 assumes that the density of new single family residential development will increase to 4 units/acre and the density for new multi-family residential will increase to 12 units/acre. Finally, Scenario 3 assumes the same densities as Scenario 2 but increases the percent of new residential ground allocated for multi-family from 5% to 20%.

Table 10						
	Scenario 1 – Status Quo		**Scenario 2 – Increase Density**		**Scenario 3 – Increase Density and Amount of Multi-Family**	
	Housing Units	Population	Housing Units	Population	Housing Units	Population
Single Family Residential	9,217	27,984	11,712	35,560	10,613	32,222
Multi-Family Residential	1,803	5,475	1,953	5,930	5,251	15,943
Totals	11,020	33,460	13,665	41,490	15,864	48,166

Table 10 Buildout Scenarios

In summary, if the City allows the density and diversity of new residential development to increase from what exists today, the build-out population for the City will increase. Additional population will in turn generate more sales tax and attract more retail development. Not only will more population attract more retail development, it will also increase the likelihood of a more diverse mix of businesses because larger centers tend to have a broader mix of tenants.

While an increase in density will result in more population to attract retail development, the City also needs to consider the revenue and expenses from new residential development. Higher density developments like townhomes and apartments generate more property tax and sales tax per acre than single family detached developments. However, if higher density developments are poorly designed, improperly managed or allowed to deteriorate, they can create a drain on City resources through increased calls for service. Therefore, it is important for the City to conduct fiscal impact analysis to understand the true impact of different types of new development. For more information on fiscal impact analysis, refer to the 2010 American Planning Association report entitled *Fiscal Impact Analysis: Methodologies for Planners*.

In addition to making ordinance revisions, the City can also take other proactive steps to promote retail development. Recent trends in retail have gravitated toward smaller building footprints to respond to growing Internet sales. To respond effectively to this trend and other market changes like changing buyer preferences and growing retail opportunities outside the City, the City's economic development committee, City staff and, if needed, an economic consultant can work together to respond to retail market changes and implement strategies to capitalize on retail market opportunities.

To understand more on the City's budget and sources watch this video from Mayor Taylor. https://youtu.be/hD82j04g-2c

New North Ogden Smiths Grocery Store

Goals

- Increase revenue at a rate that matches or exceeds population growth.
- Diversify the entertainment, restaurant, and retail offerings within the City.
- Assure a quality commercial shopping environment.
- Require that new development generates sufficient revenue to cover the cost of public services.

Goal #1 - Increase revenue at a rate that matches or exceeds population growth.

Strategies

- Allow higher density development near Downtown and Southtown than currently exists in the City if it meets community goals and plans. (See Housing and the Downtowns chapters for more detail).
- Encourage a wider variety of housing types than currently exist in the City.

- Reduce the regulatory burden and processing time on retail development by amending zoning regulations and streamlining processes. Consider the suggestions made in this Chapter.

Goal #2 - Diversify the entertainment, restaurant, and retail offerings within the City.

Strategies

- Consider ways to reduce the cost of creating retail development. Examples include assembling land, waiving or reducing fees, municipal service credits, and providing incentives through the use of economic development tools like community development areas (CDA's).
- Promote new development and leasing opportunities through developer recruitment and chamber participation, to assist in recruitment and outreach to commercial real estate brokers, developers, and target business types.
- Meet regularly with existing businesses to learn what the City can do to provide support, help grow their sales, and attract other businesses and developers who can help achieve established economic development goals.

Goal #3 - Assure a quality commercial shopping environment.

Strategies

- Promote improvement in City appearance through ordinance changes that require enhanced streetscapes, well designed and located buildings, and interesting, environmentally appropriate, landscaping.
- Promote walkable commercial areas through City ordinances and incentives to achieve the vision for the Downtown and Southtown.

Goal #4 - Require that new development generates sufficient revenue to cover the cost of public services.

Strategies

- Follow the recommendations on the future land use and Downtown maps to reserve land for new retail development.
- Conduct fiscal impact analysis on existing development within the City to understand how different types of development impact City revenues and expenses. Use this information to help guide future land use decisions.
- Review the City's fee structures to determine whether fees are covering the costs to provide services. Consider fee increases where appropriate.
- As part of the City fee structure review, re-evaluate and add impact fees, where appropriate.

PUBLIC FACILITIES AND SERVICES

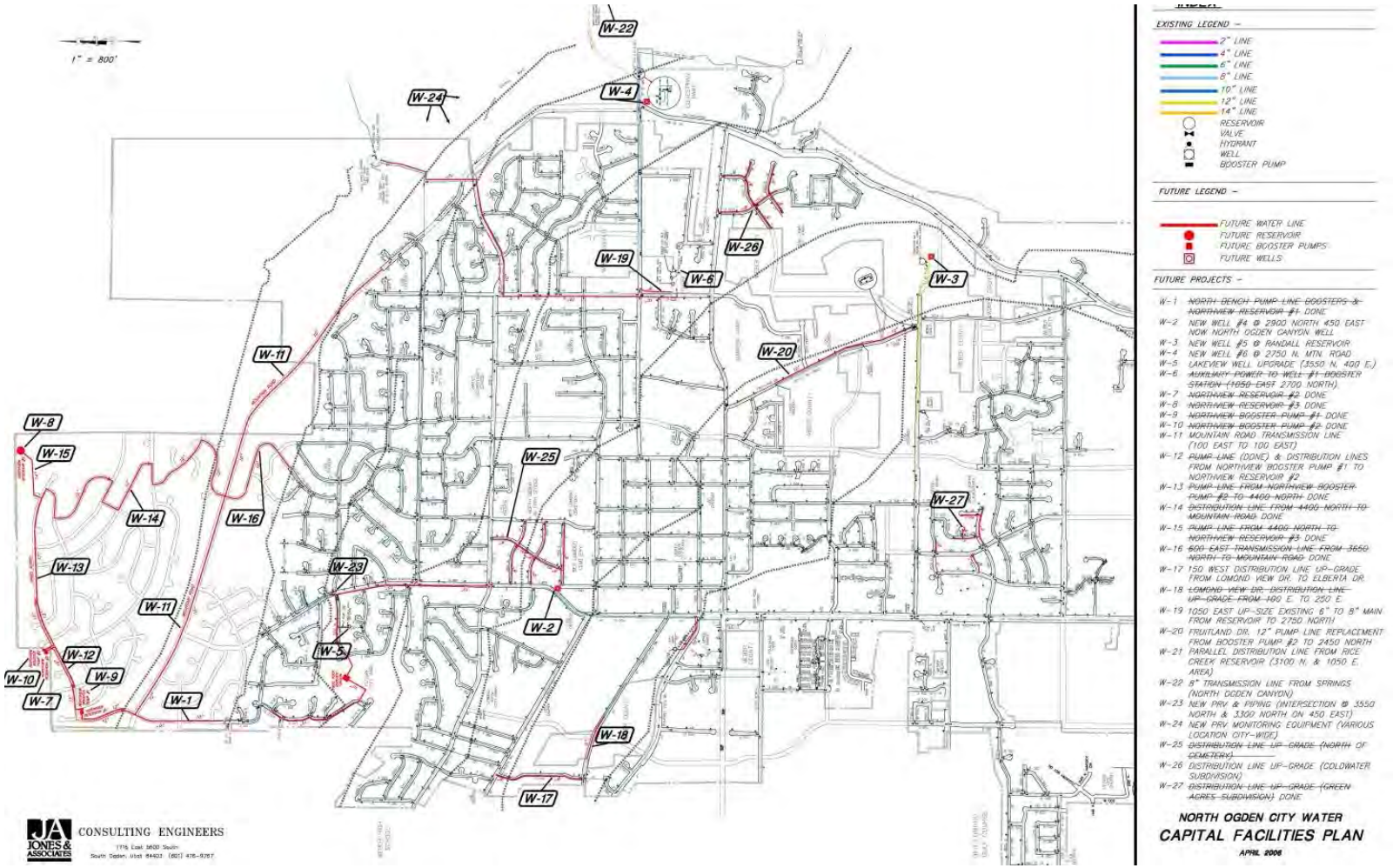
Public Facilities and Services which includes infrastructure is the life blood of the community. North Ogden Public Works provides the following services to the citizens of North Ogden:

- Street maintenance
- Fleet management of the City's vehicles
- Maintenance and operation of culinary water system
- Maintenance and operation of sanitary sewer system
- Maintenance and operation of the storm water system
- Snow removal
- Garbage and Recycling services
- Blue stakes
- Compost pit

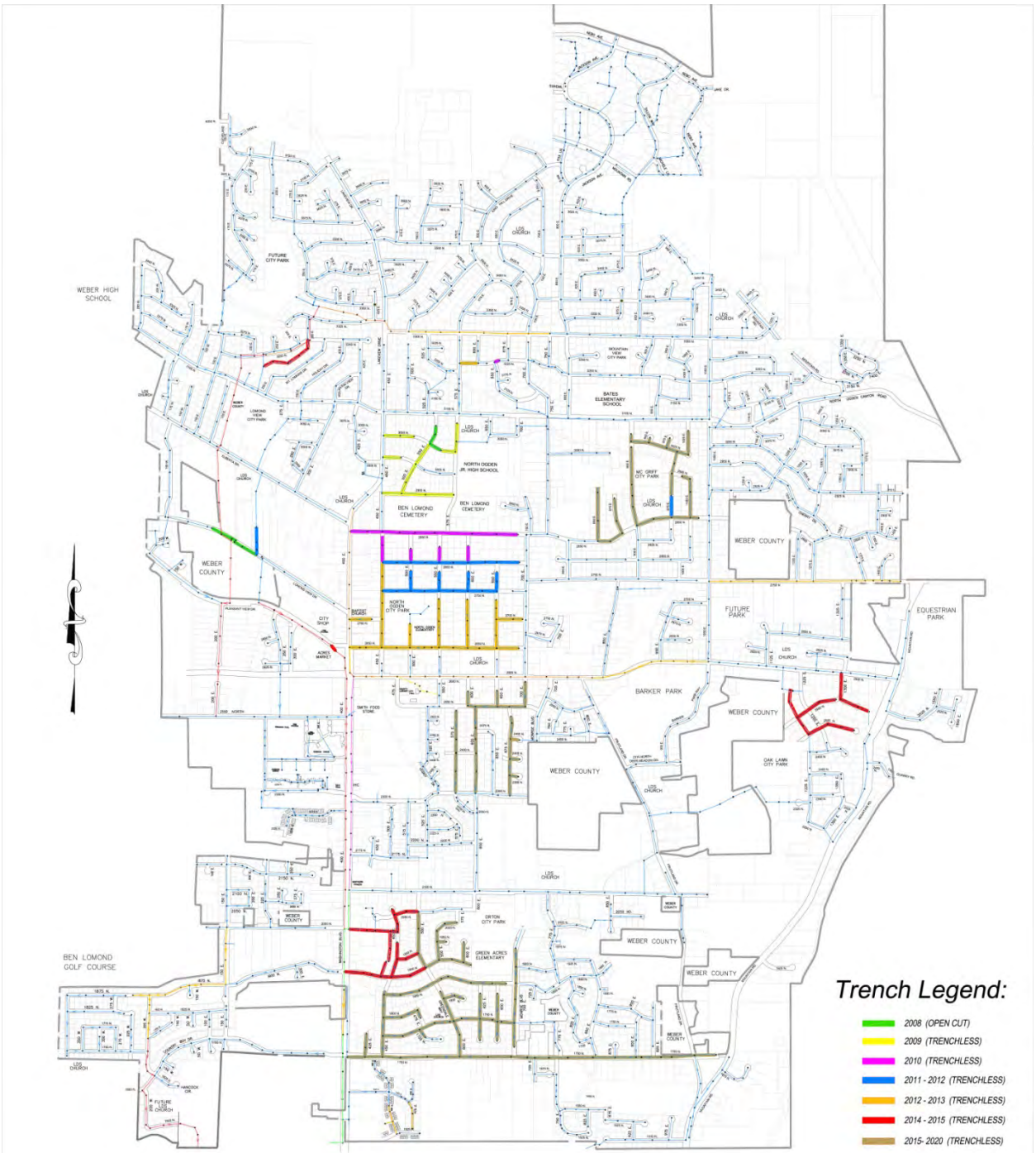
North Ogden has the following master plans shown in this chapter; City Water Plan, City Storm Water Plan, and City Sewer Plan. The roads are shown in the Transportation chapter.

According to the City Engineer, the sewer lines and water lines are adequately planned for additional growth including both the Downtown and the Southtown areas. The Storm Water Plan does need to be updated. Specifically the storm water basin that is on 2700 North and 200 East will be developed as part of the Downtown. It is recommended that this area maintain a smaller storm water basin to handle local needs and a regional basin be built near 2000 North and 300 East.

New North Ogden Public Works facility



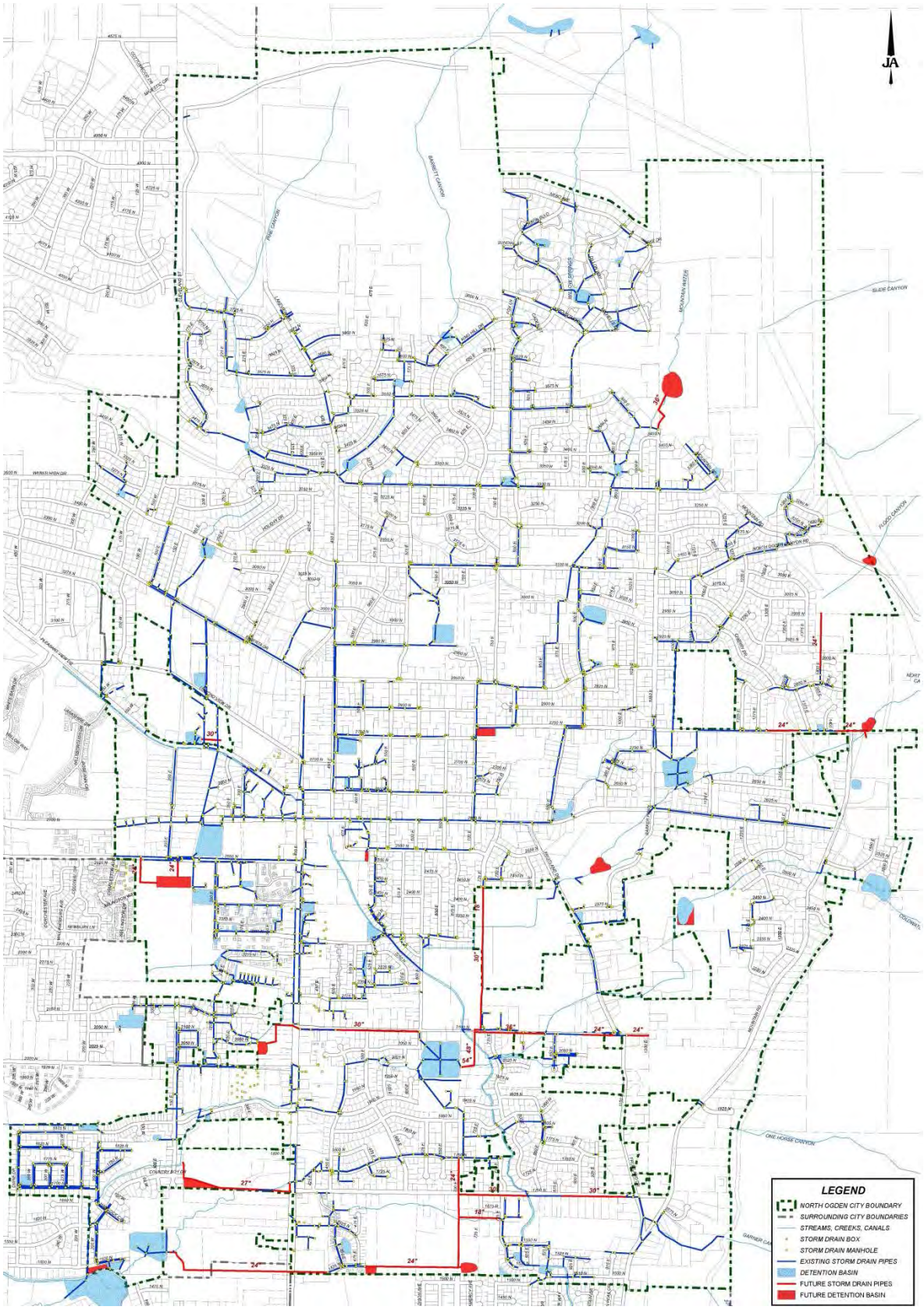
City Water Master Plan



City Sewer Master Plan

North Ogden City

NO SCALE REVISED FEB. 25, 2015



City Storm Water Master Plan

Goals

- Anticipate and build the necessary culinary water, sewer, and storm water infrastructure to meet the future demands of population growth. Assess the need for additional public facilities, public services, and staffing for a growing City.
- Promote significant water conservation practices, recycling, grey water usage and on-site retention philosophies.
- Expand Broadband availability to enhance homeowner access, education, and business opportunities, job creation, communication, and employment flexibility.

Goal #1 - Anticipate and build the necessary culinary water, sewer and storm water infrastructure to meet the future demands of population growth. Assess the need for additional public facilities, public services, and staffing for a growing City.

Strategies

- Assess potential demand through a comparative study of current capacities to future population projections and land use projections. Use the future land use map, on page 20, to help assess demand.
- With an annual review, utilize the City's capital improvement plans and current status reports to prioritize and improve sewer, water, and storm water infrastructure.
- Explore the possibility for reuse of grey water within the City for non-culinary purposes.

Goal #2 - Promote significant water conservation practices, recycling, grey water usage, and on-site retention philosophies.

Strategies

- Establish a Low Impact Development Policy (LID) where a majority of the water is retained and filtered on-site using bio-swales and green infrastructure techniques.
- Encourage the continued use of secondary water systems, including the use of grey water, for farming and landscaping.
- Continue to expand the public recycling system to include greater convenience.
- Continue, expand, and improve the current green waste and compost recycling program.
- Promote educational literature from existing Utah programs like "*Slow the Flow*" into the City newsletter during spring and summer months.
- Promote water conserving public landscapes through water-wise planting design, efficient irrigation systems regularly maintained to promote low water use, and on-site retention philosophies
- Develop neighborhood "Slow the Flow" competitions and events.
- Develop an awareness program so that residents know when they are becoming water inefficient.

Goal #3 - Expand Broadband availability to enhance homeowner access, education and business opportunities, job creation, communication, and employment flexibility.

Strategies

- Create an electronic contact list of local providers, districts, and utilities – use Utah Broadband Advisory Council resources.

- Hold a providers (wired and wireless) meeting to determine lead time needs for trench coordination and potential cost sharing policies. Consider inviting: blue stakes, trench and wire/fiber installation companies, wireless providers and any agencies/departments that build significant projects.
- Coordinate with City departments, developers, and districts on major projects. Set up a reporting schedule and project mapping system.
- Request fiber build schedules from providers. Consider cost sharing policies.
- Request project schedules for UDOT and/or County roads - responsibility Public Works.
- Review permitting processes to expedite Broadband deployment. Evaluate public structures for potential wireless service installations. Modify zoning laws. Require underground utilities in new development, including conduit for Broadband.
- Consider regular coordination meetings with providers to improve communication.
- Increase WIFI availability in public spaces and in the proposed downtown insuring safeguards that protect community standards, especially children.

PARKS, TRAILS, AND RECREATION

Parks

North Ogden City has a beautiful collection of parks. Currently there are a wide variety of park sizes and types ranging from the passive Bicentennial Park to the Skate Park and larger sports parks. North Ogden has the beginning of a great trail system including Cherry Way and plans to continue to grow a connected and destination-oriented trail system. The participation in recreation is robust and increases yearly.

The loss of open space was a major concern raised through the surveys and the open houses. A determination about the preservation of open space, currently only found in large lot zoning areas, should receive additional evaluation. A portion of the traditional character of North Ogden is based on the remaining agricultural/open spaces.

The following parks, recreation, and trails master plans have been completed in the past and have been utilized to develop this Chapter of the General Plan:

- 1997 – General Plan with Parks
- 2006 – North Ogden Pathways, Parks and Open Space Master Plan (Weber State University)
- 2015 Park Inventory

North Ogden Park

North Ogden Residents Exercising On Trail

According to the 2013 U.S. Census population estimate, North Ogden has 8.9 acres of park per 1,000 residents. The National Parks and Recreation Standard is 10 acres of park per 1,000 residents. North Ogden City is close to the standard and has plans for expanding their current park system. North Ogden's plan is to maintain its current level of service.

Current Park with Amenities

FP = Future Park

Park or Facility Name	Park Type	Acres	Restrooms (seats)	Drinking Fountain	BBQ	Benches	Bleacher Seating	Bike Rack	Shelters/ Pavilions	Picnic Tables	Playground	Storage Sheds	Connected To Trail System	Baseball Fields	Soccer Fields	On-site Trail	Tennis/Pickle	Basketball	Sand Volleyball	Amphitheater
Barker	Community	41.65	4	3	0	4	0	0	1	2	1	1	FP	0	0	N	0	0	0	1
Equestrian	Equestrian	25.57	4	1	0	0	3	0	1	1	0	1	Y	0	0	N	0	0	0	0
Lomond View	Neighborhood	10.85	4	2	1	3	0	0	1	9	1	2		1	1	N	0	0	0	0
McGriff	Neighborhood	5.26	4	1	0	3	0	0	1	9	1	0	Y	1	1	Y	0	0	0	0
Mountain View	Neighborhood	5.35	4	1	0	0	0	0	1	5	1	0		0	2	N	0	0	0	0
North Ogden	Neighborhood	11.54	10	3	0	9	4	0	2	11	2	3		2	0	N	2	3	2	0
Oaklawn	Neighborhood	19.75	10	3	0	4	4	0	0	13	1	2		3	1	N	0	0	0	0
Orton/Green Acres	Neighborhood	12.74	2	1	0	3	0	0	1	7	7	7		0	4	Y	0	0	0	0
Wadman	Neighborhood	10.44	6	1	0	0	0	0	1	6	1	1		0	3	N	0	0	0	0
Lakeview	Natural	15.54	0	0	0	1	0	0	0	0	0	0		0	0	Y	0	0	0	0
BiCentennial	Greenway	1.24	0	2	0	6	0	0	0	1	0	0		0	0	N	0	0	0	0
Skate Park	Skate	0.4	0	0	0	0	0	0	0	0	0	0		0	0	N	0	0	0	0
Totals		160.33	48	18	1	33	11	0	9	64	15	17		7	12		2	3	2	1
North Shore Aquatic	Aquatic	7.82	15	2	0			0	2	14	0	3		0	0	N	0	0	0	0

Common concerns or requests from the Open House held March 2015 included:

- Strong need or value for shady parks with large trees.
- Major request for paved (ADA accessible whenever possible) trails, especially connecting to parks and adjacent Forest Service Trails/adjacent City trails.
- New dog park.
- Request for Lacrosse field.
- Request for additional natural parks or conserved open space.
- Request for additional trails and connections.

14. As the North Ogden City population grows, please select the amount of park land you feel the city should provide for the residents

	Number of Response(s)	Response Rati
Increase the amount of parks to maintain the current level park land per	441	60.5%
Increase in the current amount of park land per person	180	24.7%
No increase in park land even with population growth	108	14.8%

North Ogden General Plan Survey Question Regarding Level of Park Service

15. As the North Ogden City population grows please select the amount of trails you feel the City should provide for the residents.

	Number of Response(s)	Response Rati
Increase the amount of trail miles to maintain the current level of trail miles	333	46.1%
Increase in the current amount trail miles per person	235	32.5%
No increase in trails even with population growth	154	21.3%

North Ogden General Plan Survey Question Regarding Level of Trail Service

North Ogden Parks and Recreation Department's Current Upgrade Plans for City Parks:

- Divide Park – additional landscaping and benches.
- Bi-Centennial Park – stream bank improvement to prevent erosion.
- Lomond View Park addition of tennis/pickle ball courts, bleachers for Baseball field, ADA walk to bowery and complete trail on perimeter of park.
- McGriff Park – additional benches, 12-15 additional trees, and additional landscaping.
- Oaklawn Park – add twelve picnic tables, new bowery, and repave asphalt.
- North Ogden Park – New bleachers, repaint grandstand, and new bowery.
- Equestrian Park – new bathroom, improve arena and chutes, additional seating, improve parking lot, trail connection to Coldwater, and new Lacrosse field.
- Lake View Park – new pavilion, new tables, new restroom facility, additional irrigation for trees, new natural playground, additional native tree grove, drinking fountain, benches and natural plantings.
- Barker Park – Memorial Grove on stream, new pavilion, additional trails, additional restroom, and additional 100 trees for arboretum.
- Dog Park located along 2750 North.

Recreation

North Ogden has a robust recreation department offering sports, classes, and recreation in: baseball, basketball, flag football, tackle football, kick ball, races, snow shoes and winter sports, soccer (leagues and camps), softball, kids summer camps, t-ball, volleyball, and coaching. This is all made possible through quality facilities, fields, and a professional staff to run the programs and leagues. As North Ogden continues to grow, the City will need to continue to provide funding for these opportunities and facilities to continue to enrich the lives of its citizens.

Goals

- Provide reasonable parks access to every resident.
- Connect all City parks with trails and provide trail connections to nearby mountain/forest Service trails.
- Upgrade existing parks and trails with desired features to meet the wide variety of needs and interests of the citizens.

Goal #1 - Provide reasonable parks access to every resident.

Strategies

- Adopt a general standard of ½ mile walking distance to a City park and in more urban areas, a ¼ mile walking distance.
- As population grows, maintain at least the current level of service of parks per person to North Ogden residents (9 acres per 1,000 people). This is approximately 20 additional acres of parks by 2040.
- Develop a detailed "Needs Assessment" that describes field, sports, and recreation type needs to meet current and future recreation demands.
- Obtain park land to meet the Parks Master Plan Map, shown on page 60, by 2030.
- Provide incentives through City Ordinances for developers to build and/or deed land for trails and parks as new development happens.
- Work with non-city organizations (schools, churches, HOAs) that have recreation spaces to help meet the recreation needs of the City and connect trails.
- Use park impact fee funds to construct new parks, complete park phases, and purchase park land.
- Consider specialty features such as Par Courses, Child Oriented Nature Trails (wheel chair accessible), Perception Trails for the Blind, etc. in an equitable pattern throughout the City. Work with volunteers and support groups to plan, fund, develop, construct, and maintain such features.
- Include low maintenance natural parks as part of the mix of parks near the foothills and in environmentally sensitive areas.

Goal #2 - Connect all City parks with trails and provide trail connections to nearby mountain / Forest Service trails.

Strategies

- Establish an "Adopt a Trail or Park Program" to assist with maintenance, and small development/enhancement projects; which could be provided by service groups.
- Prioritize City trails such as the extension of the trail along Pleasant View Drive, Cherry Way, and needed trail connections between parks.
- Work with the Forest Service to create new trailheads along the mountains and improve existing ones in the Divide area.

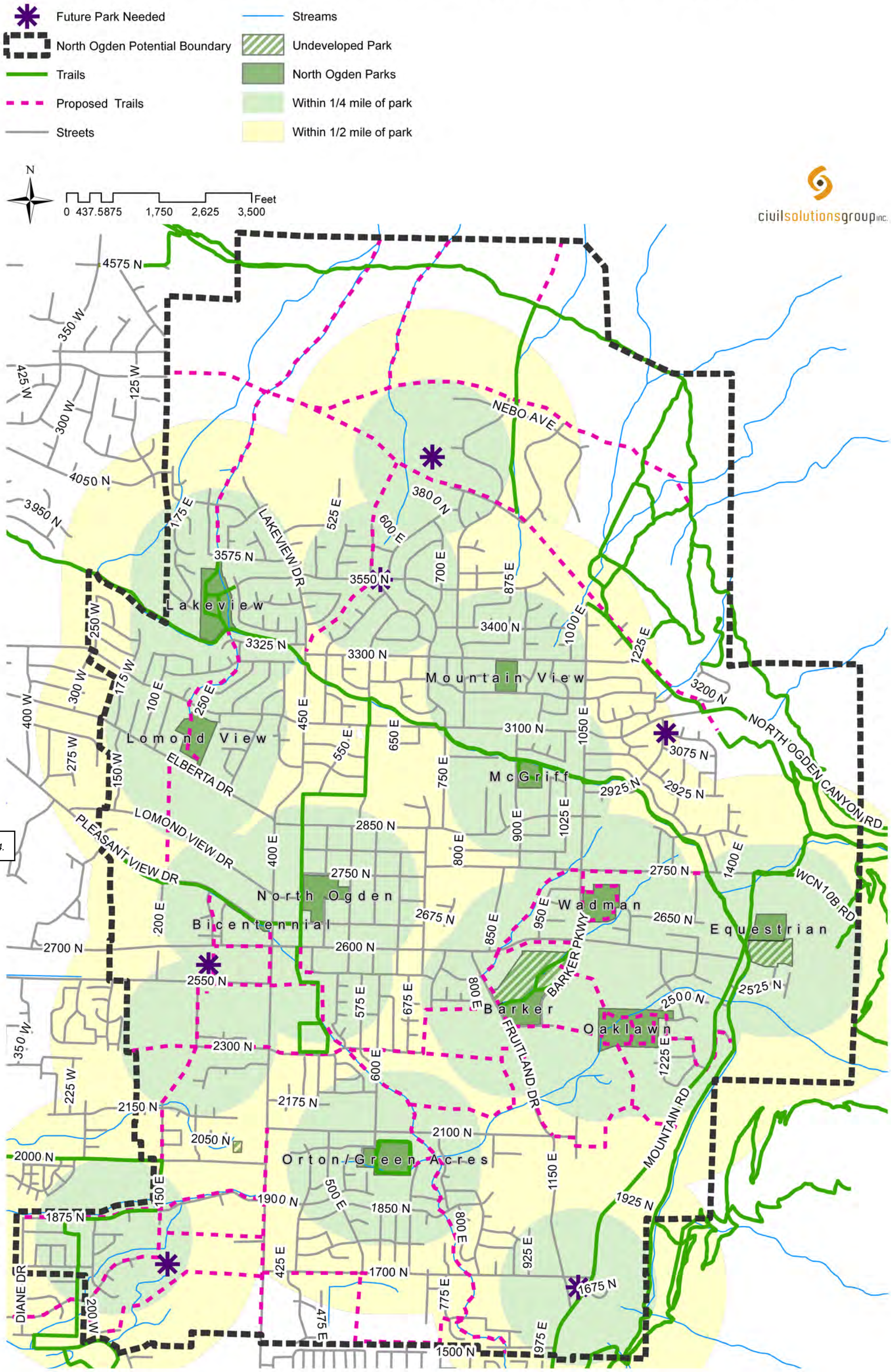
Barker Park

Goal #3 - Upgrade existing parks and trails with desired features to meet the wide variety of needs and interests of the citizenry.

Strategies

- Use RDA/CDA funds to purchase and improve park land or trails within RDA/CDA areas.
- Create an annual list of park feature upgrades and prioritize for construction.
- Promote water-wise landscaping and reclamation of hard surface water runoff.
- Consider integrated hiking and biking trails.
- Make certain access is provided for all handicapped citizens (mobility, blind, hearing impaired, etc.) to as many parks and features as possible.
- Develop additional park programing and features such as a “Programs in the Park” initiative; which goes beyond use of fields for sports through a variety of community interest groups from birdwatchers to star gazers.

PARKS AND TRAILS MAP WITH FUTURE PARK NEEDS



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ENVIRONMENTAL

The terrain of the Ben Lomond Peak behind North Ogden City adds tremendous beauty to the City's backdrop. With the peak and other nearby geologic features come unique environmental systems that require City planning to be compatible with the environment. North Ogden's environmental opportunities and hazards are directly connected to the steep and rocky terrain directly north and east of the City. Slopes greater than 30 degrees are dangerous for rock slides, landslides, and avalanches. While most of the City does not have 30 degree or greater slopes there are a few areas within the City and much of the mountain directly north that do.

In 2015 North Ogden added a number of specific debris catchment basins at the mouth of the canyons on the north and east of the City. North Ogden should require developers to build additional debris catchment basins at the mouth of additional canyons as the residential development continues on the mountain side (see Geology Map on page 65).

Information has been provided by the Utah Geological Survey in the Geology Map. The major fault lines run east of the City with a second on the north. Landslide areas are shown in various colors representing the type of landslide and location. The catchment basins are also located on the map. In the future the pressure and desire by developers and residents to build higher up on the mountain side will increase. Future mountain side development should receive extreme scrutiny and stay away from geologically unsafe areas.

With the terrain also comes the unique hydrology; which has been molded by the terrain over thousands of years. North Ogden has a number of natural streams, ephemeral streams (only run part of the year), and man-made canals. The streams and canals dissect the City offering life in the desert to plants and people. It is extremely important that the streams and drainage channels on the hillsides and mountain sides be respected and have a non-buildable adjacent buffer. The benefits of the buffers include: protection of citizens, protections of property, wildlife habitat, trail corridors, preserved natural areas, and open space.

Goals

- Protect sensitive lands within the existing and future City boundaries.
- Protect the water quality of existing wetlands, springs, streams, ponds, and aquifers.

Goal #1 - Protect sensitive lands within the existing and future City boundaries

Strategies

- Continue to use the land use approach found in the Hillside Protection zones to incentivize developers to avoid sensitive lands.
- Reduce and avoid impacts on sensitive lands. Sensitive lands include: wetlands, riparian corridors, steep slopes, land slide runway areas, avalanche paths, and others.
- Establish preserved natural areas within the City and along the mountains.
- Proactively reassess potential sensitive land impacts at least every 5 years.
- Maintain existing landslide debris catchment basins.

- Create and reinforce use of rigorous disclosure statements for all property and home sales so buyers are aware of potential dangers. Add these to the Hillside Protection chapters of the Zoning Ordinance.
- Work with developers to dedicate open space natural areas, especially those that are sensitive and not developable such as riparian areas, drainages, rock outcroppings, steep slopes, avalanche prone areas, mud slide prone areas, wetlands, etc.

Goal #2 – Protect the water quality of existing wetlands, springs, streams, ponds, and aquifers.

Strategies

- Include educational outreach about proper use of landscape fertilizers (phosphorous and nitrates) into a water-wise program.
- Include educational outreach about not dumping improper materials in storm water drains, gutters, ditches, etc.
- Foster, encourage, create and reward “green” behavior and initiatives.
- Consider a part-time position to address water issues in the City, called a “Water Master.”

SLOPE MAP

Roads
North Ogden Potential Boundary
Streams/Canals

Slope

0 - 10%
10 - 20%
20 - 30%
30% +

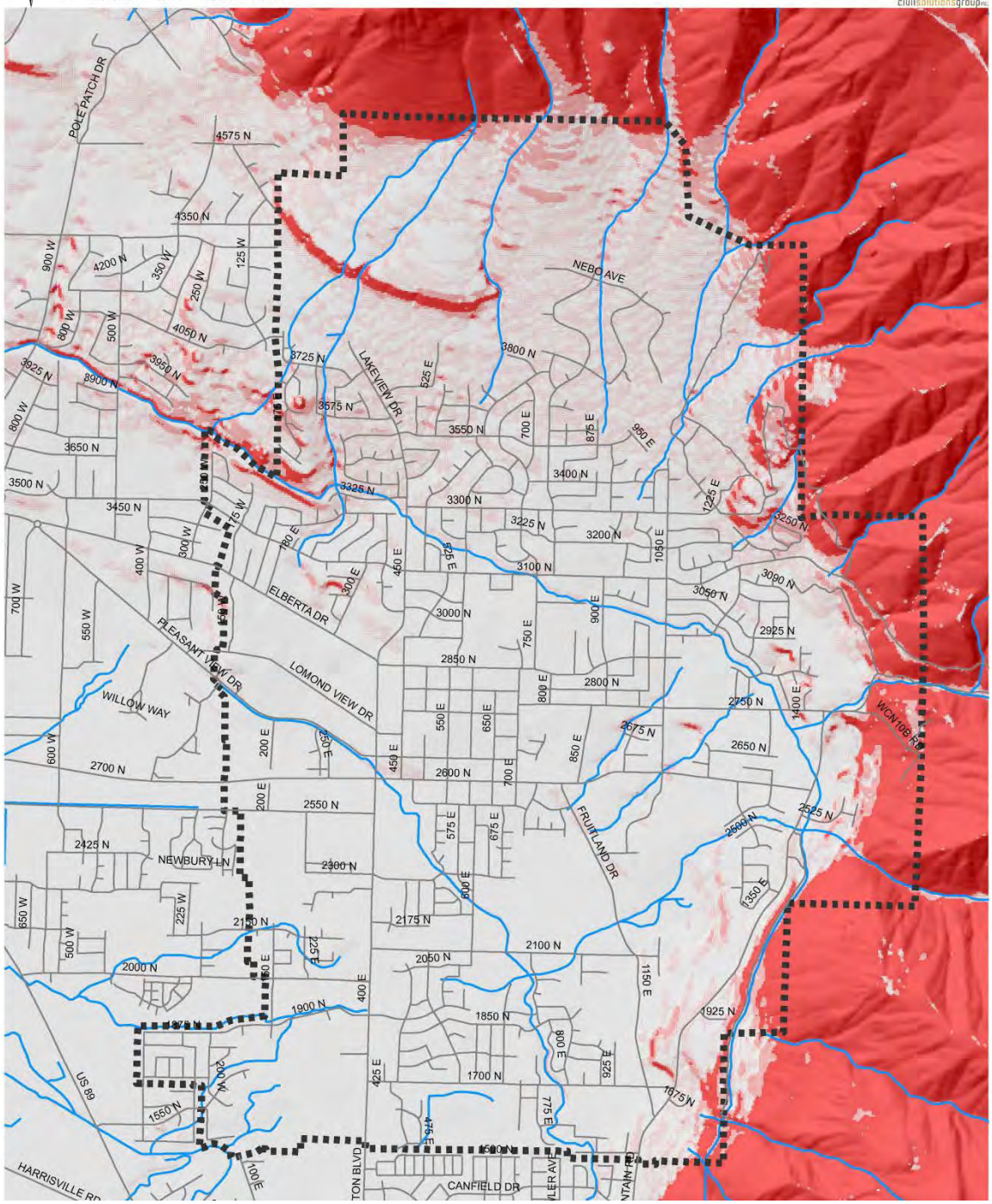
N

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

NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN UPDATE
Date: 7/21/2015

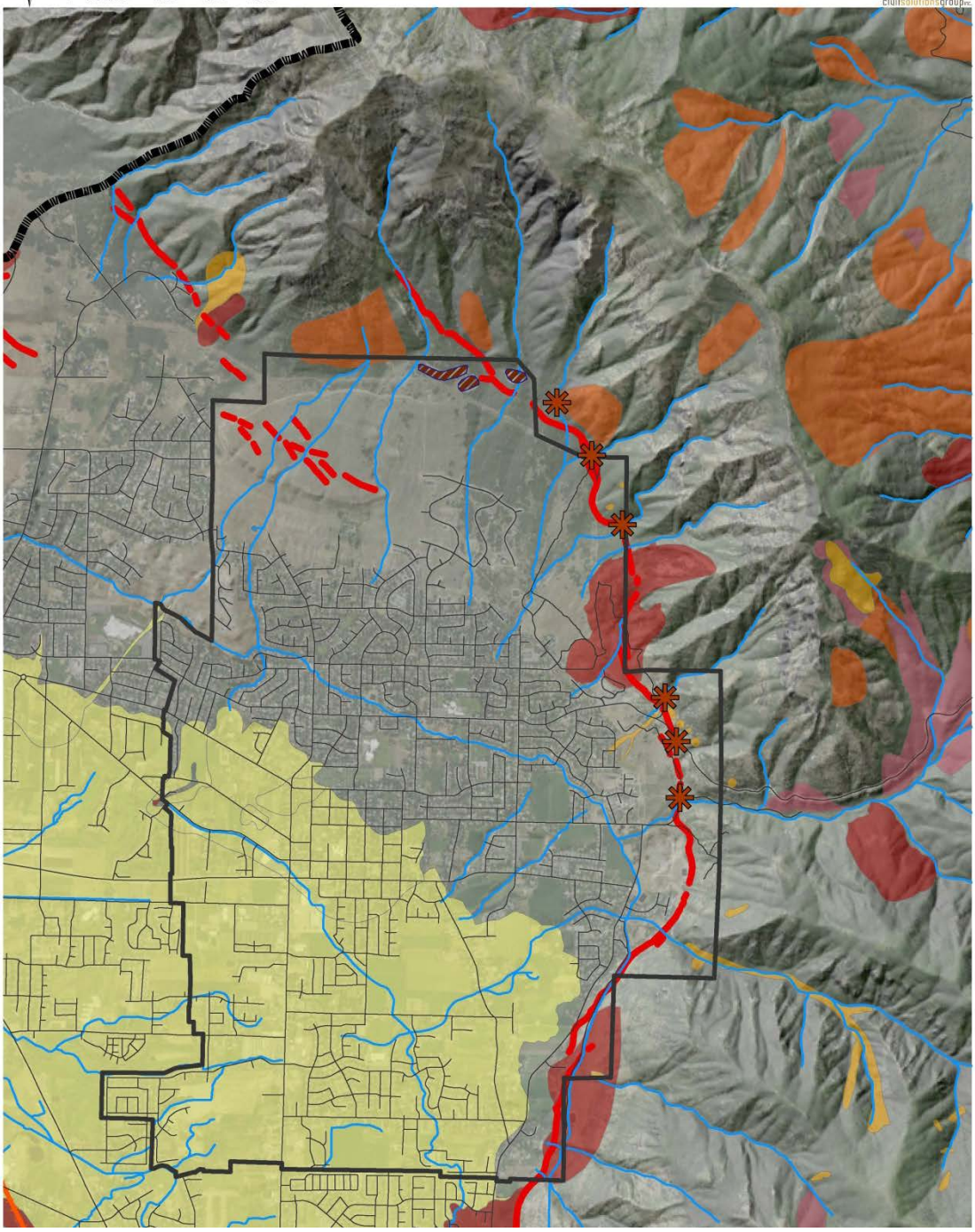
civilsolutionsgroup



GEOLOGY MAP

NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN UPDATE
Date: 7/21/2015



HYDROLOGY MAP

Streets_Weber
North Ogden Potential Boundary
Lakes
Wetlands
Perennial Streams
Canals
Streams

Aquifer Recharge/Discharge

Primary Recharge
Secondary Recharge
Discharge

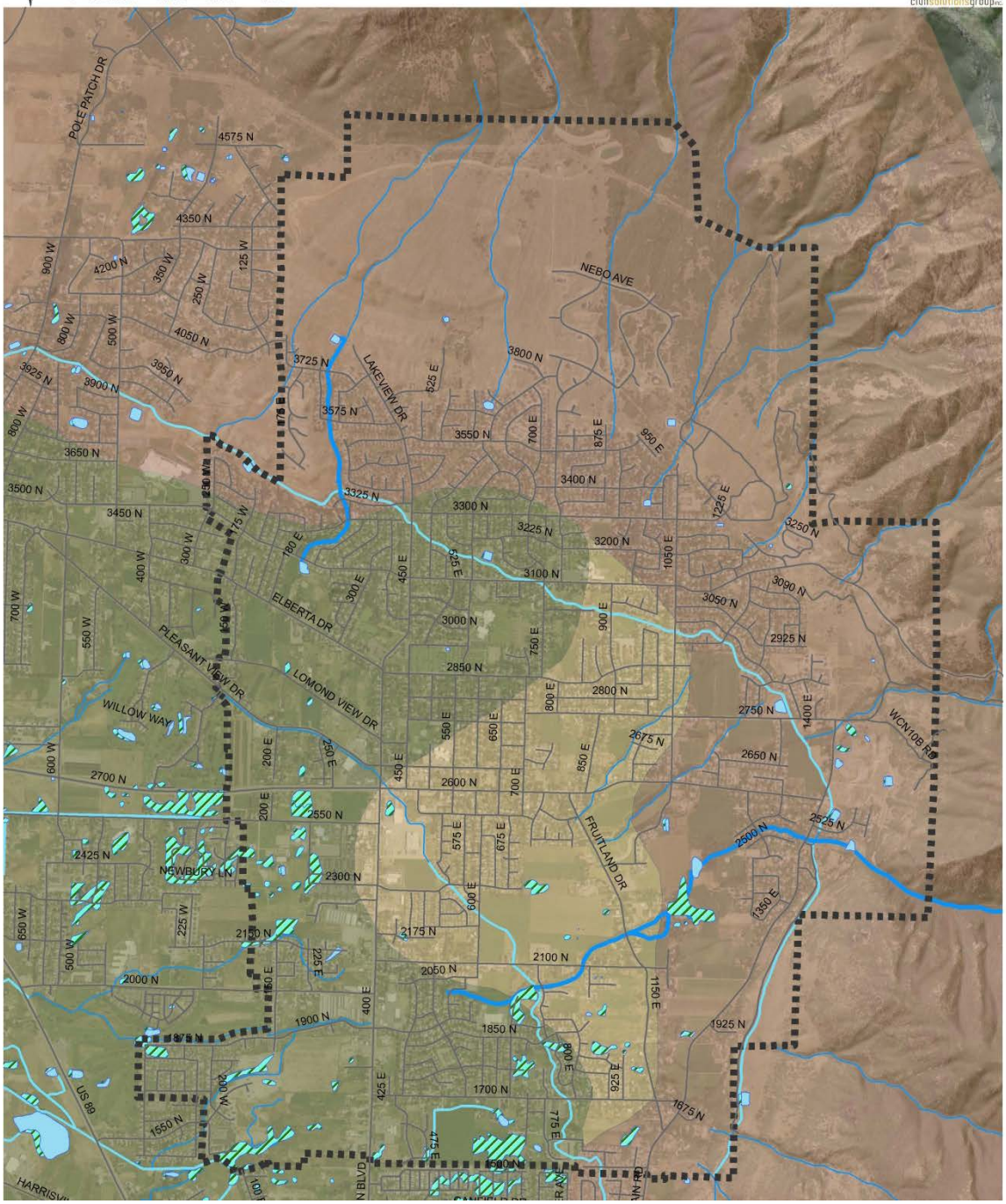
NORTH OGDEN CITY
SETTLED 1851

GENERAL PLAN UPDATE
Date: 7/21/2015

N

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

civilsolutionsgroup



DOWNTOWN AND SOUTHTOWN

Downtown Development

A downtown can take many different forms and fulfill many different roles. However, most people will agree that a downtown should be "the heart of the community" and the place that establishes the community's identity.

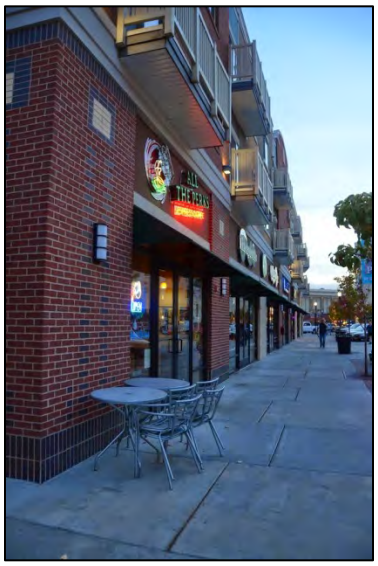
Where should "Downtown North Ogden" be located?

The intersection of Washington Boulevard and 2600/2700 North represents the major crossroads connecting North Ogden with other communities and has the greatest concentration of commercial growth and the highest traffic counts. As such, it has become the defacto commercial center of the City, and when combined with other historical factors, merits becoming the City's "Downtown." A secondary node should be considered near Kirt's and the Old Cannery; that area is the gateway to North Ogden from the south and should be designed to evoke a sense of distinction and demarcation. Commercial development in between the two areas should be discouraged in order to create focused, viable activity centers at both nodes.

What components should the Downtown incorporate?

Main streets have been an essential, but less appreciated asset of communities for a long time. Their resurgence in importance has been due to the disappointment associated with suburban shopping malls and a reinvestment in Main street. The interest in living in a more walkable community and downtown continues to grow. Downtowns when done correctly, have been proven to be a resilient and valuable part of communities. Main streets have many different important characteristics which may include:

- Transit and excellent pedestrian connections
- A variety of stores
- Residences
- Offices
- Wide pedestrian friendly and attractive sidewalks
- Well lit streets with unique light fixtures
- A variety of restaurants
- Gathering places that include events and entertainment
- People of all ages



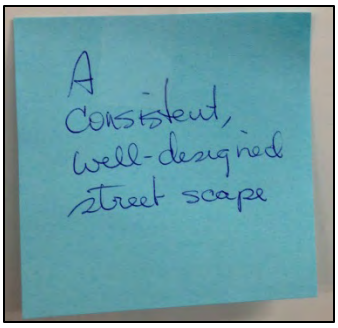
High Quality Utah Downtown

In the community workshops, online design preference survey,

and public open houses conducted in North Ogden, participants expressed a strong interest in creating a downtown that incorporated the previously mentioned characteristics plus an emphasis on community history.

The Importance of Streets

Great streets make for great downtowns and neighborhoods. Proper street design is probably the most important factor in creating a downtown as streets set the tone for future buildings and are the forum in which citizens interact with private development. In particular, most historic downtowns have a grid-like street pattern with relatively short blocks, narrow streets, and wide sidewalks. This configuration is comfortable and convenient for pedestrians and encourages primarily local vehicle traffic. Some areas of North Ogden were originally designed with a grid pattern which could be reintroduced and expanded into the future commercial and residential developments in the downtown area.



Downtown Input From a Resident on the Steering Committee

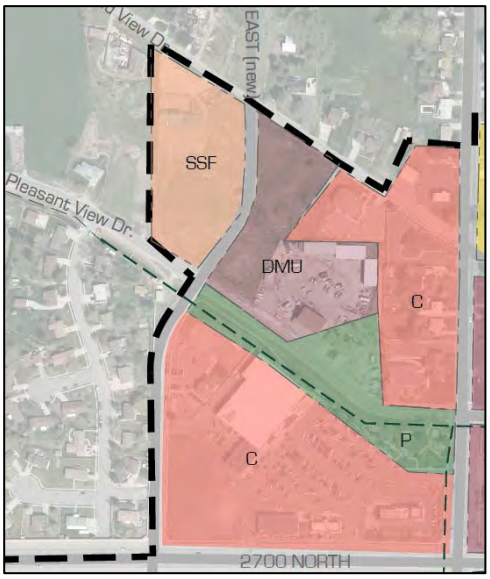
Traffic and Vehicle Circulation

Vehicle traffic in a downtown is both a bane and a blessing - too much traffic and people will avoid the area, too little traffic and businesses won't locate there. The current intersection of Washington Boulevard and 2600 North has too much traffic to create the type of downtown North Ogden residents desire, while the balance of the community currently has too little traffic to create a downtown.

What land uses and design principles are appropriate for the Downtown?

In the community workshop mapping exercise, participants put down "chips" representing different types of land uses on a map of the area near the intersection of 2600 North and Washington Boulevard. While every map was different, there were readily identifiable trends, such as a need for more road connections and a desire for more residential and retail uses. The following section takes many of the suggestions from the workshops and then provides land use recommendations for sub-districts (or quadrants) within the downtowns.

2650 North Street on the West Side of Washington Boulevard (the Northwest quadrant).

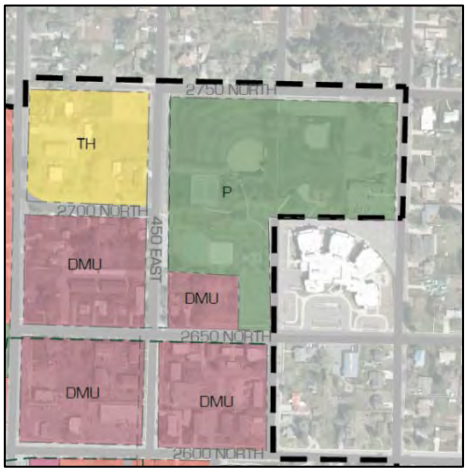


The northwest corner of 2600 North and Washington Boulevard is a long established general commercial district. Extending the existing segment of 300 East Street to the north allowing additional easterly connections to Washington Boulevard, in conjunction with the proposed extension southward to 2550 North Street, would allow access to relatively undeveloped properties and reduce congestion at the intersection of 2600 North and Washington Boulevard. It also would allow for a bypass and alternate route to Washington Boulevard.

Residential uses are encouraged to the north and west to support existing commercial uses and generate additional commercial demand. Such uses include small lot residential and medium density concepts, but the immediate area around 300 East and Pleasant View Drive could support additional limited commercial growth. A potential expansion of the Bicentennial Park (which includes water features and the “Stump”) could be realized by closing Pleasant View Drive. Such a closure could direct traffic north and south along an improved and extended 300 East.

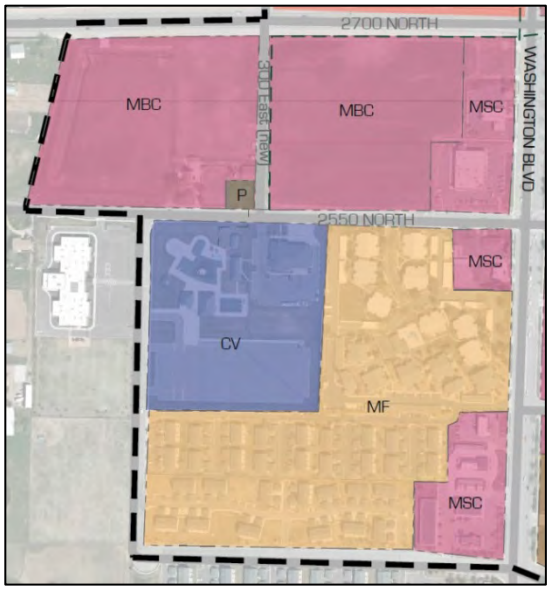
EXPANDED BICENTENIAL PARK CONCEPT
SCALE: 1"=40'

2650 North Street on the East Side of Washington Boulevard (the Northeast quadrant)



The original settlers of North Ogden initially lived along a creek located near Washington Boulevard and 2650 North Street. Many of the workshop maps indicated an interest in re-establishing this area as the historical center of the community. The area includes much of the original City plat whose street grid pattern provides the most potential for redevelopment into a walkable downtown area. Some areas of this quadrant do not represent the quality displayed within the rest of the City and should be considered for redevelopment. Near Washington Boulevard and in areas designated for downtown style development, building design should embrace the street with corner accents such as towers, additional floors, triangular setbacks, and other features to create prominence. It is anticipated that the area will be redeveloped with primarily two and three story, pedestrian-oriented buildings containing a mix of residential and small-scale commercial uses. The large park that adjoins the school could be used more creatively to enhance the area. Although the demand to travel west on 2600 North and then turning north on Washington Boulevard is low, the established grid system allows this movement to occur before the intersection so that the busy intersection can be bypassed.

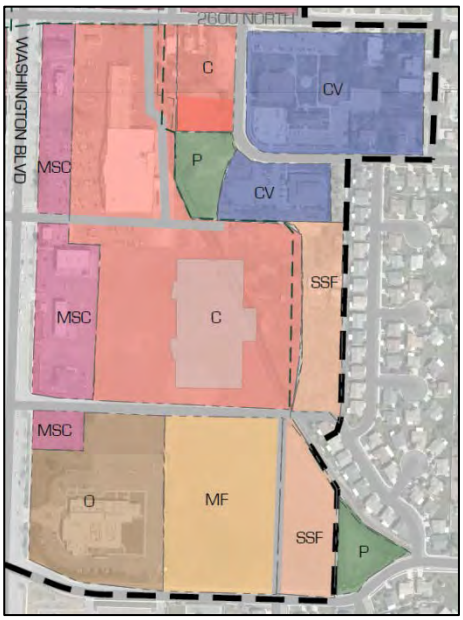
300 East between 2600 North and 2550 North (the Southwest quadrant)

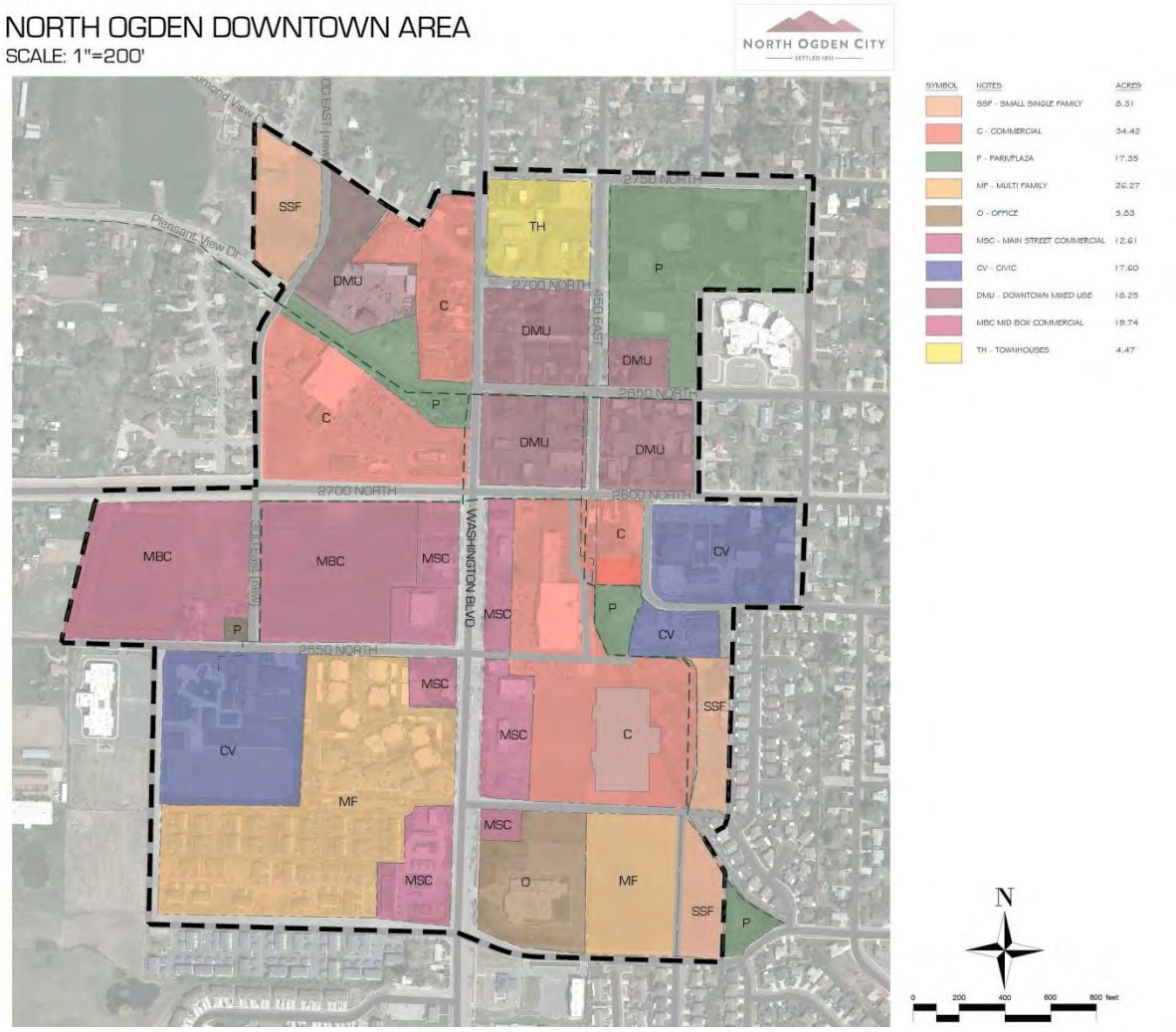


Almost all workshop maps showed some sort of bypass type roadway connecting 2700 North and 2550 North streets through the currently vacant property west of Washington Boulevard 300 East Street is the logical location for such a road as it is sufficiently distant from Washington Boulevard to allow for a traffic signal, and it would lead directly to the City's Recreation Center and Fire Station. A demand for additional mid-box use has been determined through this process, and 300 East Street could easily be developed with two adjacent blocks of mid-size retail boxes. A small, urban type open space or plaza should be included in the design concept, possibly using a water theme. Due to the lower traffic volumes on 2550 North, efforts to improve walkability should be considered. Throughout the quadrant building design should embrace the street with corner accents such as towers and/or plazas, and mixed commercial/residential developments are encouraged in strategic locations to provide more rooftops and small-scale commercial opportunities.

2650 North Street on the East Side of Washington Boulevard (the Southeast quadrant)

With the recent construction of the new Smith's Market Place and the reuse of the former Smith's Food and Drug building, auto-oriented commercial uses are contemplated in this area. Changing the site planning for new uses to bring the structures to the street should be reinforced through the zoning. The proposed expansion of the library in conjunction with the existing City Hall and Senior Center will create a pronounced civic environment. As part of the bypass/street circulation concept, a public roadway should be established connecting the civic area to Washington Boulevard along the east side of the former Smith's Food and Drug. In addition, relocation of the wetland is recommended to provide more developable property and a possible green space. As the Library expands, the relocation of the Skateboard Park, which has considerable patronage, should be carefully thought through to assure easy access by its users.



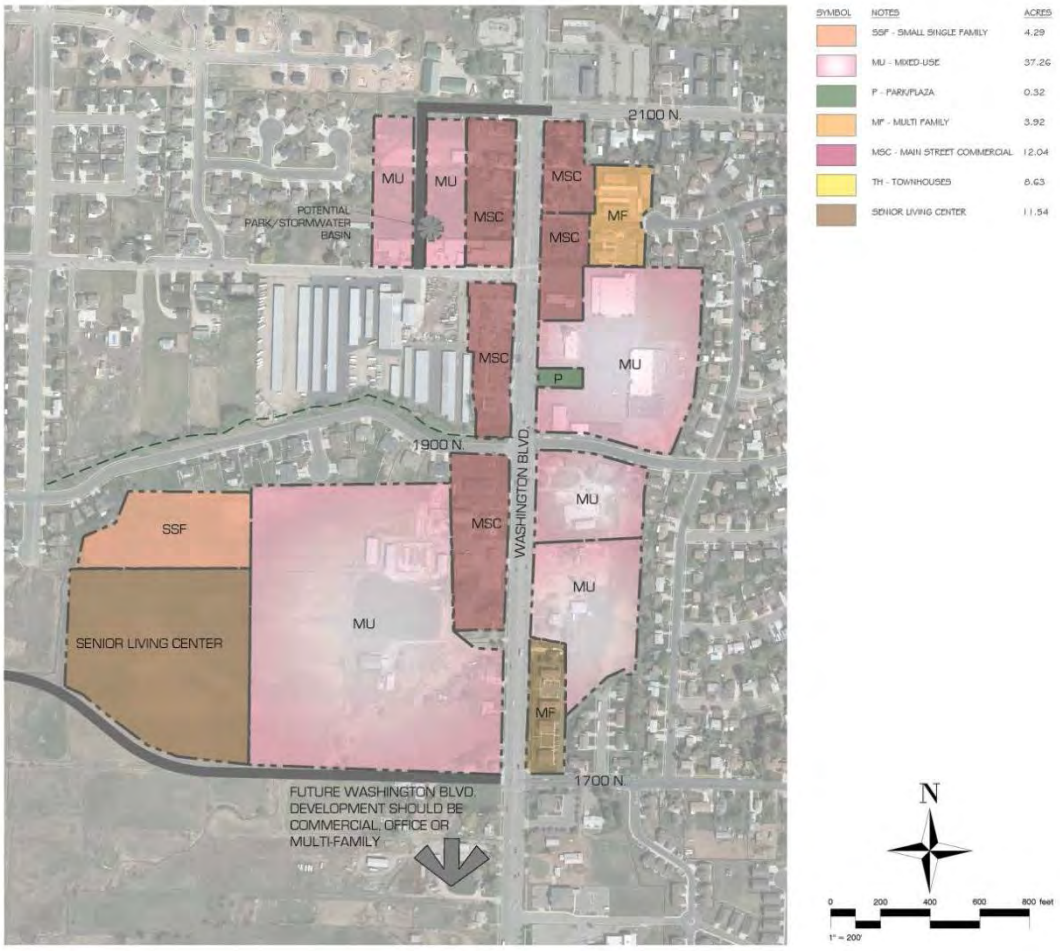


Southtown (Kirt's area)

The area around Kirt's Drive Inn is effectively the southern gateway to the City and was once an active commercial area. However, increased traffic volumes at the intersection of 2600 North and Washington Boulevard have driven commercial development to that location. To revitalize the area, the City should promote uses and development forms that are distinct, to create a sense of entry to the City. The North Ogden Cannery building on the northwest corner of 2000 North and Washington Boulevard is an excellent example of an eclectic, non-standard development that could form the nucleus for future development of the area. Such development should include a mix of residential and commercial uses with primarily commercial uses immediately adjacent to Washington Boulevard and residential uses facing side streets and on interior blocks. Multi-family uses that display repetitive designs and large scale commercial developments are not recommended, instead the area should be developed with buildings and developments that embrace the public realm rather than facing inward. Buildings located close to the sidewalk could help create part of that "gateway effect". Streetscape enhancements including wider sidewalks, public art, themed street lights, and public landscaping would announce one's "arrival" (and departure) from the City.

NORTH OGDEN SOUTHTOWN COMMERCIAL

SCALE: 1"=200'



North Ogden Plaza Concepts (by Think Architecture)

The Right Mix of Uses

A recent study by Zions Bank Public Finance suggests that a community must add approximately 1,000 residential units to support one block of new downtown-style mixed use development. While this may seem daunting, it doesn't mean that all of this residential development has to occur immediately or in a particular form. Rather, it acknowledges that if a community wants to increase commercial development, it must also increase the number of customers living within the trade area. As such, the question is not whether to build, but where to build, what to build, and when to build.

The Right Design Standards

Throughout the public participation process, North Ogden residents expressed a desire to be distinct from surrounding communities - especially the metropolitan center to the south. City officials need to work with business and property owners to adopt design standards that create distinction without stifling development.

What, Where, and When to Build

The Downtown Land Use Plan contained herein recommends certain land uses based on the results of the workshop exercise and accepted planning principals; however it doesn't address when to build. To some extent market forces will dictate when development should occur and to what extent. The City can encourage certain uses through zoning, development incentives, and infrastructure installation. For example, there are undeveloped areas west of Washington Boulevard that are essentially landlocked due to existing development. The City could work with property owners in the area to acquire future rights of way, aggregate land, and/or upgrade infrastructure to encourage development in the area. These activities are most commonly performed through a redevelopment agency or similar organization.

Vision

North Ogden's Downtowns will be primarily mixed use and become the place that residents identify with as the community addresses walkability, form, and function in the near future. The Downtowns should each seek an identity that can be reinforced through programs, policies, and zoning.

Mid-Box 3d Concept Looking East

Mid-Box Area 3d Concept Looking West

Mid-Box 3d Concept Looking Northwest

Downtown Goals

- Create 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."
- Create places, especially in the Northeast quadrant, where people can walk, shop, work, and recreate.
- Connect the four quadrants of the Washington Boulevard and 2700 North intersection through design enhancements
- Provide the type and quantity of housing necessary to support a downtown.

Goal #1 - Create a unique, pedestrian friendly "Downtown" near the intersection of Washington Boulevard and 2700 North with amenities, resources, attractions, and programing that makes this area function as the "heart of the community"

Strategies

- Create design codes that encourage quality development through improved design and construction. Create incentives within the Zoning Ordinance to achieve the City's goals.
- Develop a recognizable theme through consistent features and branding.
- In an environmentally sensitive and water conservation minded effort, beautify and improve streetscapes and enhance visual appearance through themed lighting, wider sidewalks, seasonal flower displays, bike lanes, signs, building location, street tree planting possibly to reflect the historic orchards of North Ogden, strategically located art, landscaping, on-street parking, a central amphitheater and gathering spot for movies and other productions and events, underground utilities, utility boxes used for rotating canvasses for art, etc.
- Actively communicate and work with property owners, business owners, and developers to bring desirable businesses and housing into the community. Continue to support the Economic Development Committee and increase membership.
- Create Redevelopment, Community Development, and/or Economic Development areas where appropriate, to generate revenues for road realignments, property aggregation, and public improvements. Consider special taxing districts for area maintenance, events, and/or infrastructure.
- Achieve improved circulation through innovative, street reconfiguration strategies.
- Work with UTA to enhance existing transit and explore future opportunities, such as developing a bus hub and/or establishing a BRT (Bus Rapid Transit) system.

Goal #2 - Create places, especially in the Northeast quadrant, where people can walk, shop, work, and recreate.

Strategies

- Promote multiple activities within the downtown to insure reasons for people to linger besides the traditional shopping experience, such as farmer's markets, art shows, concerts, history days, street performers, outdoor movies, and seasonal events.

- Create temporary and/or moving parks in the downtown through the concept of “tactical urbanism” to encourage the use of underutilized properties for recreational activities and other events.
- Consider “art for sale” programs within public spaces.
- Create a more active event program in various downtown spaces through volunteer groups, schools, and private entities.
- Carefully consider a new location for the skateboard park that could help energize a commercial area.
- Adopt a form based code or similar land use ordinance scheme that encourages the types and forms of development necessary to create a downtown. Include impact reducing transitions to adjacent uses.
- Capitalize on the established grid system in the Northeast quadrant as the most conducive area for mixed use and a walkable neighborhood. Promote similar principles in the other 3 quadrants.

Goal #3 – Connect the four quadrants of the Washington Boulevard and 2700 North intersection through design enhancements

Strategies

- Consider additional height requirements in strategic locations, such as the corners of Washington Boulevard and 2700 North. Corner towers could create a recognizable theme.
- Where appropriate, change building siting within the zoning ordinance to embrace the street, but consider additional corner setbacks that act as miniature plazas.
- Work with UDOT to explore enhanced crossing concepts, such as crosswalk paving systems, islands that serve as a pedestrian refuge and on street parking.
- Consider pedestrian overpasses and other innovative techniques to connect the 4 corners and to create unique identifying features.
- Provide alternate parallel routes to reduce downtown traffic by providing options to separate commuter functions from shopping functions.

Goal #4 - Provide the type and quantity of housing necessary to support a downtown

Strategies

- Determine the amount and types of housing necessary to support the desired scale of the downtown.
- Assure flexibility along major street frontages for mixed-use.
- Assure excellence in design through revisions and additions to the zoning ordinance.

Southtown Goals

- Create design features that announce you have arrived in North Ogden.
- Provide a support function to the Downtown.
- Revitalize the North Ogden plaza in the Kirt's area.

Goal # 1- Create design features that announce you have arrived in North Ogden

Strategies

- Consider additional height requirements in strategic locations, such as the corners that intersect Washington Boulevard.
- Corner towers could create a recognizable theme that ties in with the Downtown
- Larger corner plazas with distinctive features such as artistic signs could create a gateway effect for North Ogden.
- Work with UDOT to change the street cross section and improve pedestrian street crossings to include reduced speeds, traffic calming such as medians, on-street parking, and landscaped bulb outs.
- Change the streetscape with widened sidewalks, street trees, and specialty cut-off lighting.
- Address signage to improve appearance and create distinctiveness from standard suburban strip mall type development.
- Consider the Cannery architectural style as a possible theme to reinforce in the area.

Goal # 2 - Provide a support function to the Downtown

Strategies

- Promote mixed use housing concepts that add quality developments to the area and provide more rooftops to support business.
- Determine a clear role through policies and practices that support Southtown but do not compete with the Downtown, such as event programming that occurs in Downtown but not in the Southtown area.

Goal # 3 - Revitalize the North Ogden plaza in the Kirt's area

Strategies

- Work with the Economic Development Committee and consultant to devise marketable strategies for redevelopment.
- Consider a water theme by daylighting the creek, and using the water as a connecting thematic feature.
- Consider mixed-use housing to help support business in the area.
- Maintain existing landmark businesses.

THE NEIGHBORHOODS

The Hillside Neighborhood

Description – as the neighborhood generally defined as "the area further up the hill north of 3100 North," the Hillside neighborhood overlooks the vast Weber County Valley and Wasatch Front and lies under the beautiful slopes of the Ben Lomond ridge and peak. This neighborhood contains considerable open land but is constrained by topographic and access related issues.

Neighborhood character – with beautiful views, this area generally has newer homes and pleasant streetscapes. Lot sizes range from about 10,000 square feet and up. The area is expected to be developed with mostly single family homes at low densities and may contain some areas of rural residential development where slope issues necessitate a larger lot. Depending on terrain, clustering concepts may also be logical to avoid certain terrain features or hazards and to increase open space. Storm water processes should emphasize cutting edge sustainable techniques that return the water to the site and recharge the underground aquifer.

Existing and future concerns:

Based on the input received in the open houses and other forums, the following issue categories were raised by residents:

- Transportation issues were prevalent with road condition, road maintenance, snow removal, lighting (dark sky issues), road signs, access, and slope being mentioned.
- Trail connections within the neighborhood and to the adjacent mountains.
- Underground water supplies seem to be dwindling.
- Trip length to purchase everyday goods and services.

Goals

Goal #1 – Improve road conditions

Strategies-

- Consider alternative revenue sources such as a road maintenance district to address maintenance issues in this area where slope impacts service demands.
- Utilize innovative storm water techniques to return street surface runoff to the underground aquifer and reduce piping costs.
- Promote through ordinances and public improvements dark sky philosophies through street light and yard light controls.

Goal #2 – Improve trail connections

Strategies

- Establish new trails through private property to access Forest Service lands.
- Work with the Forest Service to develop trailheads and trails to access the mountains.
- Increase trails within the urban area with an emphasis on biking/hiking and walking options to include handicapped accessibility.

Goal #3 – Increase the return of natural water into the ground

Strategies

- Adopt on-site water retention ordinances.
- Encourage water-wise landscaping ordinances and education.

Goal #4 – Address Hillside environmental issues

Strategies

- Avoid areas with potential instability or hazards through adoption of appropriate ordinances that allow for density retention and hazard avoidance.
- Consider natural parks to preserve open space and permanently preserve hazardous areas.
- Consider the clustering techniques and environmental avoidance options found in the Hillside Protection Zone.

The Old Town Neighborhood

Description – this neighborhood surrounds the intersection of Washington Boulevard and 2700 North, and encompasses the original plat for North Ogden, which is a grid system. These blocks are generally composed of streets with 60 foot right-of-ways and block widths of 475 feet. The views are up toward the surrounding mountains, but because of the rising slope toward Ben Lomond Peak, some areas have a considerable valley view too. There still exist open lands; mostly West of Washington Boulevard and North of Pleasant View Drive, but much of the area is already zoned for half acre lots.

Neighborhood character – there are a combination of newer homes and older housing combined with pleasant streetscapes. The most common lot size is approximately 8,000 square feet. The area is expected to be developed with mostly single family homes at low densities, but includes areas for the planned Downtown; which will contain higher densities and mixed uses. The daylighting of springs and streams to provide a water based neighborhood theme is suggested. Storm water processes should emphasize cutting edge sustainable techniques that return the water to the site and recharge the underground aquifer.

Existing and future concerns:

From the input received in the open houses the following issue categories were raised by residents:

- Transportation – people recognize there are problems with the reliance on Washington Boulevard and 2600 North. Access to these streets, as well as the need to improve the flow was mentioned many times.
- Sidewalks and pedestrian movement/trails – with typical issues being raised about discontinuous and/or uneven sidewalks, a lot of suggestions were to increase the sidewalks and connect trails in the community.

- Open space – some felt that preservation of agriculture was important as well as increasing the function and availability of parks in the area. A recreation center was also discussed.
- Higher densities –allowing limited multi-family in the Old Town neighborhood, especially to the West seemed to be logical.

Goals

Goal #1 - Improve circulation and flow as it pertains to Washington Boulevard

Strategies

- Consider innovative street designs such as roundabouts to address access, flow, and circulation issues – see Downtown Plan and overall Transportation Plan.
- Consider new parallel routes to Washington Boulevard that help to bypass the busy intersection with 2600 North but work diligently to avoid introducing significant new traffic into existing neighborhoods.
- Provide opportunities to separate commuter and Downtown shopper traffic.
- Consider closing Pleasant View Drive near Lee's grocery store and continuing 300 East to the north and/or realigning Pleasant View Drive to connect to Washington Boulevard further north beyond Lomond View Drive.

Goal #2 – ***Increase pedestrian facilities including sidewalks and trails***

Strategies

- Create sidewalk replacement and new installation programs, such as, a matching fund for local property owners, a City wide sidewalk district that requests an increase in property taxes to install sidewalks, or local Special Assessment Districts to find prioritized needs.
- Connect and expand the trail network, especially the connection to the existing trail on Pleasant View Drive, connections to the Downtown, and between parks.
- Adopt street standards that encourage well lit and more inviting streets. Increase the sidewalk standard to 5', eliminate integral curb, gutter, and sidewalk cross sections except where right-of-way is limited (increase sidewalk widths where these are used).

Goal #3 – Increase the interest and function of parks, as well as create incentives to maintain the agricultural heritage in the Pleasant View Drive area.

Strategies

- Expand the variety of physical activities in existing parks. Consider a minimum of 10 things to do in each park, and encourage one activity leading to another.
- Consider rezoning to larger lot agricultural zoning for the Pleasant View/Lomond View/Elberta Drive area or other incentive based techniques to retain open spaces.
- Consider creating a fund to purchase development rights. Consider crowdsourcing techniques as part of the funding strategy.
- Consider adopting a transfer of development rights (TDR) program with clear incentives to landowners for its use. TDR programs have been successful across the country, especially where willing property owners and developers can be incentivized through

density bonuses to engage in transactions for mutual benefit. A logical place to promote the transfers of density would be the Downtown.

- Seek public non-profit organizations and committed individuals that may be willing to partner to preserve the open spaces and hold a conservation easement.
- Consider promoting clustering techniques in the Zoning Ordinance to encourage open space preservation.
- Consider providing resources to assist agricultural land owners in estate planning if they want to preserve the agricultural nature of their homesteads.
- Create notification and disclosure requirements about adjacent agricultural area odors, noises, etc. as part of the subdivision process.

Goal #4 – *Encourage multi-family in the downtown and for areas to the west along 2700 North*

Strategies

- Adopt the downtown plan and revise zoning ordinances accordingly.
- Consider small lot single family homes and modify the zoning ordinance to encourage such uses.
- Show higher densities on the future land use map to the west along 2700 North.

The Coldwater Neighborhood

Description – Covering the eastern side of the City and south of 2600 North, Coldwater is a much more agricultural area than most other areas in the community. There still remain old barns and a variety of crops being grown, in addition to some raising and grazing of animals. Streams and canals traverse the area. Much of the neighborhood is pocketed with unincorporated Weber County parcels, and they should be considered under the jurisdiction of North Ogden in the future.

Neighborhood character – With beautiful views, this area generally has older farmsteads and is mixed with newer homes. Lot sizes range from about 8000 square feet and up, with larger agricultural lots found throughout the area. The area is expected to be developed with mostly single family homes at low densities and may continue to contain some areas of rural residential development to help maintain the agricultural heritage. Higher density land use concepts are promoted near Washington Boulevard. Depending on terrain, clustering concepts may also be logical to avoid certain terrain features and to increase open space. Storm water processes should emphasize cutting edge sustainable techniques that return the water to the site and recharge the underground aquifer.

Existing and future concerns:

From the input received in the open houses the following issue categories were raised by residents:

- Parks and Trails – suggestions were given to connect Barker and Oaklawn park's with a trail and eradicate the poison ivy that appears to be prevalent in both parks. Trail connections to the mountains were considered important.

- Sidewalks – additional sidewalks were requested and connections to fill in gaps. Park strips are encouraged.
- The rural character is important.

Goals

Goal #1 – Improve park maintenance and trail connections

Strategies

- Institute a noxious weed eradication program for City parks.
- Create trail connections between parks.
- Connect City trails to mountain trails and develop easements and right-of-ways in conjunction with property owners for public access.
- Work with the Forest Service to create trailheads and better trails from the foothills to the mountains.

Goal #2 – Improve sidewalks where appropriate

Strategies

- Develop a sidewalk policy for when sidewalks are needed.
- Consider a sidewalk improvement fund.

Goal #3 – Preserve the rural character of the neighborhood

Strategies

- Consider rezoning to larger lot agricultural zoning for the larger open space areas or other incentive based techniques to retain open spaces.
- Consider creating a fund to purchase development rights. Consider crowdsourcing techniques as part of the funding strategy.
- Consider adopting a transfer of development rights (TDR) program with clear incentives to landowners for its use. TDR programs have been successful across the country, especially where willing property owners and developers can be incentivized through density bonuses to engage in transactions for mutual benefit. A logical place to promote the transfers of density would be Southtown (and Downtown).
- Seek public non-profit organizations and individuals that may be willing to partner to preserve the open spaces and hold a conservation easement.
- Consider promoting clustering techniques in the zoning ordinance to encourage open space preservation.
- Consider providing resources to assist agricultural land owners in estate planning if they want to preserve the agricultural nature of their homesteads.
- Create notification and disclosure requirements about adjacent agricultural area odors, noises, etc. as part of the subdivision process.

The Southtown Neighborhood

Description – located in the south end of North Ogden, this neighborhood includes the Kirt's Drive Inn and other commercial parcels along Washington Boulevard. This area is designated to include a second intensified node of downtown like development in the 1900 North area. The General Plan update process suggested for this area, the name of Southtown. Views are generally up toward the mountains. It also has several moderate sized unincorporated Weber County areas that should be targeted for future annexation, especially near 1500 North where the City boundary should be more uniform.

Neighborhood character – much of the land on the western side of Washington Boulevard is bounded by the Ben Lomond Golf Course in Harrisville. This area generally has newer homes and pleasant streetscapes. Lot sizes range from about 8,000 square feet and up. The area is expected to be developed with mostly single family homes at low densities but will contain some areas of higher density and mixed use near Washington Boulevard and the Southtown mixed use node. The area should take advantage of the stream that traverses the neighborhood and is anticipated to have a trail along it. Storm water processes should emphasize cutting edge sustainable techniques that return the water to the site and recharge the underground aquifer.

Existing and future concerns:

From the input received in the open houses the following issue categories were raised by residents:

- Commercial use along Washington Boulevard - residents are concerned with the appearance and function of the older North Ogden shopping center around Kirt's. Many feel it should be demolished and repurposed. Concerns were raised about older homes on Washington Boulevard that are in disrepair.
- Transportation - safety concerns were raised about Washington Boulevard and intersecting streets.
- Sidewalks - need attention including more ramps.
- Recreation - the potential for fishing was raised using Coldwater Creek.

Goals

Goal #1 – Improve the old North Ogden shopping plaza area

Strategies

- Adopt a redevelopment plan for the Southtown shopping area.
- Promote mixed uses through new or revised zoning techniques.
- Adopt as the Southtown Plan that includes substantial mixed use housing.

Goal #2 – Increase safety along Washington Boulevard

Strategies

- Evaluate existing crossings for pedestrian use and safety through a traffic study.
- Provide more handicap ramps, bulb outs, medians, and pedestrian activated signals.

Goal #3 – Utilize the streams from the mountains to a greater extent

Strategy

- Study the feasibility of adding a fishing pond on Coldwater Creek and daylighting the stream that runs through the North Ogden Plaza.

NEIGHBORHOOD MAP

North Ogden Potential Boundary

Streets

Streams/Canals

Parcels

NEIGHBORHOOD

Hillside

Old Town

Coldwater

South Town

NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN UPDATE

Date: 7/28/2015

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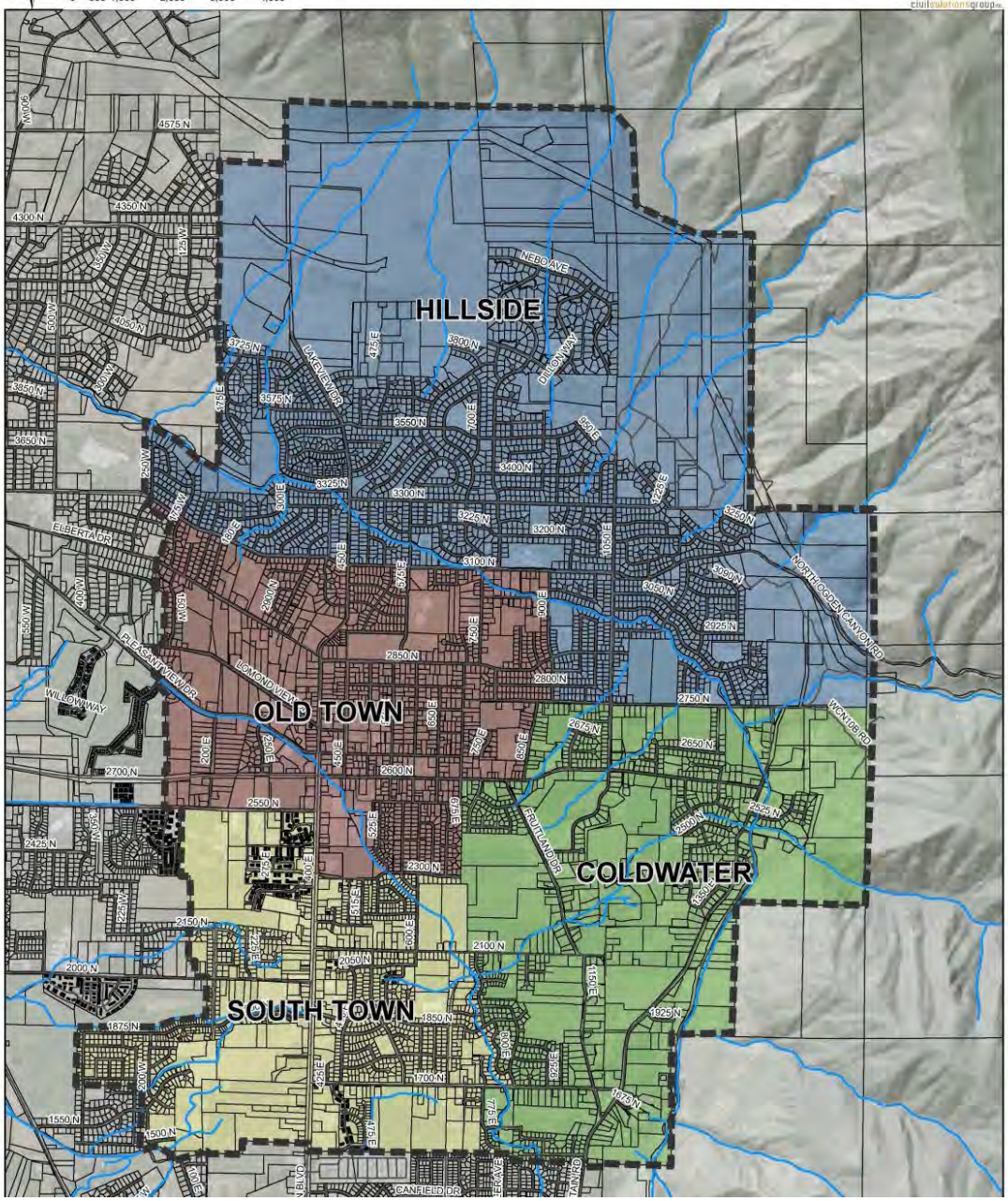


ANNEXATION

Annexation and Incorporation of Islands

North Ogden City has an annexation policy declaration that was incorporated into City policies in 2003. That process involved coordinating with the adjacent communities of Pleasant View and Harrisville. There are no unincorporated areas between Ogden City and North Ogden City, therefore no outreach was accomplished for the purposes of creating an annexation agreement with the larger City. The policy was developed essentially to create an agreement with the neighboring two communities to the west and south, which resolves the future annexation of unincorporated Weber County land located between the communities. This General Plan update does not suggest any changes to that established agreement.

The existing annexation policy document does not address the numerous islands within the community. Unincorporated islands are located in every neighborhood of the City, however, most prevalent islands are found in the area south of the Hillside neighborhood and especially in the Coldwater neighborhood. Islands, such as the ones found in North Ogden City, cause many issues, including:

- Which entity responds to service calls.
- Confusing, costly, and inefficient service provision, such as snow plowing and street repairs.
- Additional expenses for the County to serve the islands.
- Confusing future land use policies for the properties, and the potential for incompatible zoning districts.

In addition, the policy document does not seem to address the land between the current City boundaries and Forest Service lands.

Goals

- Maintain the agreement with Harrisville and Pleasant View.
- Engage the Forest Service in discussions about future growth, recreation opportunities, and the impacts of urban development on wild lands.
- Address the unincorporated islands within the City.

Goal #1 – Maintain the agreement with Harrisville and Pleasant View

Strategy

- Revisit the document with each adjoining community every 5 years.

Goal #2 – Engage the Forest Service in discussions about future growth, recreation opportunities, and the impacts of urban development on wild lands

Strategies

- Meet with the Forest Service to understand issues and establish common goals. Consider a formal agreement.

- Revisit this process with the Forest Service every 5 years.

Goal #3 – Address the unincorporated islands within the City

Strategies

- Organize a meeting with the County to discuss the disposition of these properties. Discuss and include a comparison of standards.
- Create a tax and services comparison analysis.
- Organize an outreach campaign and committee to meet with the island property owners.
- Design a pros and cons flyer.
- Provide a no fee, “fill in the blank” annexation form.
- Consider tying preservation program opportunities to the island property owners, as an incentive to annex into the City.

ANNEXATION MAP

North Ogden Potential Boundary

Streets

Parcels

Areas to be Annexed

N

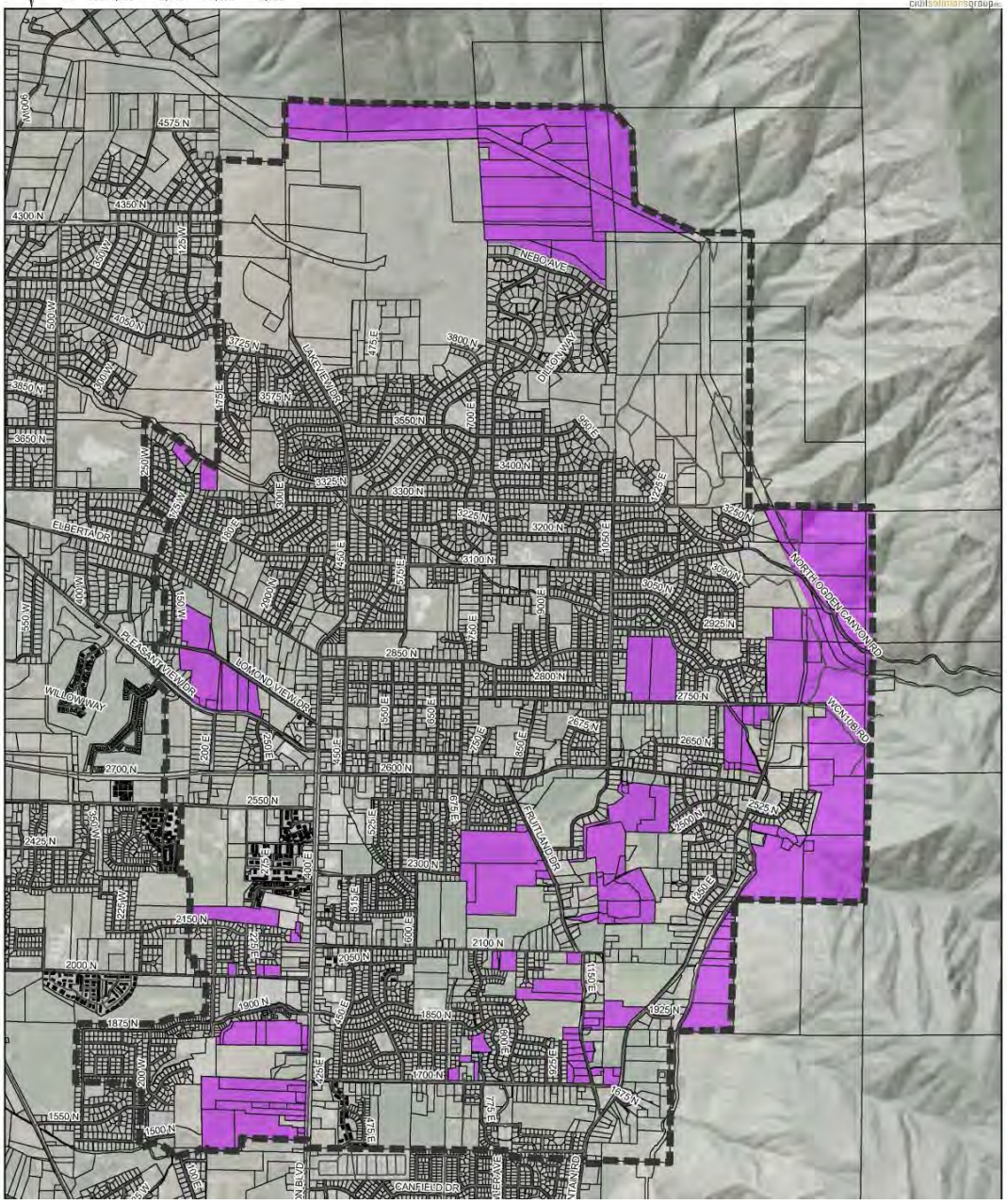
0 500 1,000 2,000 3,000 4,000 Feet

NORTH OGDEN CITY

SETTLED 1851

GENERAL PLAN UPDATE

Date: 7/28/2015



NORTH OGDEN CITY

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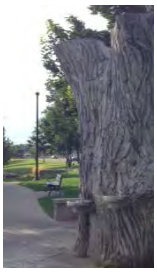

General Plan Update – 2015

ADOPTED SEPTEMBER 22ND 2015

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APPENDIX A

Modifications to the
General Plan and Zoning

Modifications to the General Plan and Zoning

Modifications to the General Plan are defined as any change in the purpose, intent, or text and maps of the currently adopted General Plan. Any changes in zoning and annexation must be consistent with the General Plan and appropriate modifications must be made to the General Plan prior to making changes in zoning policy, the zoning map, and the official Annexation Declaration of the North Ogden. The Council and Planning Commission have substantial discretion since changes in the plan are a legislative act.

Changes to the General Plan may be suggested in writing and submitted to the Planning Commission or planning staff through an application. Suggestions will be studied and placed on the agenda of the Planning Commission for formal consideration. If the proposed modification to the General Plan is determined to have legitimate and sufficient merit, the Planning Commission will study the matter and make a recommendation to the City Council. The City Council will hold a public hearing and approve, modify, or deny by ordinance the proposed modification. If the proposed modification to the General Plan is denied by the Planning Commission, that is still considered a recommendation to the City Council.

General Plan changes and zoning changes may be considered concurrently.

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 will 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 types of uses to protect the integrity of each use, except where the mixing of uses is recommended in the General Plan.
- 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.
- 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.
- 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.
- The primary frontage and land use should be considered when establishing zoning boundaries on corner lots.
- The Planning Commission may choose to use mixed use, multiple family, or professional office zoning as a buffer between commercial and residential uses.
- Any non-residential zone abutting residential zones should be a mixed use, or planned zone (e.g. CP-2, MP- 1) to help minimize the impacts on residential zones. Transitions between uses should be carefully thought through.

Residential Guidelines:

- Avoid isolating neighborhoods.
- Encourage appropriate management of higher density developments. This includes project size sufficient to warrant on site management and assurances of professional site and tenant management.
- Require excellence in design.

- Consider development agreements to assure higher quality development.

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.
- Adhere to the General Plan recommendations for the Downtown and Southtown.
- 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.
- 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.
- Consider development agreements to assure higher quality development.
- Promote mixed use developments.

APPENDIX B

Zions Public Finance

Market Conditions Report

Current Housing Supply

Historical Housing Construction

Housing Demand

Senior Housing

Retail and Office

Appendices

Maps

Sales Leakage

ZIONS BANK PUBLIC FINANCE

North Ogden
General Plan – Housing
Preliminary Data - REVISED
January 20, 2015

One South Main Street, 18th Floor, Salt Lake City UT 84133 | Telephone: 801.844.7373 | Fax: 801.844.4484

Agenda

ZIONS BANK PUBLIC FINANCE

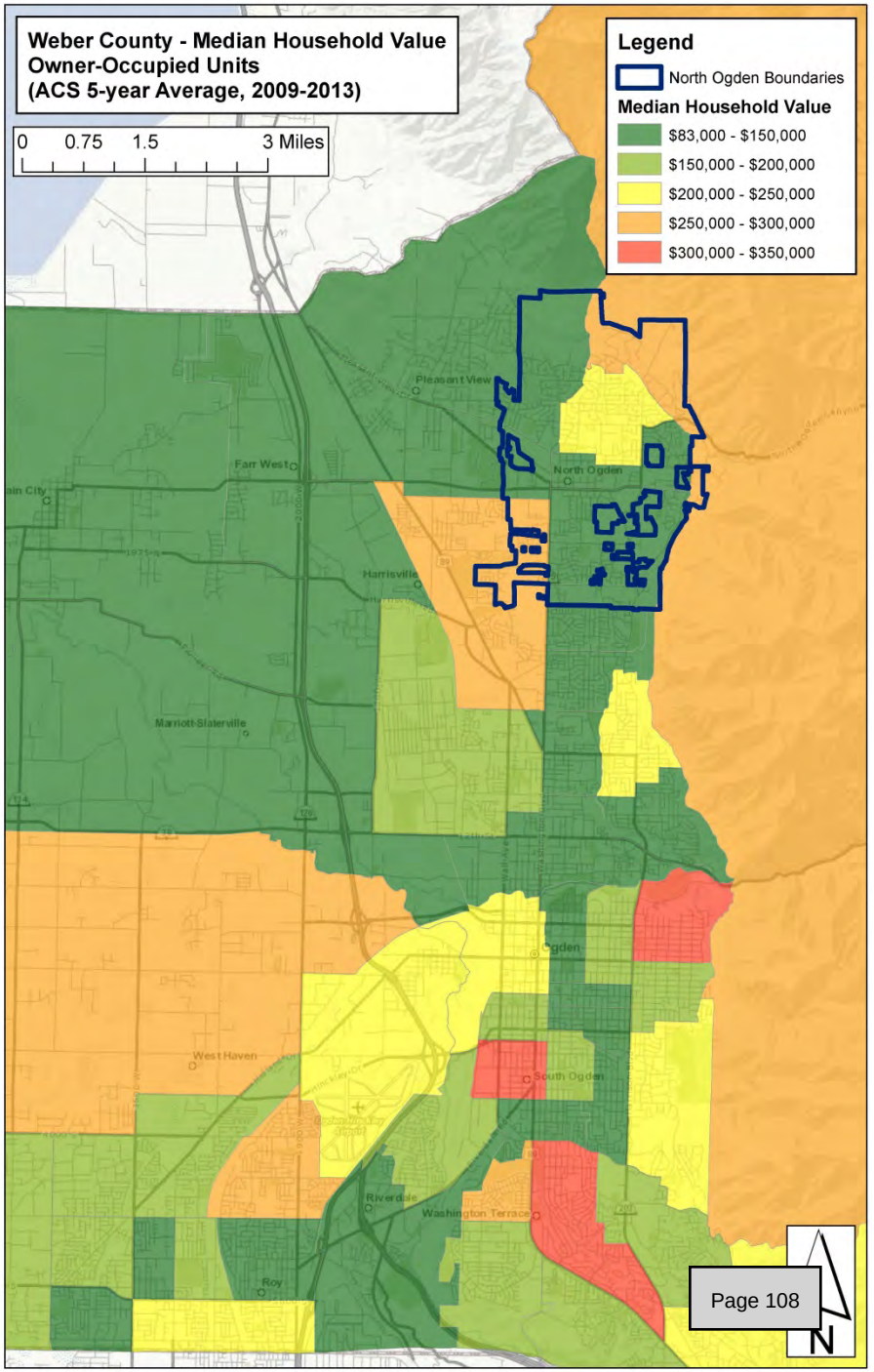
- Current Housing Supply
- Historical Housing Construction
- Housing Demand
- Senior Housing
- Retail and Office
- Conclusions

ZIONS BANK PUBLIC FINANCE

Current Housing Supply

Current Housing Supply

Median Household Value	
Harrisville	$171,800
North Ogden	$211,800
Ogden	$131,200
Pleasant View	$264,600
Weber County	**$170,000**



ZIONS BANK PUBLIC FINANCE

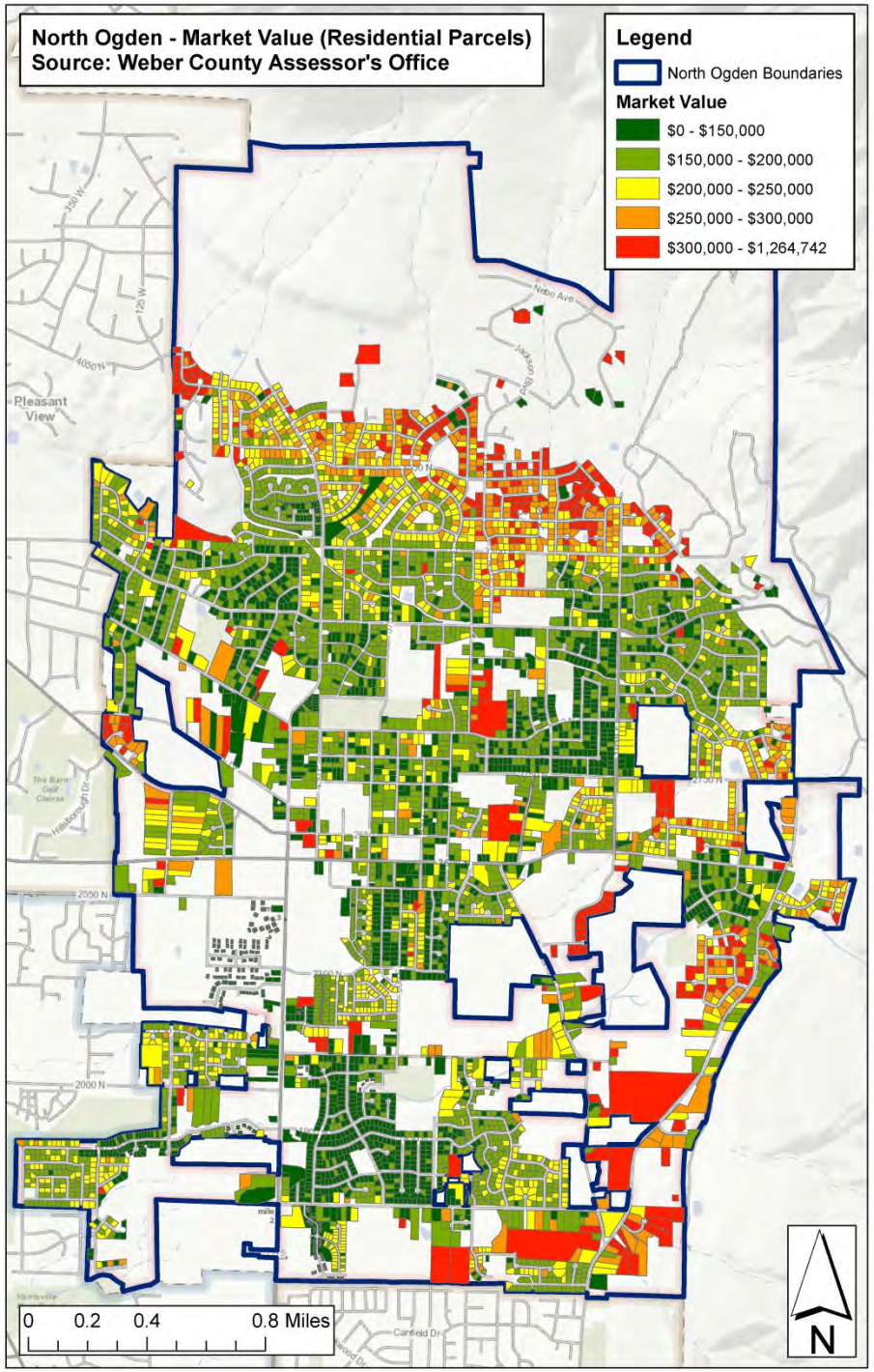
Percent of Owner-Occupied Homes by Home Value

Home Values	North Ogden	Weber County
Less than $50,000	2%	6%
$50,000 to $99,999	1%	9%
$100,000 to $149,999	11%	23%
$150,000 to $199,999	31%	25%
$200,000 to $299,999	37%	23%
$300,000 to $499,999	16%	12%
$500,000 to $999,999	3%	2%
$1,000,000 or more	0%	0%

56 percent of owner-occupied homes in North Ogden are valued at more than $200,000, with only 11 percent valued between $100,000 and $149,000.

Source: ACS 5-year Average (2009-2013)

Current Housing Supply



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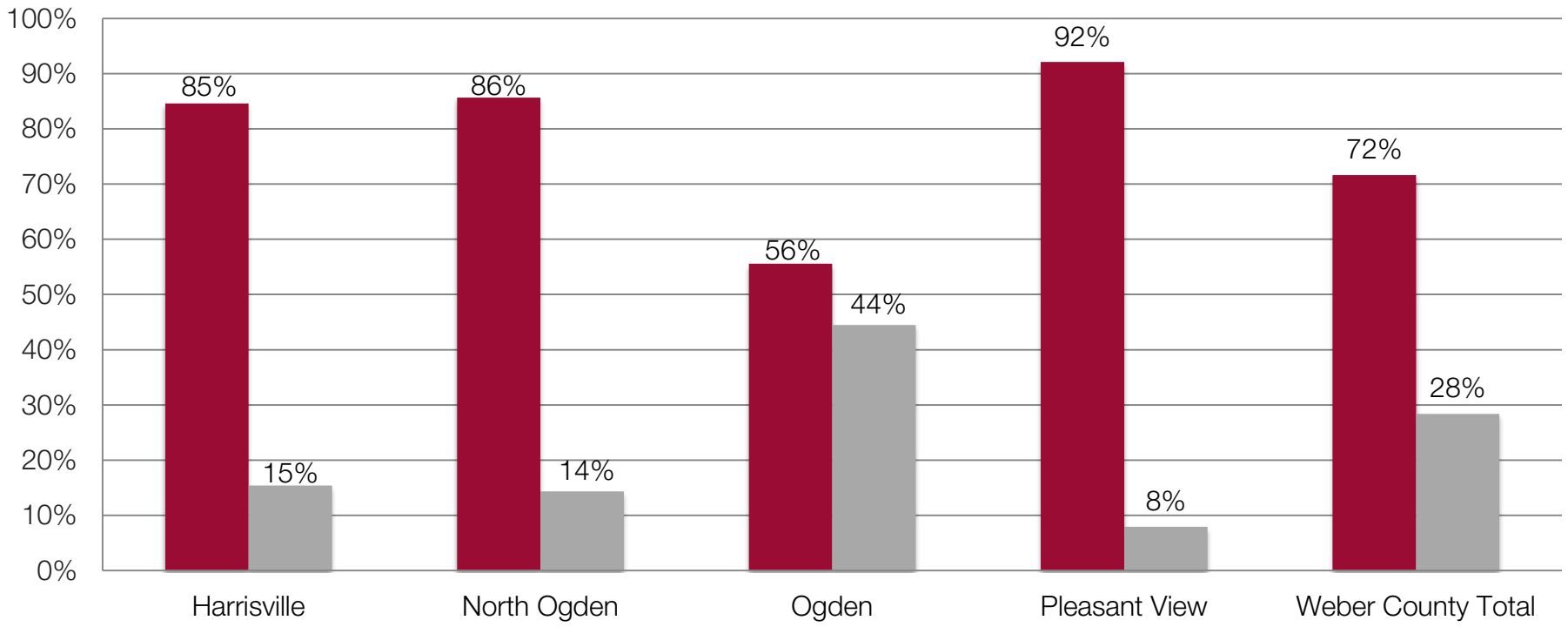
Occupied Housing Units

Source: ACS 5-Year Average (2009-2013)



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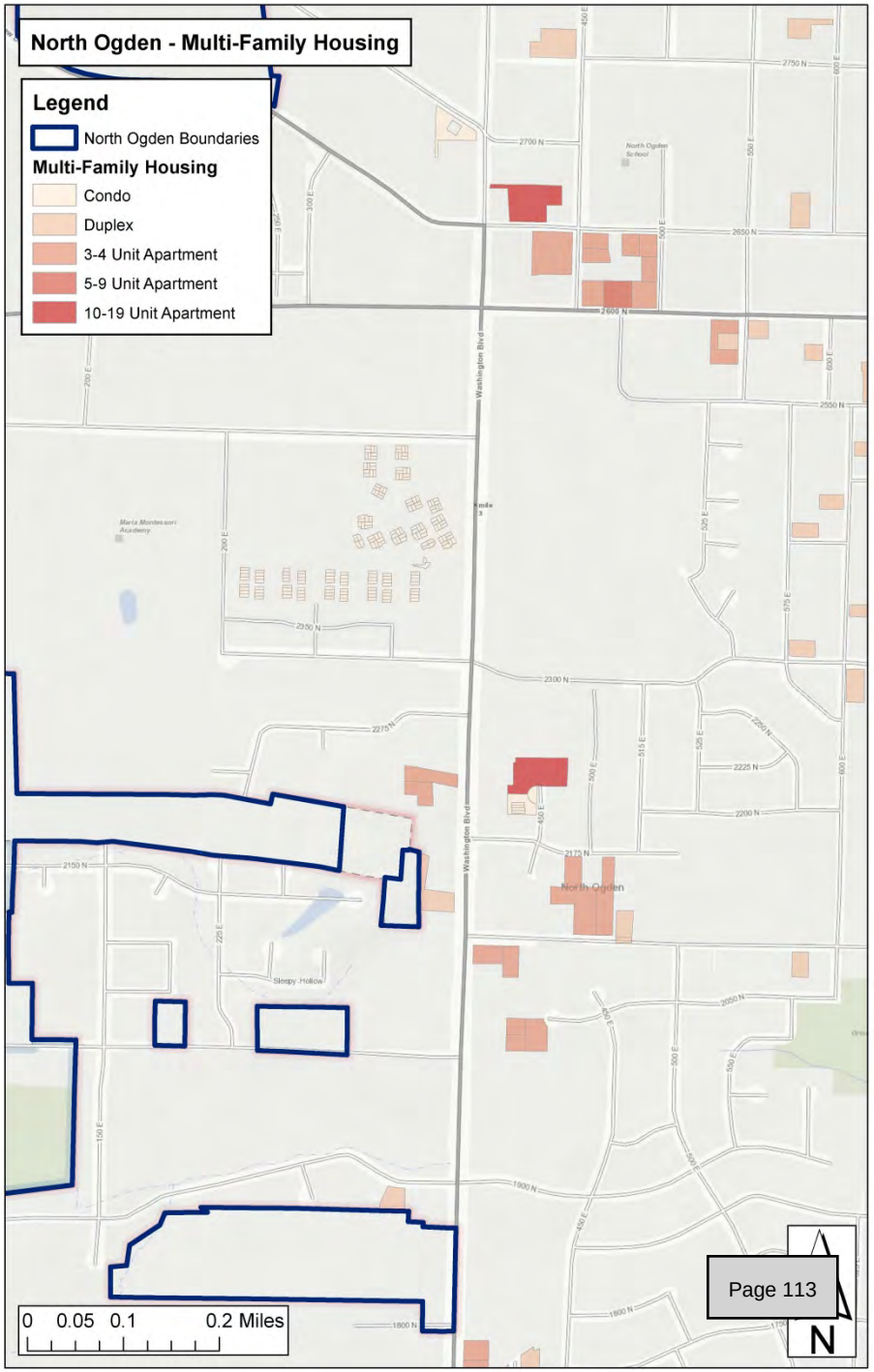
Housing Tenure

Source: ACS 5-year Average (2009-2013)

	Hooper	Plain City	Pleasant View	Farr West	Huntsville	North Ogden	Harrisville	Roy	Marriott-Slaterville	Uintah	West Haven	Weber County Total	Riverdale	South Ogden	Washington Terrace	Ogden
% Owner Occupied	98%	98%	92%	92%	92%	86%	85%	84%	83%	80%	75%	72%	70%	67%	62%	56%
% Renter Occupied	2%	2%	8%	8%	8%	14%	15%	16%	17%	20%	25%	28%	30%	33%	38%	44%

Current Housing Supply

Unit Type	Number of Complexes	Approx. Number of Units
Condo	2	190
Duplex	46	92
3 or 4	25	100
5 to 9	1	8
10 to 19	2	24
20 +	0	0
Total	**76**	**414**



Historical Housing Construction

ZIONS BANK PUBLIC FINANCE

New Residential Building Permits by City

	Total 2004-2013	Total 2004-2008	Total 2009-2013	Total 2012-2013
Farr West	614	456	158	72
Harrisville	570	422	148	54
Huntsville	7	6	1	1
North Ogden	640	432	208	96
Ogden	1574	1179	395	203
Plain City	537	321	216	83
Pleasant View	854	499	355	207
Riverdale	176	127	49	14
Roy	532	312	220	73
South Ogden	497	428	69	29
Uintah	44	36	8	2
Washington Terrace	50	42	8	4
West Haven	496	186	310	114
Average	507	342	165	73

North Ogden Averages

2004-2013: 64 permits per year

2009-2013: 42 permits per year

Source: Bureau of Economic and Business Research (BEBR), University of Utah; ZBPF

ZIONS BANK PUBLIC FINANCE

New Multi-Family Building Permits (Units) by City

	Total 2004-2013	Total 2004-2008	Total 2009-2013	Total 2012-2013
Farr West	33	7	26	4
Harrisville	349	259	90	21
Huntsville	0	0	0	0
North Ogden	112	96	16	0
Ogden	742	536	206	136
Plain City	8	8	0	0
Pleasant View	149	29	120	93
Riverdale	40	32	8	2
Roy	40	4	36	9
South Ogden	165	147	18	4
Uintah	5	4	1	0
Washington Terrace	16	14	2	0
West Haven	216	145	71	5
Average	144	99	46	21

North Ogden Averages

2004-2013: 11 permits (units) per year

2009-2013: 3 permits (unit) per year

Source: Bureau of Economic and Business Research (BEBR), University of Utah; ZBPF

ZIONS BANK PUBLIC FINANCE

Percent of Total New Multi-Family Units by City

	Total 2004-2013	Total 2004-2008	Total 2009-2013	Total 2012-2013
Farr West	2%	1%	4%	1%
Harrisville	19%	20%	15%	8%
Huntsville	0%	0%	0%	0%
North Ogden	6%	7%	3%	0%
Ogden	40%	42%	35%	50%
Plain City	0%	1%	0%	0%
Pleasant View	8%	2%	20%	34%
Riverdale	2%	2%	1%	1%
Roy	2%	0%	6%	3%
South Ogden	9%	11%	3%	1%
Uintah	0%	0%	0%	0%
Washington Terrace	1%	1%	0%	0%
West Haven	12%	11%	12%	2%

In 2012-2013, 92% of new multi-family units were built in neighboring communities (Ogden, Pleasant View, and Harrisville)
North Ogden could potentially compete for new development in the area

Source: Bureau of Economic and Business Research (BEBR), University of Utah; ZBPF

ZIONS BANK PUBLIC FINANCE

Historical Absorption

	Annual Change in Occupied Units (2000-2010)	% Renter Occupied (2000-2010)	Annual Rental Absorption (2000-2010)	Annual Owner Absorption (2000-2010)
Harrisville	79	10%	8	71
North Ogden	115	11%	12	103
Ogden	225	41%	91	134
Pleasant View	70	6%	4	65
Weber County	1,305			

Annual absorption based on change in occupied units (US Census) multiplied by the % of renter occupied units (ACS 5-year average)

Rental absorption of 12 units is close to historical absorption of 11 building permits per year (2004-2013)

Sources: BEBR; US Census; ZBPF

Housing Demand

ZIONS BANK PUBLIC FINANCE

Projected Population *(Source: Governor's Office of Management and Budget; ZBPF)*

	2010 Baseline	2020	2030	2040	2050	2060
Weber County	231,236	258,423	300,477	349,009	398,699	449,053
Farr West	5,928	6,835	7,238	8,163	9,479	11,593
Harrisville	5,567	6,314	7,741	7,146	8,428	9,782
Hooper	7,218	8,967	13,989	21,640	28,691	36,586
Huntsville	608	666	727	688	698	692
Marriott-Slaterville	1,701	2,003	2,741	4,826	5,895	7,054
North Ogden	17,357	19,927	25,351	36,923	43,802	51,103
Ogden	82,825	90,971	100,123	102,059	105,457	106,934
Plain City	5,476	6,431	8,727	10,694	13,492	16,572
Pleasant View	7,979	9,204	11,876	15,626	18,860	22,337
Riverdale	8,426	9,093	9,365	9,694	9,544	9,409
Roy	36,884	39,979	41,890	43,876	44,739	44,618
South Ogden	16,532	17,941	18,885	19,387	19,387	19,399
Uintah	1,322	1,502	1,851	1,749	2,072	2,415
Washington Terrace	9,067	9,857	10,446	13,456	13,567	13,358
West Haven	10,272	13,121	21,731	32,674	44,760	58,405
Balance of Weber County	14,074	15,613	17,796	20,408	29,826	38,798

ZIONS BANK PUBLIC FINANCE

Projected Households* *(Source: Governor's Office of Management and Budget; ZBPF)*

	2020	2030	2040	2050	2060
Per Decade	796	1,679	3,583	2,130	2,260
Per Year	80	168	358	213	226
Households by Type**					
Renter Occupied	11	24	50	30	32
Owner Occupied	68	144	308	183	194

**Based on North Ogden average of 3.23 persons per household*
*** Based on 86% owner-occupancy rate , ACS 5-year Average (2009-2013)*

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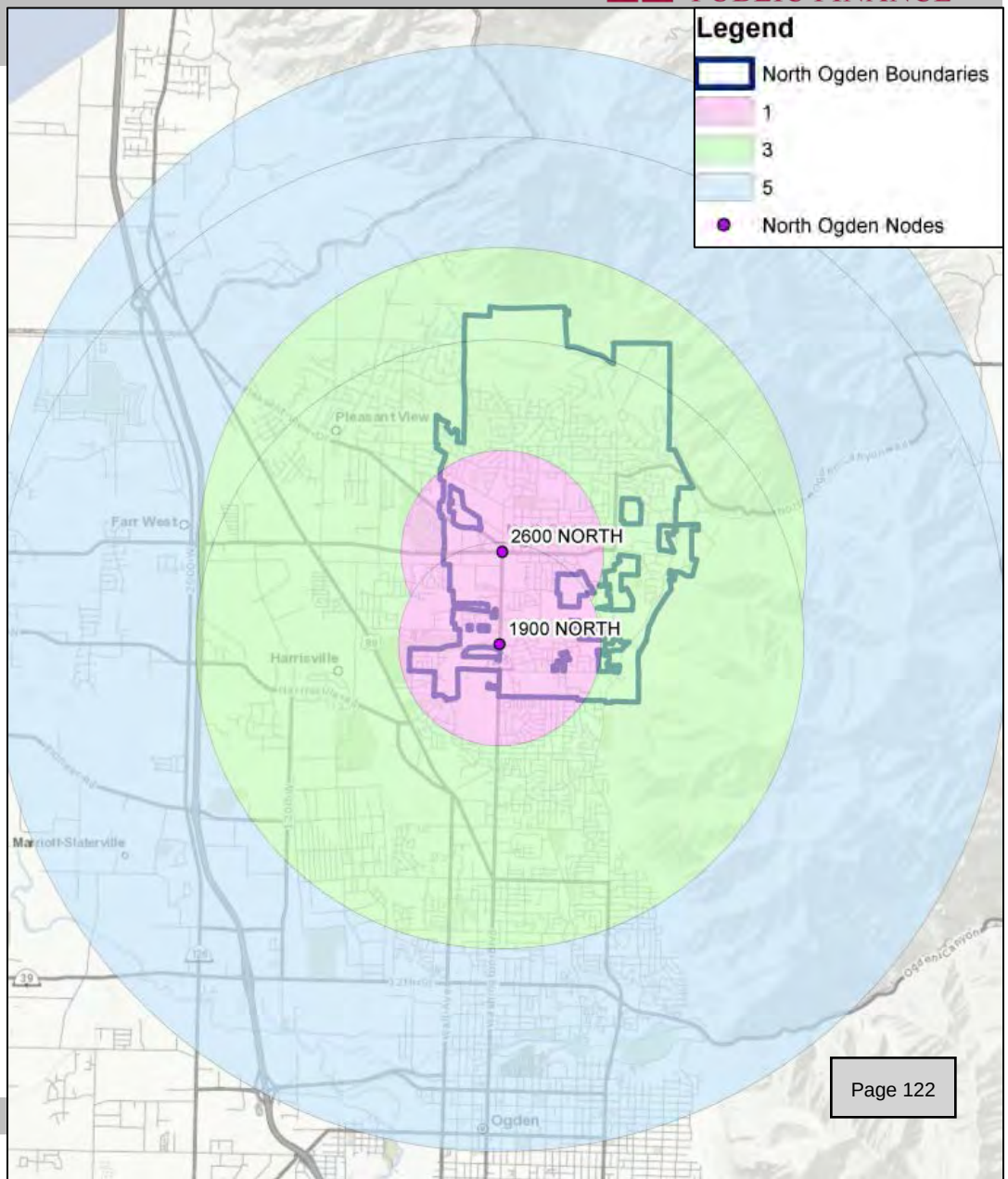
Projected Population and Employment Projections within 1, 3, and 5 mile radius

(Source: TAZ Projections; WFRC, ZBPF)



ZIONS BANK PUBLIC FINANCE

Projected Population *(Source: TAZ Projections; WFRC, ZBPF)*

	2015	2020	2030	Additional Households 2015-2020*	Additional Households 2020-2030*
2600 North					
1 mile	8,835	9,147	10,076	107	321
3 miles	41,190	43,653	49,678	849	2,077
5 miles	77,236	82,101	93,385	1,678	3,891
1900 North					
1 mile	8,850	9,350	10,754	172	484
3 miles	49,430	51,784	58,274	812	2,238
5 miles	92,874	99,320	113,269	2,223	4,810

**Based on County average of 2.9 persons per household*

ZIONS BANK PUBLIC FINANCE

Projected Employment *(Source: TAZ Projections; WFRC, ZBPF)*

	2015	2020	2030	Additional Households 2015-2020*	Additional Households 2020-2030*
2600 North					
1 mile	1,729	1,793	2,130	74	389
3 miles	12,870	13,713	16,458	974	3,171
5 miles	27,600	29,508	35,419	2,204	6,829
1900 North					
1 mile	2,032	2,067	2,403	40	389
3 miles	16,969	17,802	20,909	962	3,589
5 miles	45,896	52,135	61,716	7,208	11,068

**Based on County average of 1.2 jobs per household*

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Projected Additional Households per Year *(Source: TAZ Projections; WFRC, ZBPF)*

	Population		Employment	
	Additional Households 2015-2020*	Additional Households 2020-2030*	Additional Households 2015-2020*	Additional Households 2020-2030*
2600 North				
1 mile	21	32	15	39
3 miles	170	208	195	317
5 miles	337	389	441	683
1900 North				
1 mile	34	48	8	39
3 miles	162	224	192	359
5 miles	445	481	1,442	1,107

ZIONS BANK PUBLIC FINANCE

Data from Developer Interviews – Multi-Family Residential

Note: Not a significant sample size (partial data from 7 developers)

	Average	Range
New Units per Acre	19	12 - 30
New Units Constructed per Year	105	100 - 300
Units Absorbed per Month	13	12 - 14
Units Absorbed per Year	156	144 - 168
Square Feet	1,086	700 - 1,500
1 bedroom	733	700 - 800
2 bedroom	1,083	900 – 1,200
3 bedroom	1,300	1,100 - 1,500
Rents	$933	$600 - $1,250
1 bedroom	$675	$600 - $700
2 bedroom	$938	$800 - $1,150
3 bedroom	$1,188	$1,100 - $1,250
Mixture		
1 bedroom	25.0%	15% - 35%
2 bedroom	57.5%	45% - 70%
3 bedroom	17.5%	10% - 20%
Stories	3	2 - 5
Cost per Door	$137k	$110k - $160k

*Not sustainable over time; **One developer claims a market study indicates a need for 300 units

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Rental Rates – Weber County *(Source: EquiMark 2014 Report)*

Rental Rate Comparison	2011		2012		2013		Developer Interviews	
	Per Unit	Per Sq. Ft	Per Unit	Per Sq. Ft	Per Unit	Per Sq. Ft	Per Unit	Per Sq. Ft
1 Bed 1 Bath	$579	$0.82	$587	$0.82	$638	$0.82	$675	$0.92
2 Bed 1 Bath	$629	$0.72	$681	$0.73	$662	$0.71	NA	NA
2 Bed 2 Bath	$766	$0.73	$774	$0.72	$820	$0.71	$938	$0.87
3 Bed 2 Bath	$807	$0.71	$837	$0.73	$869	$0.64	$1,188	$0.91
Overall	$655	$0.75	$684	$0.75	$678	$0.73	$933	$0.90

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Data from Developer Interviews - Townhomes

	Average	Range
New Units per Acre	11	6-18
Square Feet	1,275	1,200-1,350
Cost per Door	$180k	$170-190k

Comments:

- Attractive area (better schools, less crime, lower density, same rent as Ogden)
- People live in this area because they want to get out of the city
- If growth continues at 2600 North, buyers won't want to buy a townhome there; rental properties would be a better option there

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Housing Demand Comparison

Source	Number of Units
Renter/Multi-Family	
Change in Occupied Rental Units per Year (2000-2010, US Census)	12
North Ogden Multi-Family Building Permits per Year (2004-2013, BEBR)	11
Population Projection (2010-2020, GOMB)	11
Population Projection (2020-2030, GOMB)	24
All Units	
Change in All Occupied Units (2000-2010, US Census)	115
North Ogden Single- and Multi-Family Building Permits per Year (2004-2013, BEBR)	64
Population Projection (2010-2020, GOMB)	80
Population Projection (2020-2030, GOMB)	168
Population Growth 2015-2020 (1-5 miles)	21-430
Employment Growth 2015-2020 (1-5 miles)	15-1,442
Developer Interviews	154
Beds for Individuals Over 65 Living in Senior Housing	
Senior Population Projection (2015-2020, GOMB)	17
Senior Population Projection (2020-2030, GOMB)	40

Senior Housing

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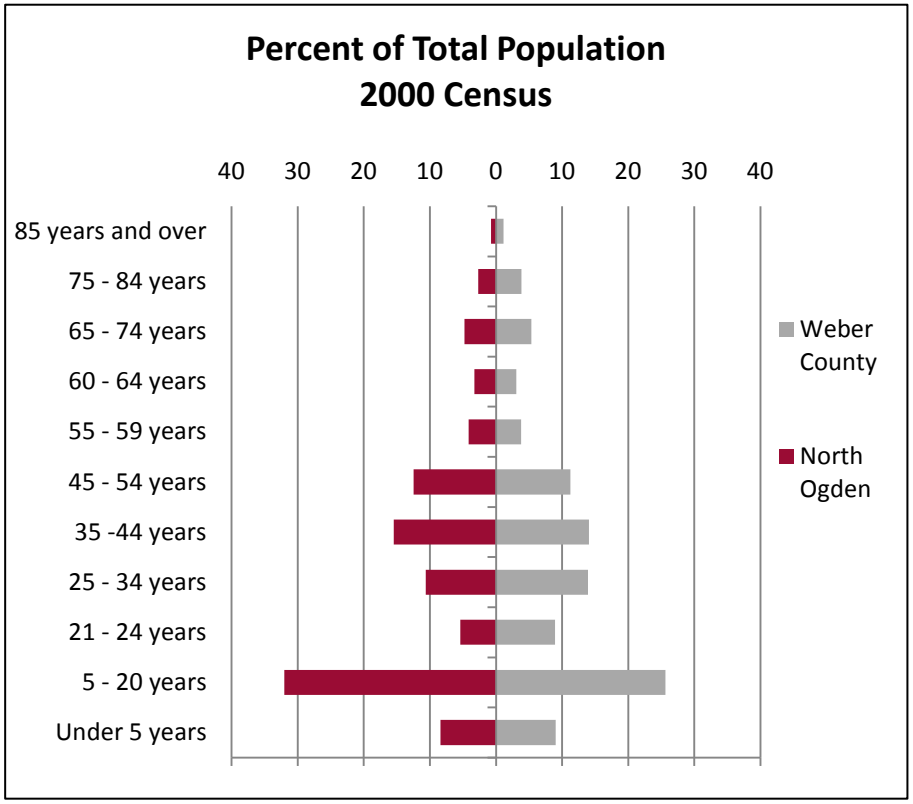
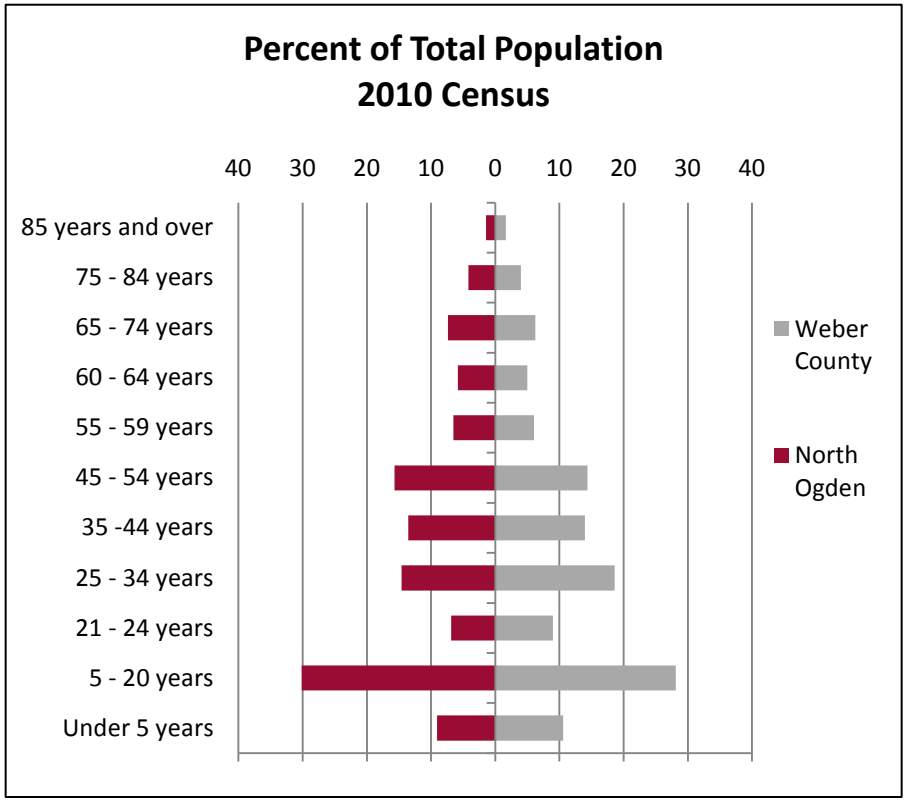
Aging Population





Population growth for age groups 65 and older in North Ogden between 2000 and 2010

ZIONS BANK PUBLIC FINANCE

Aging Population

Population growth for age groups 65 and older in North Ogden and neighboring communities between 2000 and 2010

	North Ogden		Pleasant View		Ogden		Harrisville		Weber County		Utah	
Percent of Total	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Under 5 years	8.4%	7.9%	7.6%	7.2%	9.8%	9.7%	8.9%	9.7%	9.0%	9.0%	9.4%	9.5%
5 - 20 years	32.0%	26.1%	30.6%	28.5%	24.7%	21.8%	35.8%	26.3%	25.7%	23.9%	28.9%	25.3%
21 - 24 years	5.4%	6.0%	5.3%	5.1%	8.8%	9.5%	4.8%	6.9%	8.9%	7.6%	8.1%	8.2%
25 - 34 years	10.6%	12.7%	10.0%	10.2%	15.9%	17.5%	13.0%	17.7%	13.9%	15.8%	14.6%	16.1%
35 -44 years	15.5%	11.8%	14.3%	12.1%	13.2%	11.6%	17.6%	12.5%	14.0%	11.9%	13.4%	12.0%
45 - 54 years	12.5%	13.6%	12.3%	15.1%	10.1%	11.5%	11.1%	11.9%	11.3%	12.2%	10.6%	11.1%
55 - 59 years	4.1%	5.6%	5.5%	5.1%	3.4%	4.9%	2.8%	4.6%	3.8%	5.1%	3.6%	4.8%
60 - 64 years	3.3%	5.1%	4.4%	5.0%	2.8%	3.9%	1.7%	3.3%	3.1%	4.2%	2.8%	3.9%
65 - 74 years	4.7%	6.4%	6.8%	6.8%	5.3%	4.7%	2.3%	4.1%	5.4%	5.3%	4.5%	5.0%
75 - 84 years	2.7%	3.6%	2.8%	4.0%	4.5%	3.2%	1.7%	2.2%	3.8%	3.4%	3.0%	2.9%
85 years and over	0.8%	1.2%	0.5%	0.9%	1.5%	1.6%	0.5%	0.9%	1.1%	1.4%	1.0%	1.1%

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Senior Housing Availability

Name	Address	City	Number of Beds
Quail Meadow Assisted Living	2100 N 289 E	North Ogden	27
Prominence Point *(Proposed)*	1700 N 2 East	North Ogden	145
Emeritus Estates	1340 N Washington Blvd	Ogden	126
Seasons Assisted Living *(Under Construction)*	1979 N Heritage Dr	Farr West	24
Gardens Assisted Living	1450 E 9th Street	Ogden	74
George E Wahlen Veteran's Home	1102 N 1200 W	Ogden	120
Beehive Homes	931 E 1225 N	Ogden	12
5-mile Area Subtotal			528
Legacy House of Ogden	5526 S Adams Ave	Ogden	91
Stoney Brooke	4390 S 700 E	Riverdale	16
Peach Tree Place	4607 S Midland Dr	West Haven	64
Mountain Ridge	1885 E Skyline Dr	South Ogden	119
Lotus Park	2639 W 3520 S	West Haven	32
The Harrison Regent	4481 Harrison Blvd	Ogden	90
Beehive Homes	2547 Valley Jct Dr	Eden	30
County Total			970

Retail and Office

ZIONS BANK PUBLIC FINANCE

Sales Leakage - 2013

	2013 Leakage	2013 Capture Rate
General Merchandise Stores*	-$41,878,141.98	11%
Motor Vehicle and Parts Dealers	-$36,518,950.42	10%
Food Services and Drinking Places*	-$18,160,748.60	38%
Building Material and Garden Equipment and Supplies Dealers	-$17,725,649.17	0%
Miscellaneous Store Retailers	-$11,928,006.07	3%
Clothing and Clothing Accessories Stores	-$10,796,447.43	16%
Accommodation	-$10,429,989.40	0%
Gasoline Stations	-$7,533,278.02	0%
Sporting Goods, Hobby, Book, and Music Stores	-$7,434,434.07	5%
Repair and Maintenance	-$6,705,991.95	17%
Electronics and Appliance Stores	-$6,480,916.49	1%
Furniture and Home Furnishings Stores	-$6,028,006.10	2%
Health and Personal Care Stores	-$3,243,923.27	8%
Amusement, Gambling, and Recreation Industries	-$2,829,214.41	9%
Non-store Retailers	-$2,557,637.57	38%
Personal and Laundry Services	-$1,978,373.37	21%
Performing Arts, Spectator Sports, and Related Industries	-$897,729.34	0%
Museums, Historical Sites, and Similar Institutions	-$219,017.85	0%
Food and Beverage Stores	$11,162,177.72	137%
TOTAL	-$182,184,277.79	27%

** Does not include new businesses from 2014, including Café Rio and Smith's Marketplace*

ZIONS BANK PUBLIC FINANCE

Retail and Office Absorption – Weber County

	2004	2009	2013	Average Growth per Year
Office				
Class A	869,450	1,182,326	916,547	Negative Growth Occurring for Office Space
Class B	1,142,711	962,158	758,594	
Class C	218,228	395,079	392,226	
Total Square Feet	**2,230,389**	**2,539,563**	**2,067,367**	
Retail				
Regional Mall	726,729	726,729	726,729	-
Regional Center	968,413	1,690,403	1,690,403	80,221
Commercial Center	1,270,644	1,447,731	1,904,695	70,450
Neighborhood Center	1,030,592	1,033,718	846,004	(20,510)
Anchorless Strip	463,949	851,458	792,935	36,554
Total Square Feet	**4,460,327**	**5,750,039**	**5,960,766**	**166,715**
County Population	210,418		231,236	
Retail Square Feet per Capita	21		26	
Office Square Feet per Capita	11		9	

Retail growth shows potential for additional retail in North Ogden

ZIONS BANK PUBLIC FINANCE

Potential Retail Absorption Based on Population Growth

Source: (GOMB Population Projections; ZBPF)

**Based on assumed 26 square feet of retail space per capita as calculated on previous slide*

	2020	2030	2040	2050	2060	Average
Additional Retail Space Per Decade	66,813	141,042	300,860	178,865	189,824	175,481
Additional Retail Space Per Year	6,681	14,104	30,086	17,887	18,982	17,548
Capture Rates						
100%	6,681	14,104	30,086	17,887	18,982	17,548
90%	6,013	12,694	27,077	16,098	17,084	15,793
80%	5,345	11,283	24,069	14,309	15,186	14,038
70%	4,677	9,873	21,060	12,521	13,288	12,284
60%	4,009	8,463	18,052	10,732	11,389	10,529
50%	3,341	7,052	15,043	8,943	9,491	8,774

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Conclusions

- Higher home values suggest the need for more moderate-priced homes which need could be met through the construction of attached units
- Population, employment, construction growth, and developer interviews indicate potential for additional housing in North Ogden
- Projections and developer interviews do not suggest that 1,000 additional units is reasonable in the short term, rather approximately 100 units per year of both single-family and multi-family units
- Present demand of 304 beds of senior housing for aging population
- Potential for an average of 8,774 square feet of additional retail space per year through 2060 (3,341 per year for the next five years), based on a 50 percent capture rate (up from 27 percent)

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Appendices

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Demographic Characteristics

	Farr West	Harrisville	Hooper	Huntsville	Marriott-Slaterville	North Ogden	Ogden	Plain City	Pleasant View	Riverdale	Roy	South Ogden	Uintah	Washington Terrace	West Haven	Weber County
Median age (years)	32.5	29.2	31.7	46	37.3	31.8	30.2	31.1	34.4	33.3	30.5	32.5	32.6	33.1	27.7	31.3
Average household size - owner-occupied unit	3.05	3.15	3.4	3.09	2.84	3.24	2.83	3.45	3.19	2.88	2.98	2.82	2.98	2.84	3.44	3
Average household size - renter-occupied unit	3.43	2.72	2.71	3.1	2.55	3.16	2.65	3.21	4.99	2.41	3.14	2.3	2.89	1.98	2.88	2.67
Per capita income (dollars)	$26,410	$21,467	$24,913	$27,579	$27,997	$25,865	$19,349	$24,322	$32,298	$22,247	$22,411	$24,910	$27,341	$22,990	$24,047	$23,106
Median household income (dollars)	$72,466	$56,274	$80,519	$85,278	$70,450	$74,666	$41,031	$83,448	$86,130	$52,961	$60,184	$53,012	$63,098	$47,566	$70,610	$54,974

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Maps

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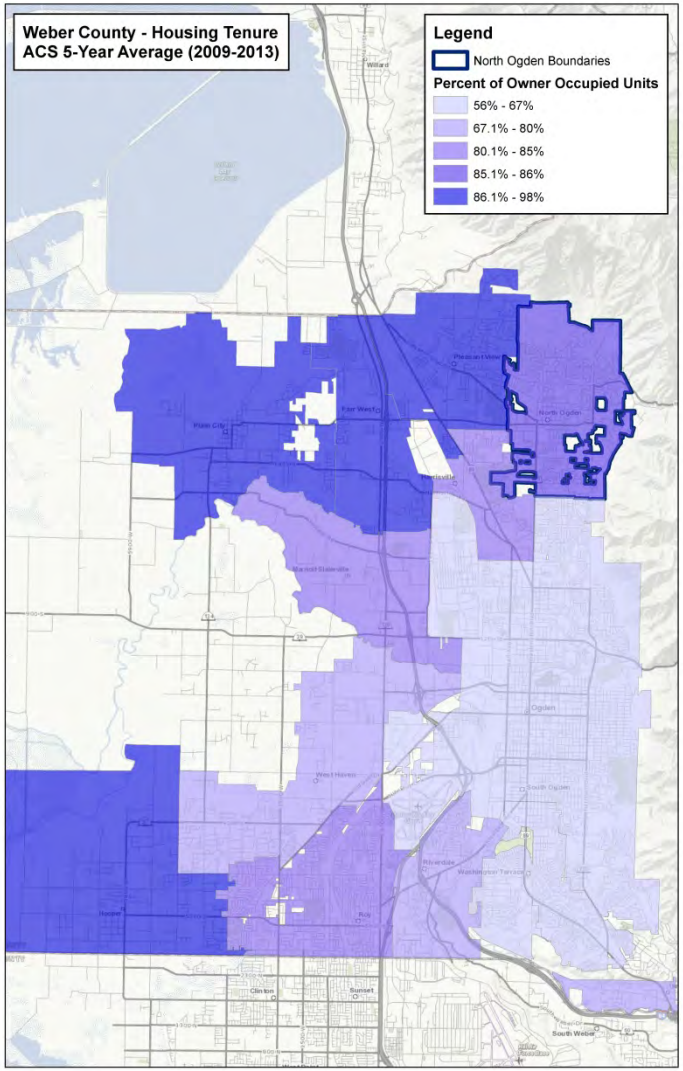

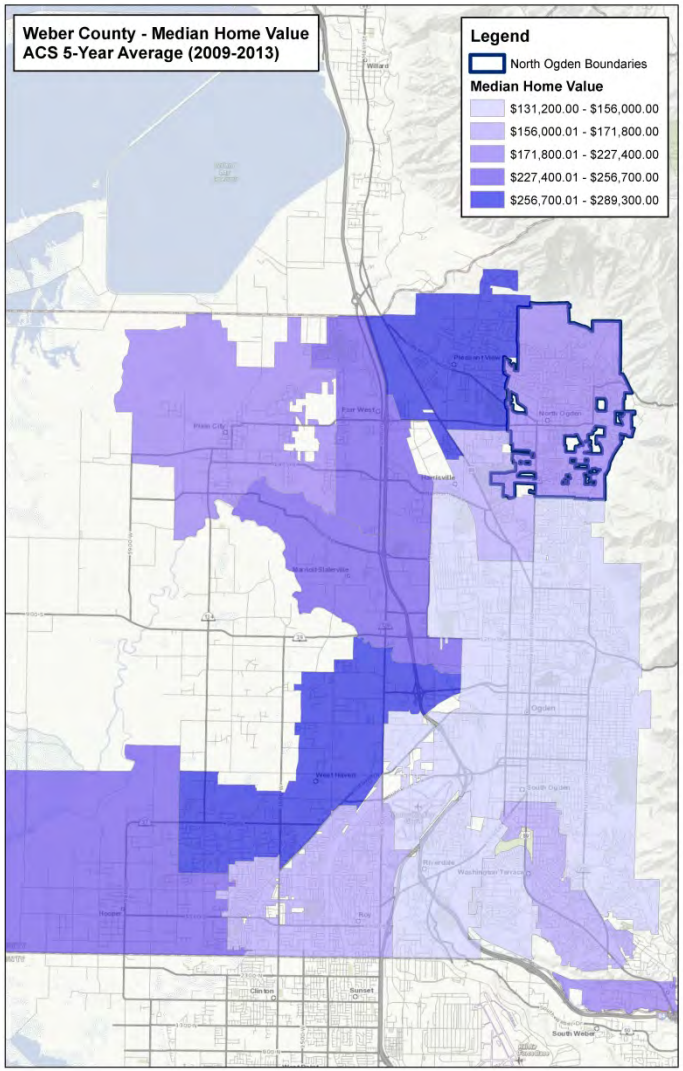

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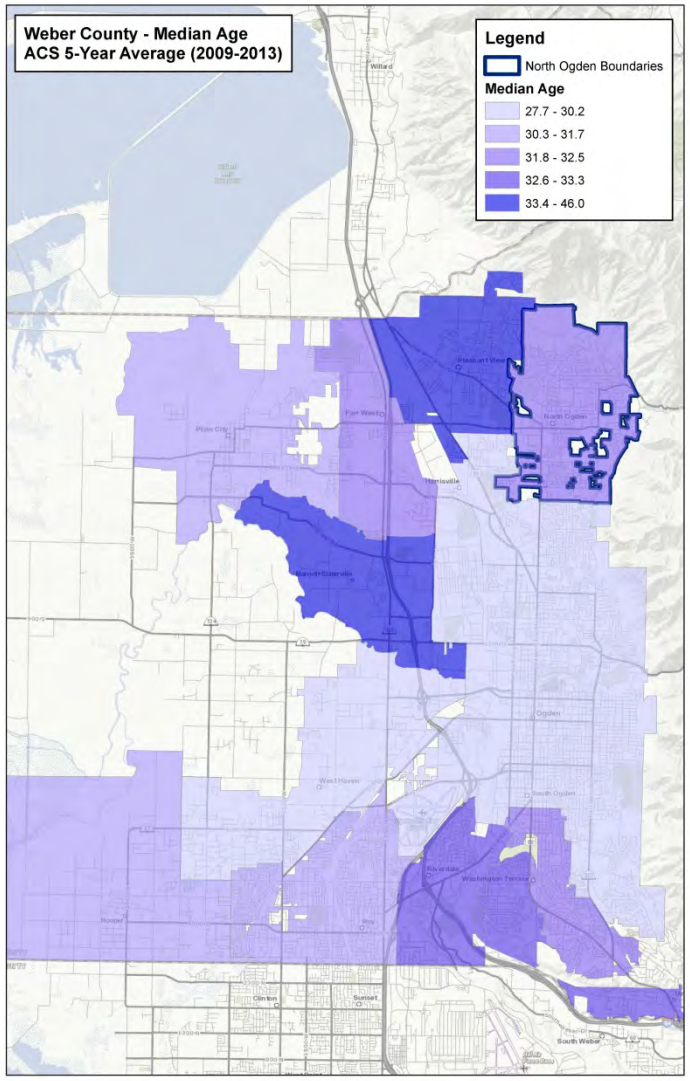

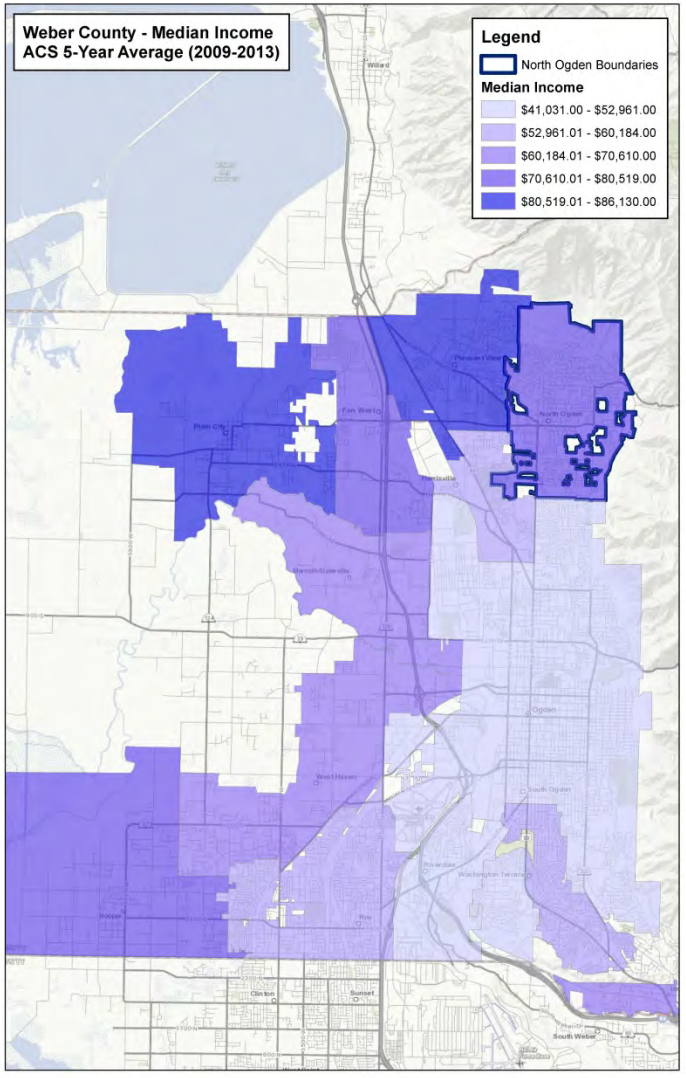

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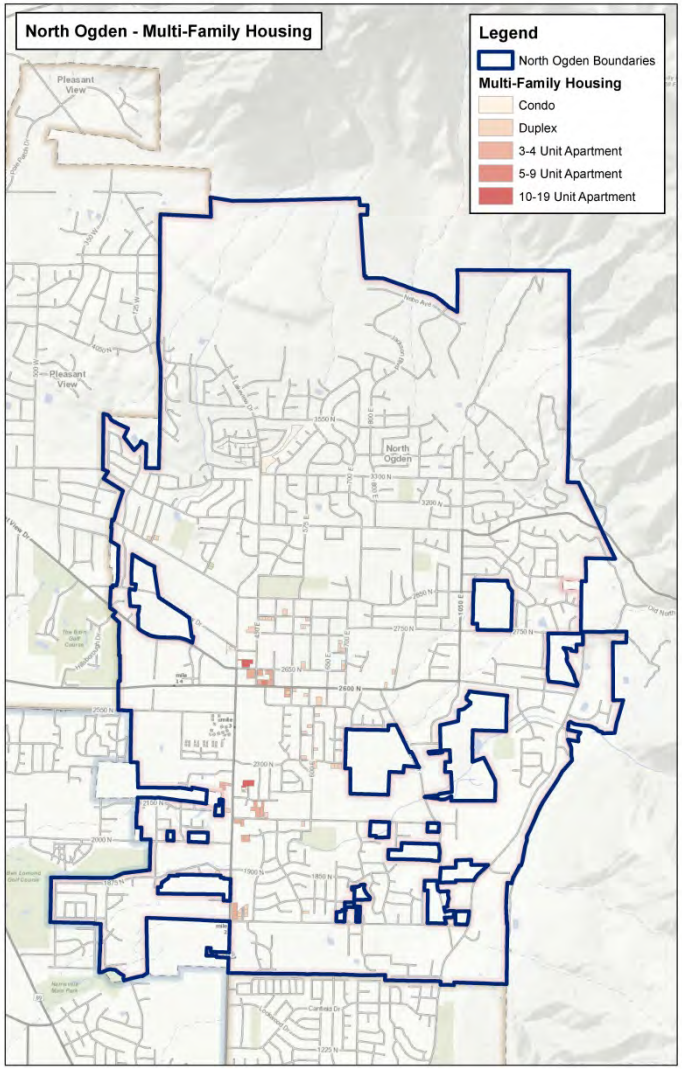

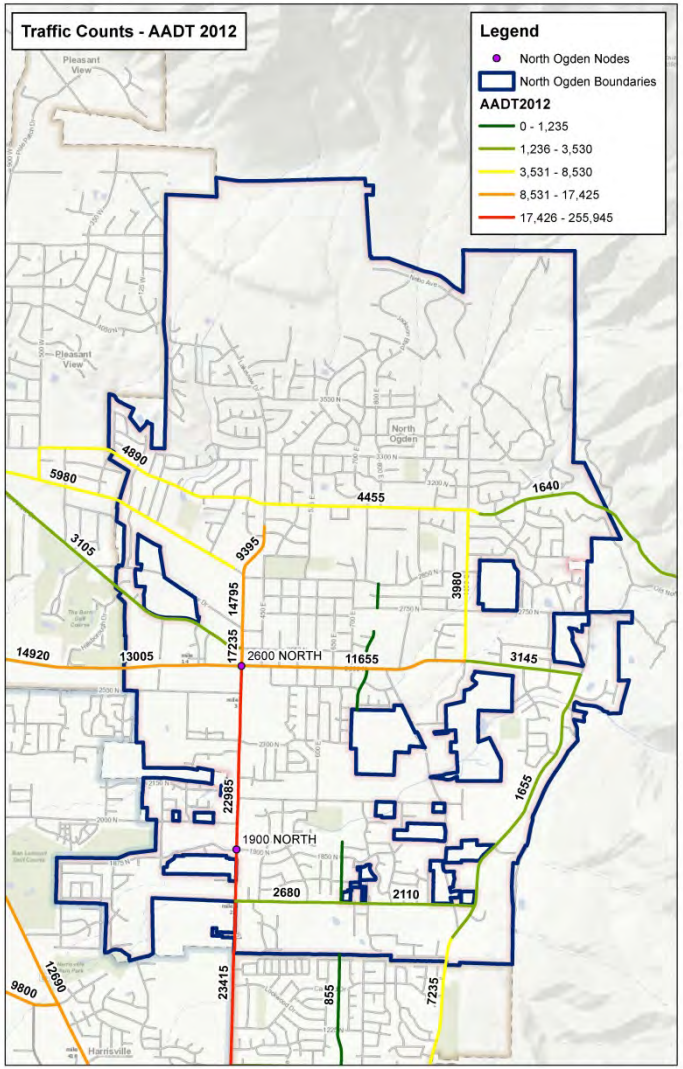

Projected Employment

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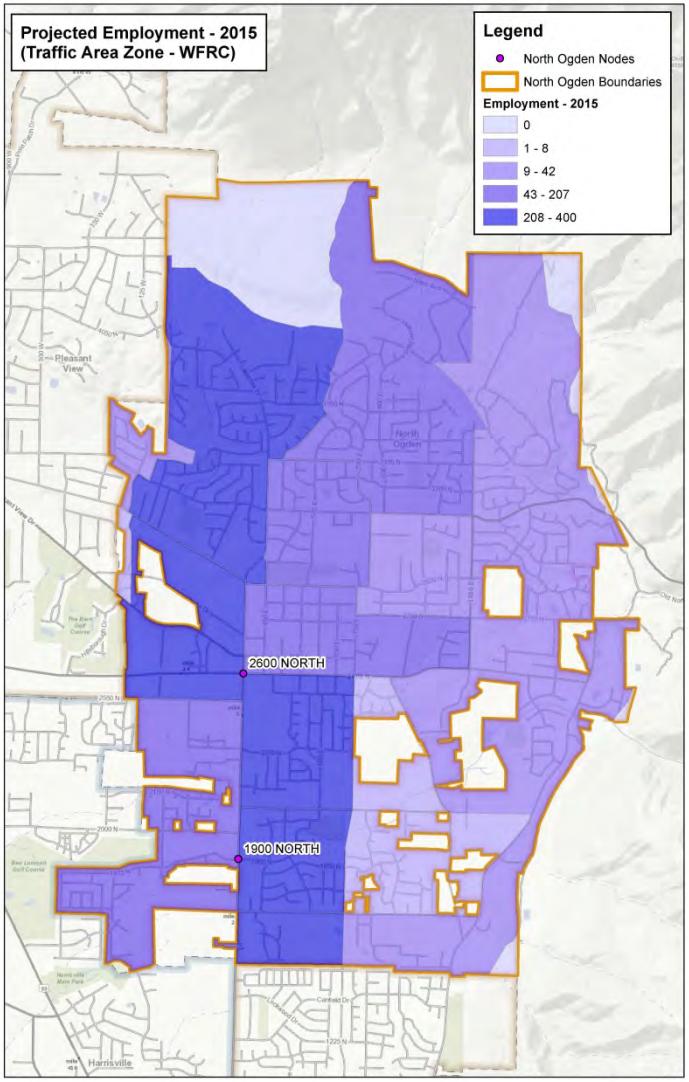

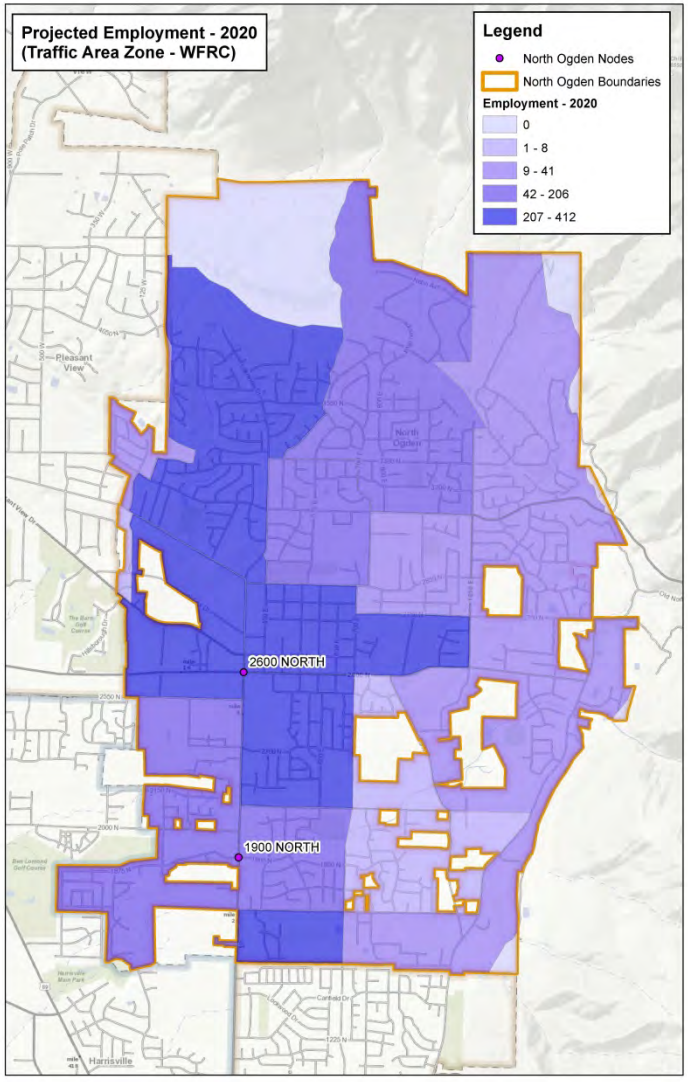

Projected Employment

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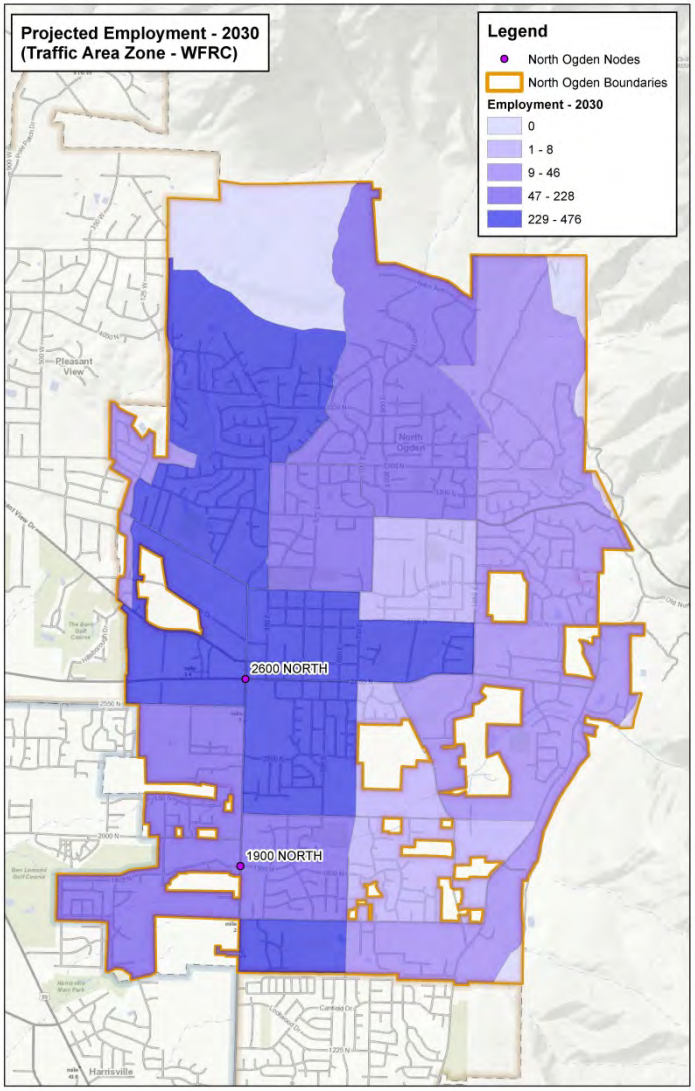

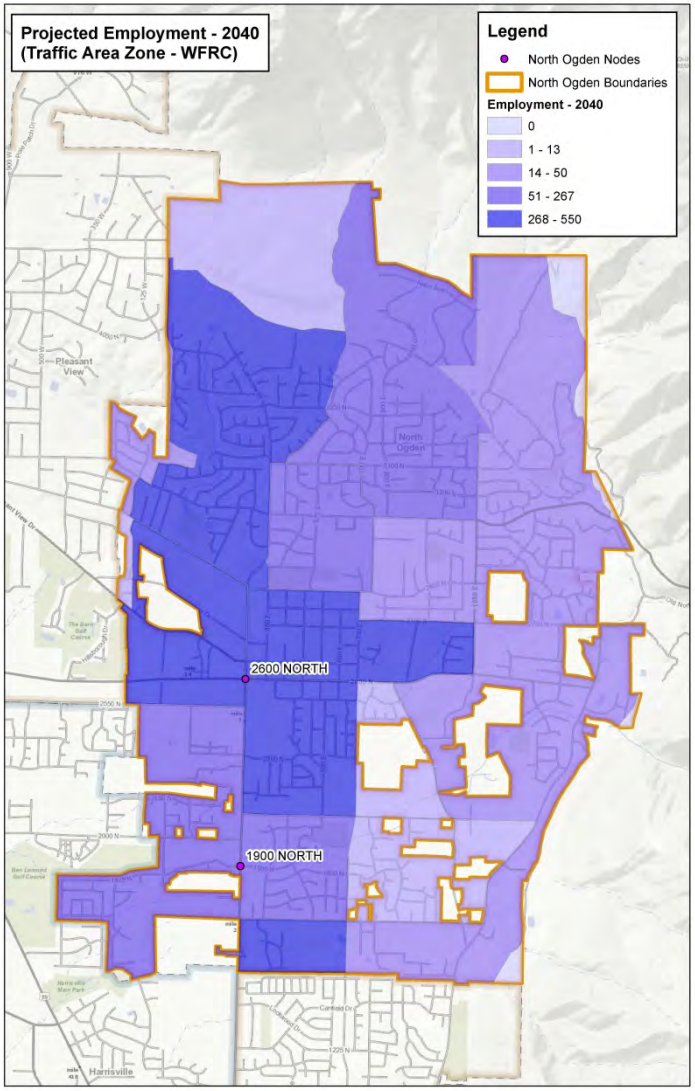

Improvement Values

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Sales Leakage

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Sales Leakage - 2013

	2013 Leakage	2013 Capture Rate
Motor Vehicle and Parts Dealers		
New Automobile Dealers	-$24,876,095	0.36%
Used Car Dealers	-$6,310,102	1.72%
Other Motor Vehicle Dealers	-$3,252,681	0.00%
Automotive Parts, Accessories, and Tire Stores	-$2,080,072	64.32%
Subtotal	-$36,518,950	9.76%

Furniture and Home Furnishings Stores		
Furniture Stores	-$4,656,514	0.00%
Home Furnishings Stores	-$1,371,492	6.65%
Subtotal	-$6,028,006	1.59%

Electronics and Appliance Stores		
Appliance, Television and Other Electronics	-$6,480,916	0.68%
Camera & Photographic Supplies	$0	0.00%
Computer & Software Stores	$0	0.00%
Subtotal	-$6,480,916	0.68%

Sales Leakage

ZIONS BANK PUBLIC FINANCE

	2013 Leakage	2013 Capture Rate
Building Material and Garden Equipment and Supplies Dealers		
Building Material and Supplies Dealers	-$17,185,563	0.30%
Lawn and Garden Equipment and Supplies Stores	-$540,086	0.00%
Subtotal	-$17,725,649	0.29%
Food and Beverage Stores		
Grocery Stores	$13,653,090	150.10%
Specialty Food Stores	-$316,726	63.15%
Beer, Wine, and Liquor Stores	-$2,174,187	0.00%
Subtotal	$11,162,178	136.86%
Health and Personal Care Stores		
Cosmetics & Perfume	-$891,966	0.00%
Optical Goods	-$215,705	48.28%
Other Health & Personal Care	-$1,644,925	5.11%
Pharmacies & Drug Stores	-$491,328	0.00%
Subtotal	-$3,243,923	8.20%

Sales Leakage

ZIONS BANK PUBLIC FINANCE

	2013 Leakage	2013 Capture Rate
Gasoline Stations		
Gasoline Stations	-$7,533,278	0.00%
Other Gas Stations	$0	0.00%
Subtotal	-$7,533,278	0.00%
Clothing and Clothing Accessories Stores		
Clothing Stores	-$9,013,998	16.25%
Shoe Stores	-$1,141,110	0.00%
Jewelry, Luggage, and Leather Goods Stores	-$641,339	31.68%
Subtotal	-$10,796,447	15.94%
Sporting Goods, Hobby, Book, and Music Stores		
Books, Periodical, and Music	-$872,144	19.41%
Hobby, Toys & Games	-$978,868	1.88%
Musical Instruments	-$341,210	0.00%
Sewing, Needlework & Piece Goods	-$159,819	0.00%
Sporting Goods	-$5,082,393	2.72%
Subtotal	-$7,434,434	4.75%

Sales Leakage

ZIONS BANK PUBLIC FINANCE

	2013 Leakage	2013 Capture Rate
General Merchandise Stores		
Department Stores	-$41,696,150	0.47%
Warehouse Club & Other General Merchandise Stores	-$181,992	96.64%
Subtotal	-$41,878,142	11.47%
Miscellaneous Store Retailers		
Florists	-$167,867	39.11%
Office Supplies, Stationery, and Gift Stores	-$2,016,429	2.92%
Other Miscellaneous Store Retailers	-$9,320,956	2.43%
Used Merchandise	-$422,754	0.00%
Subtotal	-$11,928,006	3.25%
Non-store Retailers		
Electronic Shopping and Mail-Order Houses	-$1,026,315	53.24%
Vending Machine Operators	-$221,633	26.09%
Direct Selling Establishments	-$1,309,690	20.86%
Subtotal	-$2,557,638	38.36%

Sales Leakage

ZIONS BANK PUBLIC FINANCE

	2013 Leakage	2013 Capture Rate
Performing Arts, Spectator Sports, and Related Industries		
Performing Arts, Spectator Sports & Related Industries	-$897,729	0.00%
Spectator Sports	$0	0.00%
Promoters of Performing Arts, Sports, and Similar Events	$0	0.00%
Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures	$0	0.00%
Independent Artists, Writers, and Performers	$0	0.00%
Subtotal	**-$897,729**	**0.00%**
Museums, Historical Sites, and Similar Institutions		
Museums, Historical Sites, and Similar Institutions	-$219,018	0.00%
Subtotal	**-$219,018**	**0.00%**
Amusement, Gambling, and Recreation Industries		
Amusement, Gambling & Recreation Industries	-$2,829,214	8.76%
Subtotal	**-$2,829,214**	**8.76%**
Accommodation		
Bed & Breakfast & Other Accommodation	$0	0.00%
Hotels & Motels	-$10,161,240	0.00%
RV Parks & Recreational Camps	-240826.1877	0.00%
Rooming and Boarding Houses	-$27,924	0.00%
Subtotal	**-$10,429,989**	**0.00%**

Sales Leakage

ZIONS BANK PUBLIC FINANCE

	2013 Leakage	2013 Capture Rate
Food Services and Drinking Places		
Full-Service Restaurants	-$16,645,266	35.94%
Limited-Service Eating Places	$0	0.00%
Caterers & Other Special Food Services	-$761,717	69.86%
Drinking Places (Alcoholic Beverages)	-$753,766	5.99%
Subtotal	-$18,160,749	38.05%
Repair and Maintenance		
Automotive Repair and Maintenance	-$5,438,946	19.93%
Electronic and Precision Equipment Repair and Maintenance	-$175,796	11.14%
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	-$396,569	0.00%
Personal and Household Goods Repair and Maintenance	-$694,680	1.91%
Subtotal	-$6,705,992	17.16%
Personal and Laundry Services		
Personal & Laundry Services	-$1,436,675	24.34%
Private Households	-$4,148	0.00%
Religious, Grant making, Civic, Professional & Similar	-$537,551	8.72%
Other Personal Services	$0	0.00%
Subtotal	-$1,978,373	20.61%
TOTAL	-$182,184,278	27.48%

APPENDIX C

Downtown Visioning – North Ogden General Plan Steering Committee

North Ogden – Next

Your Vision, Our Future

Downtown Visioning

North Ogden General Plan Steering Committee

Civil Solutions Group

North Ogden City

Downtown Plan

Economic Development
History and Future

Agenda

- **Past History:**
  - North Ogden's commercial history
  - 2011 Economic Development Plan
- **General Plan Update**
  - Purpose of the General Plan
- **Downtown Plan**
  - Creation of a unique, identifiable downtown
  - Drive commercial development along Washington Blvd. and 2700 North

Past History

North Ogden Economic Development Plan

- North Ogden has a strong commercial focus in the early days to complement the residential areas
- A bedroom community focus emerged subsequently
- Growth of the North Ogden Business Alliance
- In 2009 we began a city-wide discussion about increasing commercial efforts
- This culminated in the formation of the Economic Development Committee in 2009 and the first North Ogden Economic Development Plan in 2011

Community decisions and focus areas, be it commercial growth, bedroom communities, strip commercial, multi-family, etc. all have various tax implications for a community. Both in terms of sales tax and property tax, the two primary ways to fund city operations.

Vision Statement: North Ogden 2020

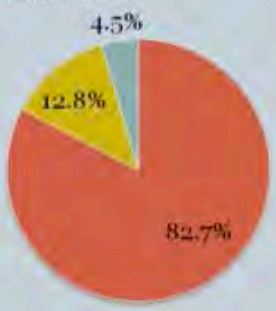
An attractive, inviting, and well-planned City with peaceful bedroom-community neighborhoods, complemented by a thriving commercial district offering retail shopping, dining, entertainment, and professional services.

Sunset over North Ogden's world-class aquatic center

Overall Business Development Concept

Question #1

- Thriving Business District
- Bedroom Community
- No Answer

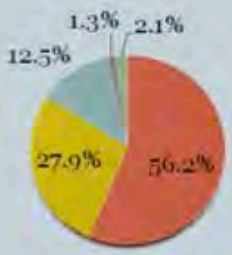


- **Given the arguments above, please mark which statement you <u>most agree</u> with:**
- ___ I want to see the City work to develop a thriving Business District along Washington Blvd. and 2700 North. I would like the City to have a stronger sales tax base in order to help keep property taxes lower. I believe that a strong Business District in a geographically limited area will not damage the unique aesthetics of North Ogden.
- ___ I want North Ogden to develop as a bedroom community. I like that our City does not have large business signs and other advertising. I would rather pay higher property taxes than see more business growth in our City.

Number of Businesses

Question #3

- Somewhat Too Few
- Far Too Few
- Just Right
- Too Many
- No Answer



- **In general, do you feel that the total number of businesses in North Ogden is:**
  - Far too few
  - Somewhat too few
  - Just right
  - Too many

Sales Tax & Shopping Local

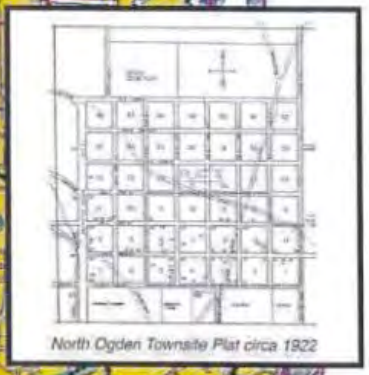
Question #4	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree	No Answer
a. Shopping local is important to me so North Ogden gets the sales tax revenue and I support local business.	56.2%	32.9%	7.1%	1.1%	0.6%	2.1%
b. I often leave North Ogden to shop because of limited shopping in North Ogden.	43.8%	40.3%	9.0%	4.3%	0.8%	1.8%
c. I would shop more often in North Ogden if th[illegible] more shop[illegible]tions.	58.1%	27.6%	8.2%	3.5%	1.4%	1.1%

Attracting New Business

Question #7	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	No Answer
North Ogden should actively encourage business development by creating a "business friendly" climate	50.9%	33.2%	7.7%	4.3%	1.9%	1.9%
North Ogden should market the City to potential businesses	42.7%	37.1%	10.0%	5.0%	2.9%	2.4%
North Ogden should participate in the Chamber of Commerce to attract new businesses	38.7%	33.1%	18.0%	4.7%	2.9%	2.7%
I support the use of financial incentives to bring new businesses	20.9%	26.2%	26.3%	14.4%	8.7	

North Ogden City

General Plan



North Ogden Townsite Plat circa 1922

November 1997

General Plan Update

- The General Plan is sometimes called the "master plan" for a community, and guides development in a city, with special focus on items such as transportation & roads, neighborhoods, multi-family housing areas, commercial zones, etc.

- The General Plan is the single most important document a city has, and guides development and zoning over a period of 10-15 years.

- Our latest version of the General Plan is from 1997 and needs to be updated.

Citizen input into the General Plan process is the most important part of the process.

This is <u>your</u> General Plan! Please get involved in it!

Downtown Plan

- North Ogden used to have a very identifiable downtown
- The downtown has been very mixed and blended with residential
- We want to plan for an orderly development that meets the desires of North Ogden citizens and landowners

North Ogden's "downtown" in the early 1900's included a dummy line train, the cannery buildings, and several shops and restaurants.

Photo: North Ogden Historical Museum

Downtown Plan

- Concepts for downtown discussion:
  - Walkable/bikeable
  - Identifiable/memorable
  - Traffic/transportation
  - Fiscal/tax implications of various choices

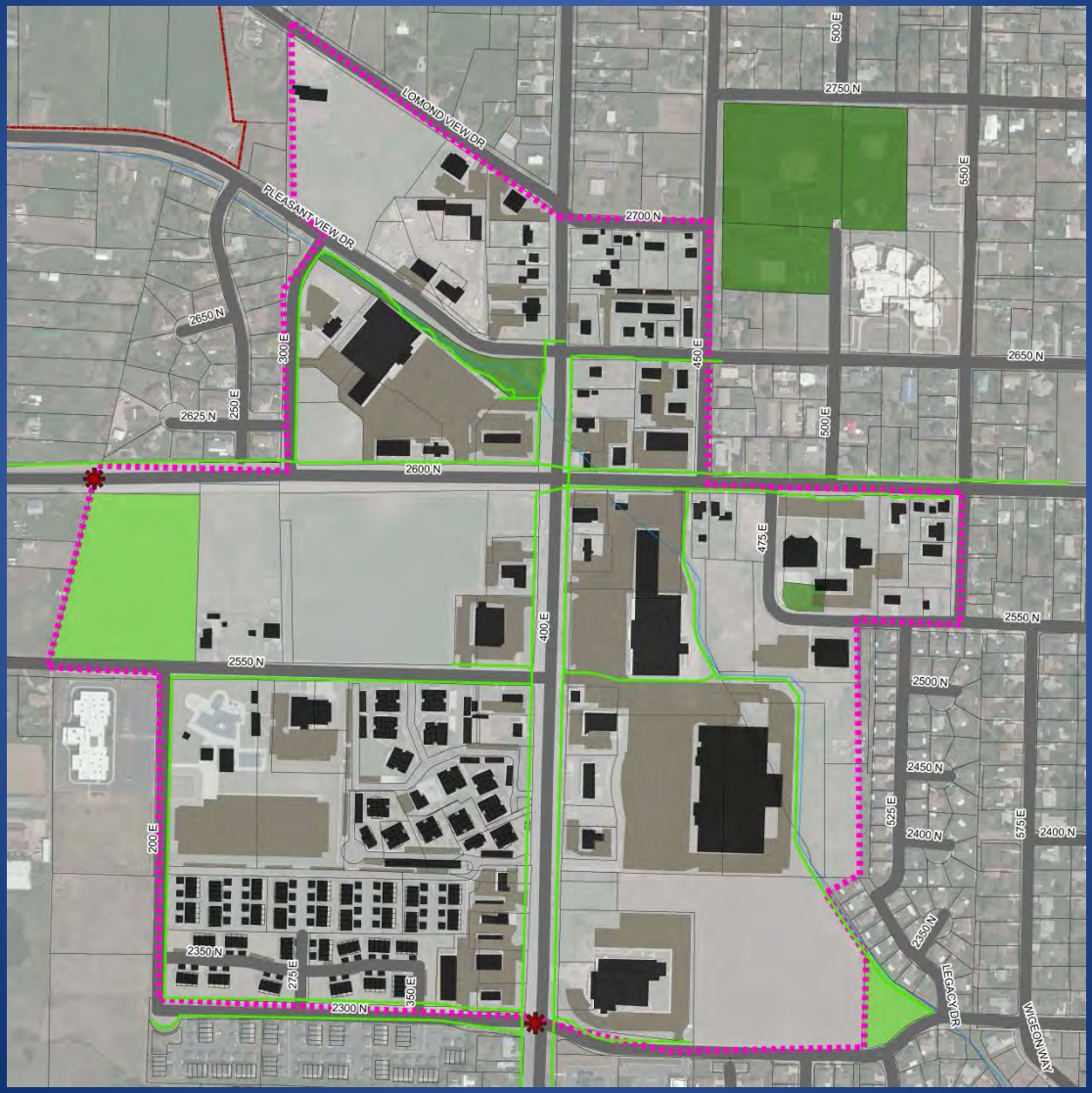
- Commercial/Retail Element: Discuss retail and office development potential

- Housing: Consider the rooftops to retail demand relationship

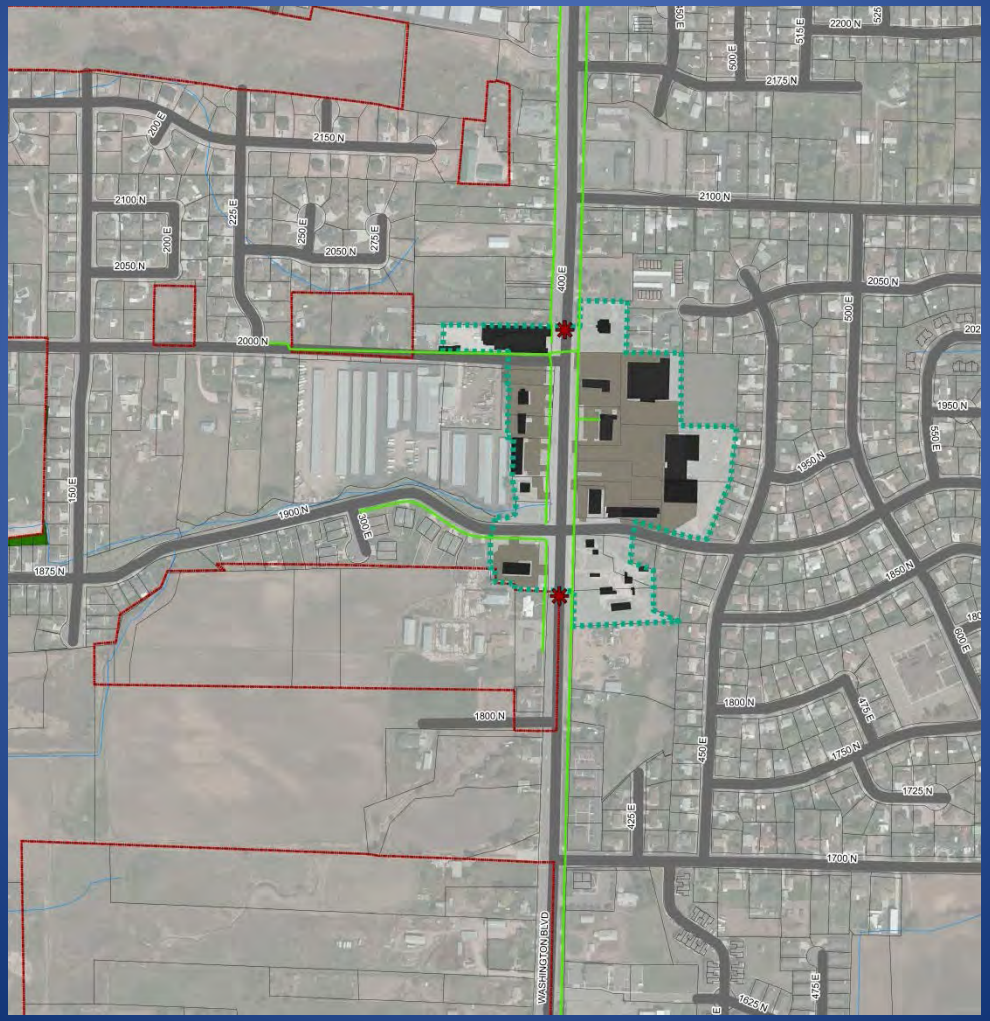
- Purpose: Provide input to the General Plan and for potential zoning changes

A Downtown Plan will guide development in the downtown area—the question is: "what will it look like?"

North Ogden downtown area



North Ogden south commercial area (near Kirts)



Concepts to consider tonight

- What is a balanced community?
- Does North Ogden need an identifiable center?
- More rooftops equals more commercial potential
- What are the components of downtown?
- Times are changing
- Road is controlled by UDOT and is the biggest barrier to a “connected” downtown
- Are we satisfied with the function and appearance of Washington and 2600 N?

Population Growth and Density

Geography	2000 Population	2010 Population	% Growth from 2000 to 2010	Area (Square Miles)	2010 Persons/ Square Mile
Farr West	3,094	5,928	91.6%	5.9	1,005
Harrisville	3,645	5,567	52.7%	3.0	1,856
Marriott-Slaterville	1,425	1,701	19.4%	7.4	230
North Ogden	**15,026**	**17,357**	**15.5%**	**7.3**	**2,378**
Ogden	77,226	82,825	7.3%	27.1	3,056
Plain City	3,489	5,476	57.0%	12.1	453
Pleasant View	5,632	7,979	41.7%	7.0	1,140
Weber County	196,533	231,236	17.7%	-	-

Source: U.S. Census Bureau and Utah Automated Geographic Reference Center (AGRC)

Population Projections

Geography	2010 Population	2040 Population	Area (Square Miles)
Farr West	5,928	7,859	5.9
Harrisville	5,567	7,435	3.0
Marriott-Slaterville	1,701	5,021	7.4
North Ogden	**17,357**	**38,416**	**7.3**
Ogden	82,825	106,186	27.1
Plain City	5,476	11,126	12.1
Pleasant View	7,979	16,258	7.0
Weber County	231,236	363,671	-

Source: U.S. Census Bureau, Wasatch Front Regional Council and AGRC

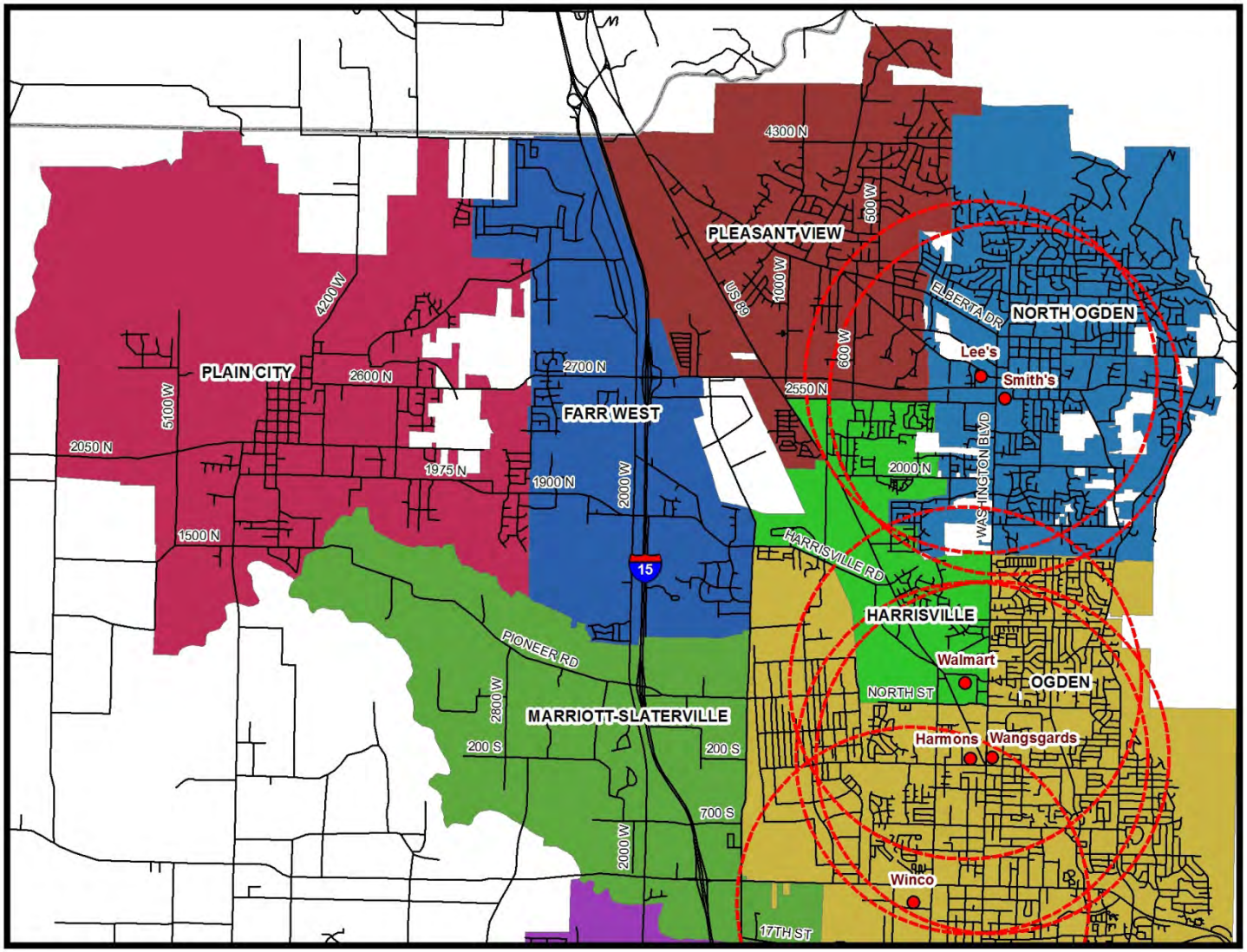
Characteristics of Shopping Centers

Type of Center	Leading Tenant	Typical GLA (Square Feet)	General Range in GLA (Square Feet)	Usual Minimum Site Area (Acres)
Neighborhood	Supermarket	60,000	30,000-100,000	3-10
Community	Supermarket, drugstore/pharmacy, discount department store, mixed apparel	180,000	100,000-400,000	10-30
Regional	One or two full-line department stores	600,000	300,000-900,000	10-60
Super Regional	Three or more full-line department stores	1,000,000	600,000-2,000,000	15-100 or more
Source: ULI Retail Development Handbook, Fourth Edition				

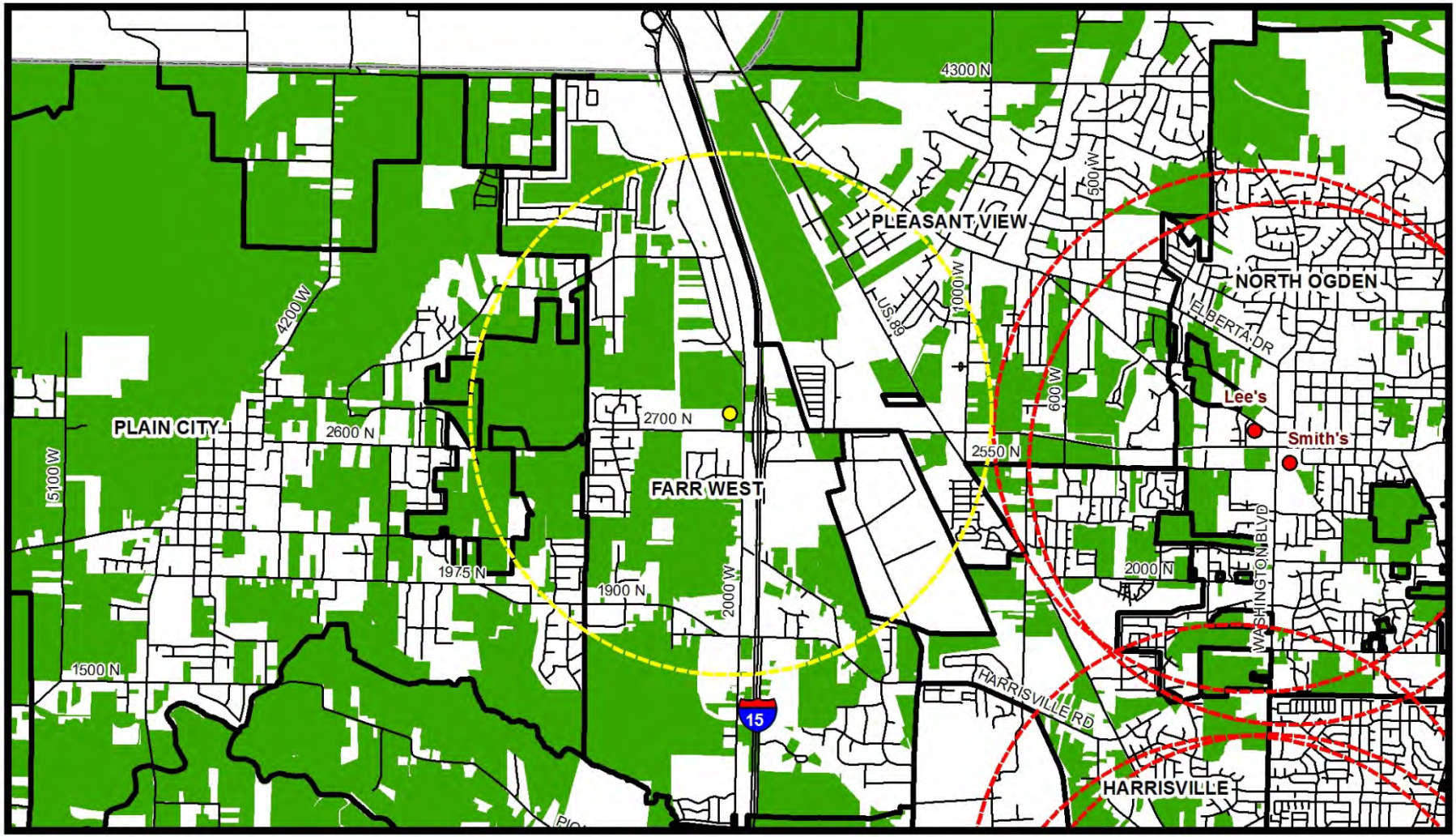
Trade Area Guidelines for Shopping Centers

Type of Center	Radius	Driving Time	Approximate Minimum Population Support Required
Neighborhood	1.5 miles	5-10 minutes	3,000-40,000
Community	3-5 miles	10-20 minutes	40,000-150,000
Regional	8 miles	20 minutes	150,000 or more
Super Regional	12 miles	30 minutes	300,000 or more
Source: ULI Retail Development Handbook, Fourth Edition			

Existing Grocery Competition



Future Growth Potential



What Type of Retail Along 2600 N and Washington Blvd.?

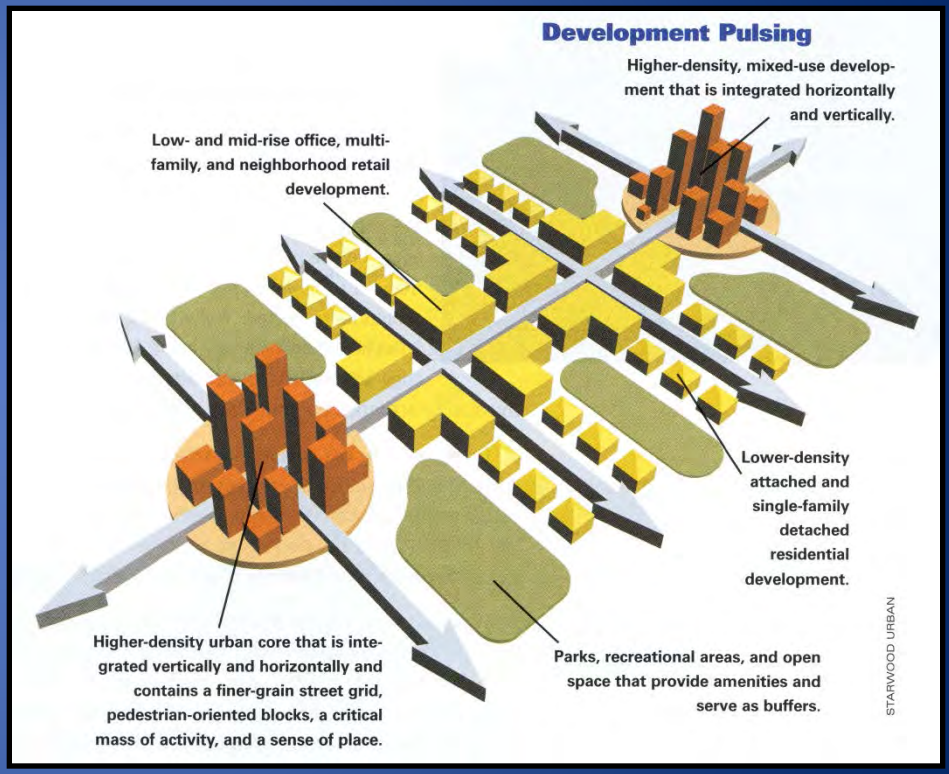
- Good land planning suggests discouraging strip commercial development
  - Generally higher vacancy rates
  - Consumes the limited frontage
  - Becomes difficult to develop deeper properties
  - Trends of concentration and walkability

Wasatch Choice 2040 Vision

- Regional Vision for the Future
  - Suggesting that a lot of our growth should occur in centers (compact, MU, walkable)
  - Based on connecting and enhancing town centers with transit
  - 2600 N and Washington is identified as a possible center
- Voluntary Regional Principles to be implemented locally

Growth in Town Centers (downtowns)?

- ULI's *"Ten Principles for Reinventing America's Suburban Strips"*
  - 4. Prune back retail-zoned land (strip commercial)
  - 5. Establish pulse nodes of development
- Model applies to North Ogden



APPENDIX D

Citizen Surveys and Tabulation Tables

- Current Housing Supply
- Historical Housing Construction
- Housing Demand
- Senior Housing
- Retail and Office
- Conclusions

Current Housing Supply
What do we know about our housing stock?

Current Housing Supply

ZIONS BANK PUBLIC FINANCE

	North Ogden	Weber County
Less than $50,000	2%	6%
$50,000 to $99,999	1%	9%
$100,000 to $149,999	11%	23%
$150,000 to $199,999	31%	25%
$200,000 to $299,999	37%	23%
$300,000 to $499,999	16%	12%
$500,000 to $999,999	3%	2%
$1,000,000 or more	0%	0%

56 percent of owner-occupied homes in North Ogden are valued at more than $200,000, with only 11 percent valued between $100,000 and $149,000. Median household value is $211,800

Source: ACS 5-year Average (2009-2013)

Current Housing Supply

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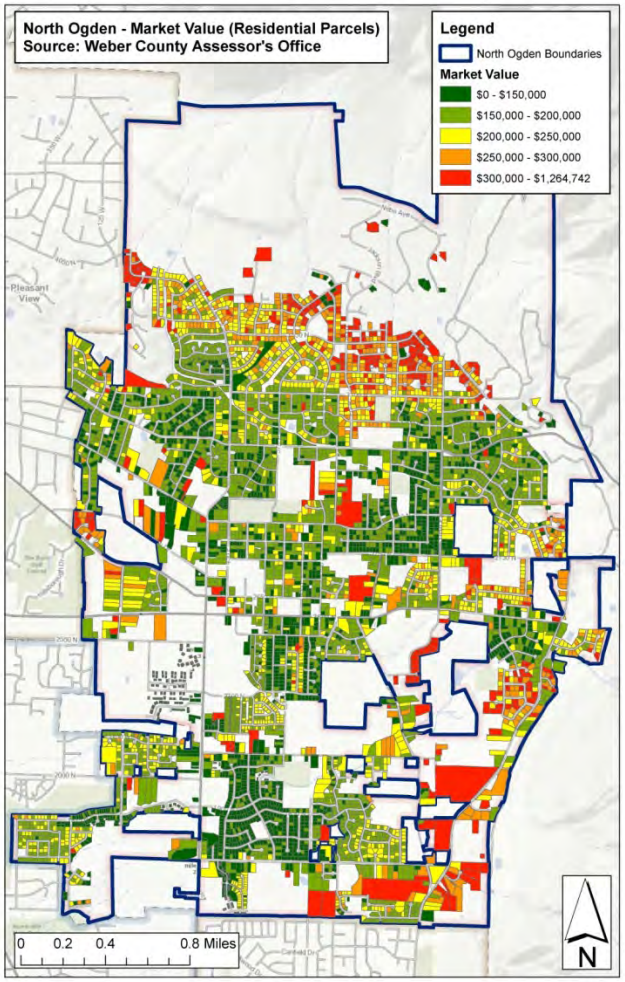

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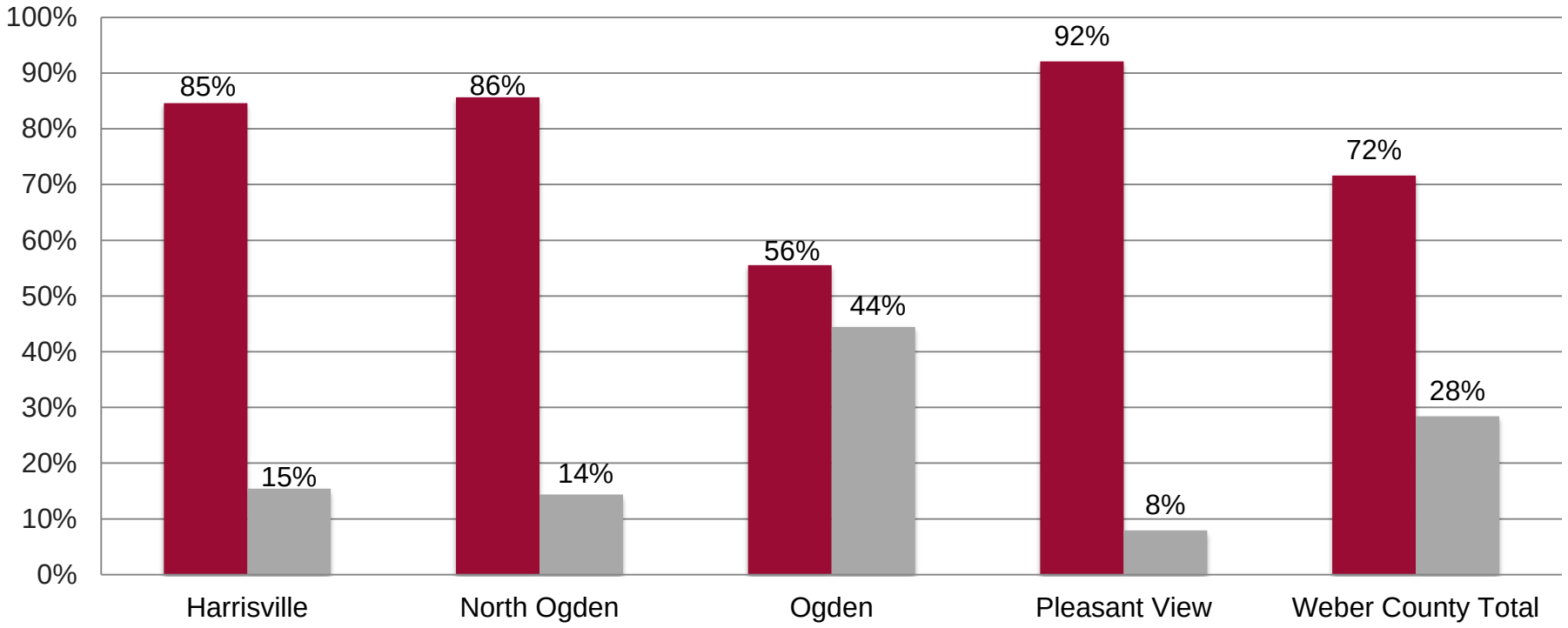
Occupied Housing Units

Source: ACS 5-Year Average (2009-2013)



Historical Housing Construction
What if current trends continue?

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New Residential Building Permits by City

	Total 2005-2014	Total 2005-2009	Total 2010-2014	Total 2013-2014
Farr West	480	335	145	52
Harrisville	484	377	107	36
Huntsville	5	4	1	1
North Ogden	523	348	175	44
Ogden	1,344	1,020	324	138
Plain City	475	287	188	44
Pleasant View	794	488	306	122
Riverdale	137	103	34	7
Roy	424	241	183	33
South Ogden	404	349	55	23
Uintah	41	33	8	3
Washington Terrace	32	26	6	2
West Haven	499	284	215	84
Average	376	260	116	39

North Ogden Averages

2005-2014: 52 permits per year

2010-2014: 35 permits per year

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New Multi-Family Building Permits (Units) by City

	Total 2005-2014	Total 2005-2009	Total 2010-2014	Total 2013-2014
Farr West	33	7	26	1
Harrisville	301	241	60	9
Huntsville	-	-	-	-
North Ogden	96	90	6	-
Ogden	690	490	200	97
Plain City	6	6	-	-
Pleasant View	146	28	118	71
Riverdale	38	34	4	-
Roy	40	4	36	9
South Ogden	121	109	12	4
Uintah	5	4	1	-
Washington Terrace	16	16	-	-
West Haven	216	191	25	5

North Ogden Averages

2005-2014: 10 permits (units) per year

2010-2014: 1 permit (unit) per year

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Historical Absorption

	Annual Change in Occupied Units (2000-2010) (US Census)	% Renter Occupied (ACS 5-year Average)	Rental Annual Absorption
Harrisville	79	15%	12
North Ogden	115	14%	16
Ogden	225	44%	99
Pleasant View	70	8%	6

Annual absorption based on change in occupied units (US Census) multiplied by the % of renter occupied units (ACS 5-year average)

Rental absorption of 16 units is close to historical absorption of 10 building permits per year (2005-2014)

Sources: BEBR; US Census; ZBPF

Housing Demand
How do increases in population and employment impact potential housing demand?

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Projected Population *(Source: Governor's Office of Management and Budget; ZBPF)*

	2010 Baseline	2020	2030	2040	2050	2060
Weber County	231,236	258,423	300,477	349,009	398,699	449,053
Farr West	5,928	6,835	7,238	8,163	9,479	11,593
Harrisville	5,567	6,314	7,741	7,146	8,428	9,782
Hooper	7,218	8,967	13,989	21,640	28,691	36,586
Huntsville	608	666	727	688	698	692
Marriott-Slaterville	1,701	2,003	2,741	4,826	5,895	7,054
North Ogden	17,357	19,927	25,351	36,923	43,802	51,103
Ogden	82,825	90,971	100,123	102,059	105,457	106,934
Plain City	5,476	6,431	8,727	10,694	13,492	16,572
Pleasant View	7,979	9,204	11,876	15,626	18,860	22,337
Riverdale	8,426	9,093	9,365	9,694	9,544	9,409
Roy	36,884	39,979	41,890	43,876	44,739	44,618
South Ogden	16,532	17,941	18,885	19,387	19,387	19,399
Uintah	1,322	1,502	1,851	1,749	2,072	2,415
Washington Terrace	9,067	9,857	10,446	13,456	13,567	13,358
West Haven	10,272	13,121	21,731	32,674	44,760	58,405
Balance of Weber County	14,074	15,613	17,796	20,408	29,826	38,798

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Projected Households* *(Source: Governor's Office of Management and Budget; ZBPF)*

	2020	2030	2040	2050	2060
Per Decade	796	1,679	3,583	2,130	2,260
Per Year	80	168	358	213	226
Households by Type**					
Renter Occupied	11	24	50	30	32
Owner Occupied	68	144	308	183	194

**Based on North Ogden average of 3.23 persons per household*
*** Based on 86% owner-occupancy rate , ACS 5-year Average (2009-2013)*

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Projected Population *(Source: TAZ Projections; WFRC, ZBPF)*

	2015	2020	2030	Additional Households 2015-2020*	Additional Households 2020-2030*
2600 North					
1 mile	8,835	9,147	10,076	104	310
3 miles	41,190	43,653	49,678	821	2,008
5 miles	77,236	82,101	93,385	1,622	3,762
1900 North					
1 mile	8,850	9,350	10,754	166	468
3 miles	49,430	51,784	58,274	785	2,164
5 miles	92,874	99,320	113,269	2,149	4,651

Based on County average of 2.9 persons per household

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Projected Employment *(Source: TAZ Projections; WFRC, ZBPF)*

	2015	2020	2030	Additional Households 2015-2020*	Additional Households 2020-2030*
2600 North					
1 mile	1,729	1,793	2,130	74	389
3 miles	12,870	13,713	16,458	974	3,171
5 miles	27,600	29,508	35,419	2,204	6,829
1900 North					
1 mile	2,032	2,067	2,403	40	389
3 miles	16,969	17,802	20,909	962	3,589
5 miles	45,896	52,135	61,716	7,208	11,068

**Based on County average of 1.2 jobs per household*

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Data from Developer Interviews – Multi-Family Residential

Note: Not a significant sample size (partial data from 7 developers)

	Average	Range
New Units per Acre	19	12-30
Units Absorbed per Month	13	12-14
Total Units Constructed per Year*	154 (105 without outlier)	100-300
Square Feet		
Studio	550	500-600
1 bedroom	750	700-800
2 bedroom	1,083	900-1,200
3 bedroom	1,300	1,100-1,500
Rents		
Studio	$550	$500-600
1 bedroom	$667	$600-700
2 bedroom	$938	$800-1,150
3 bedroom	$1,167	$1,100-1,200
Mixture		
Studio	10%	10%
1 bedroom	25%	15-35%
2 bedroom	57.5%	45-70%
3 bedroom	12.5%	10-15%
Stories		2-3
Cost per Door	$137k	$125-160k

Data from Developer Interviews - Townhomes

	Average	Range
New Units per Acre	13	8-18
Square Feet	1,275	1,200-1,350
Cost per Door	$176k	$170-190k

Comments:

- Attractive area (better schools, less crime, lower density, same rent as Ogden)
- People live in this area because they want to get out of the city
- If growth continues at 2600 North, buyers won't want to buy a townhome there; rental properties would be a better option there

Housing Demand Comparison – Multi-Family Units per Year

	Change in Occupied Units 2000-2010 (US Census)	North Ogden Building Permits/year 2005-2014	GOMB Population Projection 2010-2020	GOMB Population Projection 2020-2030	Population Growth 2015-2020 (1 mile–5 miles)	Employment Growth 2015-2020 (1 mile–5 miles)	Developer Interviews
Households/ Units per Year	16	10	11	24	21-430	15-1,442	122-167

Senior Housing

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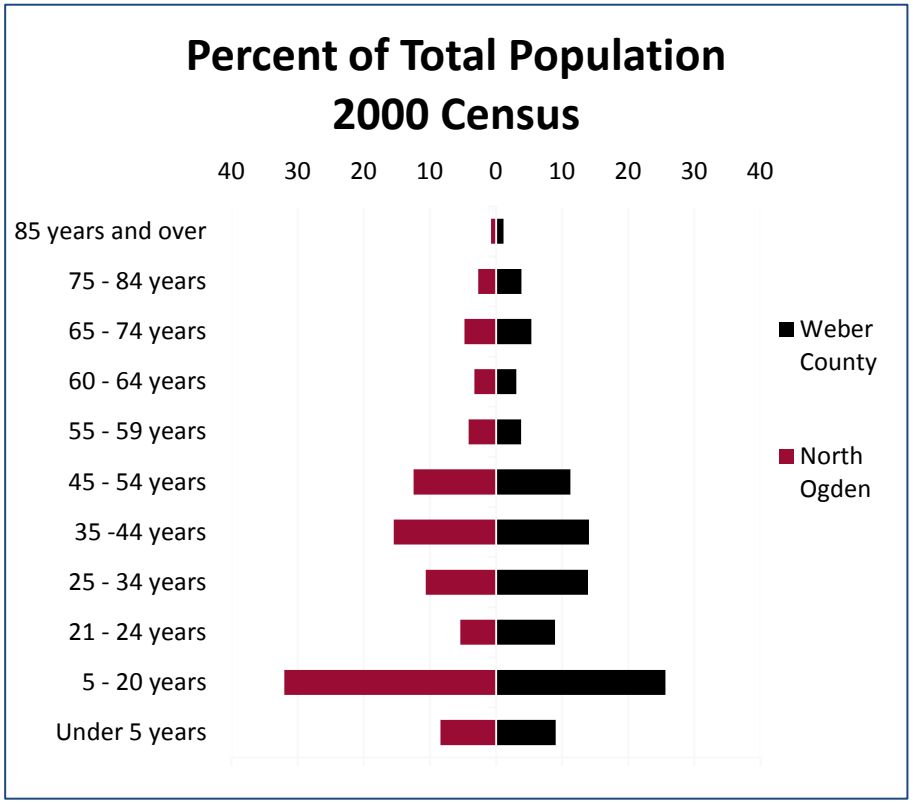
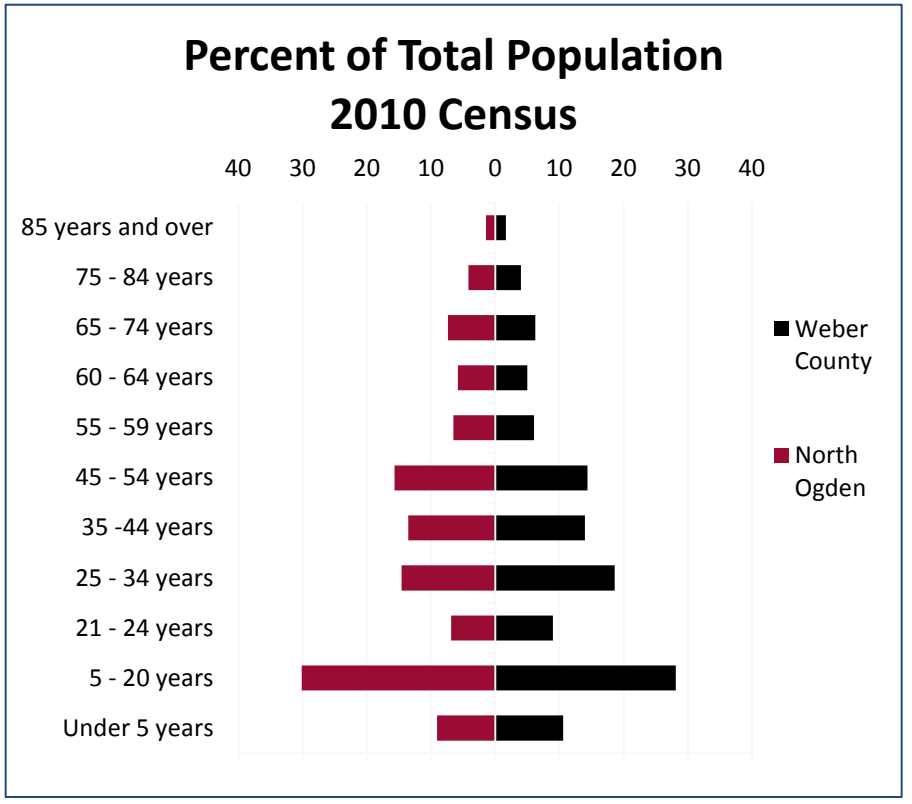
Aging Population





Population growth for age groups 65 and older in North Ogden between 2000 and 2010

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Senior Housing Availability

Name	Address	Number of Units
Quail Meadow Assisted Living	2100 North 289 East	24
Prominence Point (Proposed)	1700 North 200 East	NA

Neighboring Communities	City	Number of Units
Emeritus Estates	Ogden	80
Seasons Assisted Living	Farr West	24
Gardens Assisted Living	Ogden	NA
George E Wahlen Veteran's Home	Ogden	NA
Beehive Homes	Ogden	NA

Retail and Office

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Sales Leakage - 2013

	2013 Leakage	2013 Capture Rate
General Merchandise Stores*	-$41,878,141.98	11%
Motor Vehicle and Parts Dealers	-$36,518,950.42	10%
Food Services and Drinking Places*	-$18,160,748.60	38%
Building Material and Garden Equipment and Supplies Dealers	-$17,725,649.17	0%
Miscellaneous Store Retailers	-$11,928,006.07	3%
Clothing and Clothing Accessories Stores	-$10,796,447.43	16%
Accommodation	-$10,429,989.40	0%
Gasoline Stations	-$7,533,278.02	0%
Sporting Goods, Hobby, Book, and Music Stores	-$7,434,434.07	5%
Repair and Maintenance	-$6,705,991.95	17%
Electronics and Appliance Stores	-$6,480,916.49	1%
Furniture and Home Furnishings Stores	-$6,028,006.10	2%
Health and Personal Care Stores	-$3,243,923.27	8%
Amusement, Gambling, and Recreation Industries	-$2,829,214.41	9%
Non-store Retailers	-$2,557,637.57	38%
Personal and Laundry Services	-$1,978,373.37	21%
Performing Arts, Spectator Sports, and Related Industries	-$897,729.34	0%
Museums, Historical Sites, and Similar Institutions	-$219,017.85	0%
Food and Beverage Stores	$11,162,177.72	137%
TOTAL	-$182,184,277.79	27%

** Does not include new businesses from 2014, including Café Rio and Smith's Marketplace*

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Retail and Office Absorption – Weber County

	2004	2009	2013	Average Growth per Year
Office				
Class A	869,450	1,182,326	916,547	**Negative Growth Occurring for Office Space**
Class B	1,142,711	962,158	758,594	
Class C	218,228	395,079	392,226	
Total Square Feet	**2,230,389**	**2,539,563**	**2,067,367**	
Retail				
Regional Mall	726,729	726,729	726,729	-
Regional Center	968,413	1,690,403	1,690,403	80,221
Commercial Center	1,270,644	1,447,731	1,904,695	70,450
Neighborhood Center	1,030,592	1,033,718	846,004	(20,510)
Anchorless Strip	463,949	851,458	792,935	36,554
Total Square Feet	**4,460,327**	**5,750,039**	**5,960,766**	**166,715**
County Population	210,418		231,236	
Retail Square Feet per Capita	21		26	
Office Square Feet per Capita	11		9	

Retail growth shows potential for additional retail in North Ogden

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Potential Retail Absorption Based on Population Growth

Source: (GOMB Population Projections; ZBPF)

Based on assumed 26 square feet of retail space per capita as calculated on previous slide

	2020	2030	2040	2050		
Additional Retail Space Per Decade	66,813	141,042	300,860	178,865	189,824	175,481
Additional Retail Space Per Year	6,681	14,104	30,086	17,887	18,982	17,548
Capture Rates						
100%	6,681	14,104	30,086	17,887	18,982	17,548
90%	6,013	12,694	27,077	16,098	17,084	15,793
80%	5,345	11,283	24,069	14,309	15,186	14,038
70%	4,677	9,873	21,060	12,521	13,288	12,284
60%	4,009	8,463	18,052	10,732	11,389	10,529
50%	3,341	7,052	15,043	8,943	9,491	8,774

Conclusions

- Higher home values suggest the need for more moderate priced homes – diversity of housing types could capture more of the market
- Population, employment, construction growth and developer interviews indicate potential for additional housing in North Ogden – Developers more optimistic than trends
- Projections and developer interviews do not suggest that 1,000 additional units is reasonable in the short term, rather approximately 100 units per year
- Present demand for additional senior housing for aging population
- Potential for an average of 17,548 square feet of additional retail space per year through 2060 (6,681 per year for the next 5 years)

APPENDIX E

On-line Survey Summary

On-line Survey Summary

2. The following 6 questions apply to main street shops/ smaller commercial buildings in the downtown area.Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller stand alone commercial building with street acces

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/Indifferent	Somewhat opposed	Strongly opposed
65	90	33	11	4
32%	44%	16%	5%	2%

Smaller stores received a Strong support.

On-line Survey Summary

8. This section is about medium size commercial buildings in the North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
36	74	35	36	15
18%	38%	18%	18%	8%

Mid-box or medium stores received a Strong support.

On-line Survey Summary

11. This section is about big box size commercial buildings in the future North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
18	33	39	52	61
9%	16%	19%	26%	30%

Big-box received a strong opposition.

On-line Survey Summary

16. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 2 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
48	79	42	20	12
24%	39%	21%	10%	6%

Smaller office (2-3 stories) is wanted over large (4-5 stories) office buildings.

On-line Survey Summary

22. Please rate the following building type for the North Ogden downtown area.
Residential 3 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	15	48	42	38	52
	8%	25%	22%	19%	27%

Apartments/ condos received mixed results including opposition, indifferent and somewhat support.

On-line Survey Summary

18. This section is about residential housing in the North Ogden downtown area.Please rate the following building type. Residential housing townhome

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
23	68	33	36	32
12%	35%	17%	19%	17%

Townhouses received a mixed support and opposition.

On-line Survey Summary

25. This section is about public open spaces in the North Ogden downtown area.Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square plaza w/ splash pad (mixture of grass and concrete)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
94	52	17	23	6
49%	27%	9%	12%	3%

Most popular plaza picture (splash pad and park).

On-line Survey Summary

35. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. 45 degree parking, bulb outs for sidewalk crossing, corner plaza and trees

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
45	79	40	17	9
24%	42%	21%	9%	5%

36. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Sidewalk and parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
17	36	50	56	32
9%	19%	26%	29%	17%

North Ogden residents want Streetscape and wide sidewalks.

On-line Survey Summary
Desired Uses

- Dining
- Retail Shopping
- Festival
- Outdoor Concert
- Farmers Market
- Splash Pad
- Business/ Jobs
- Entertainment

Three table exercises

- Exercise 1 – What would you see in 20 years if there is no plan?
- Exercise 2 –Take the time machine ride – what would you see if you could have anything you could hope for?
- Exercise 3 – The land use puzzle

Potential Land Uses – the “chips”

Neighborhood center

Downtown Center

Potential Land Uses – the “chips

Downtown/mixed use

Downtown/mixed use

Potential Land Uses – the “chips”

Main Streets

Main Streets

Potential Land Uses – the “chips

Small lot residential – 6 to 8 per acre

Small lot residential

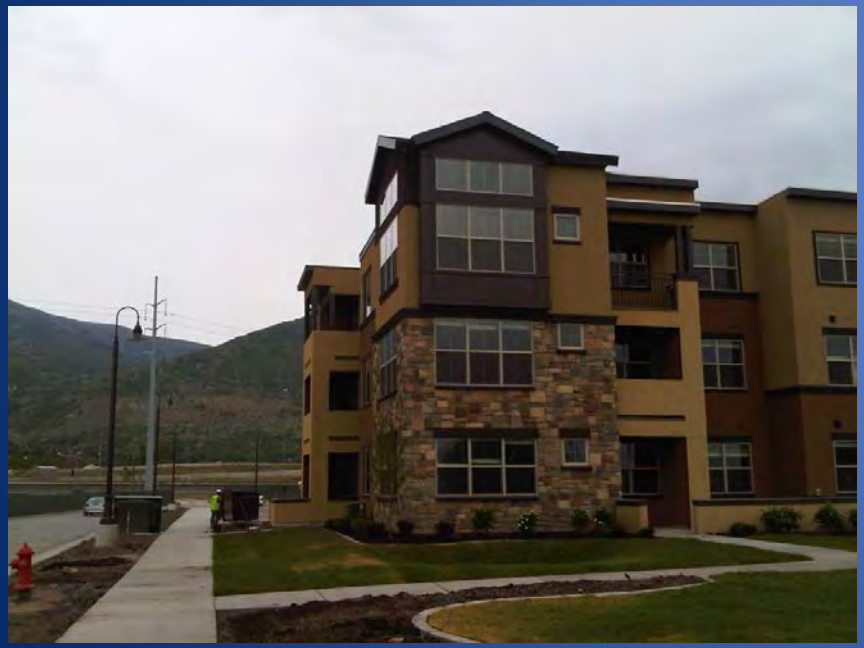
Potential Land Uses – the “chips

Medium density townhouses – 8 to 15 per acre

Medium density townhouses

Potential Land Uses – the “chips

Higher density – 15 plus per acre

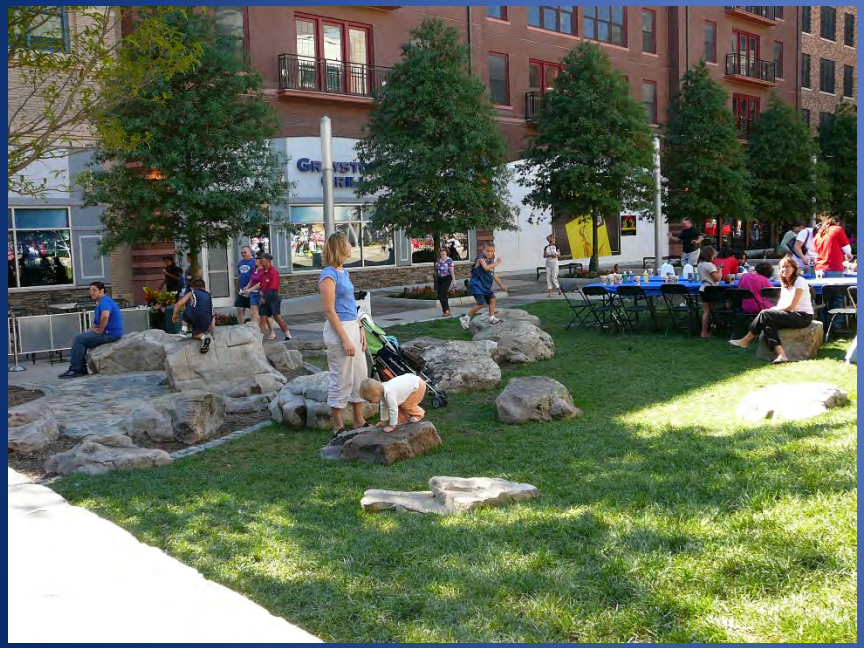


Higher density

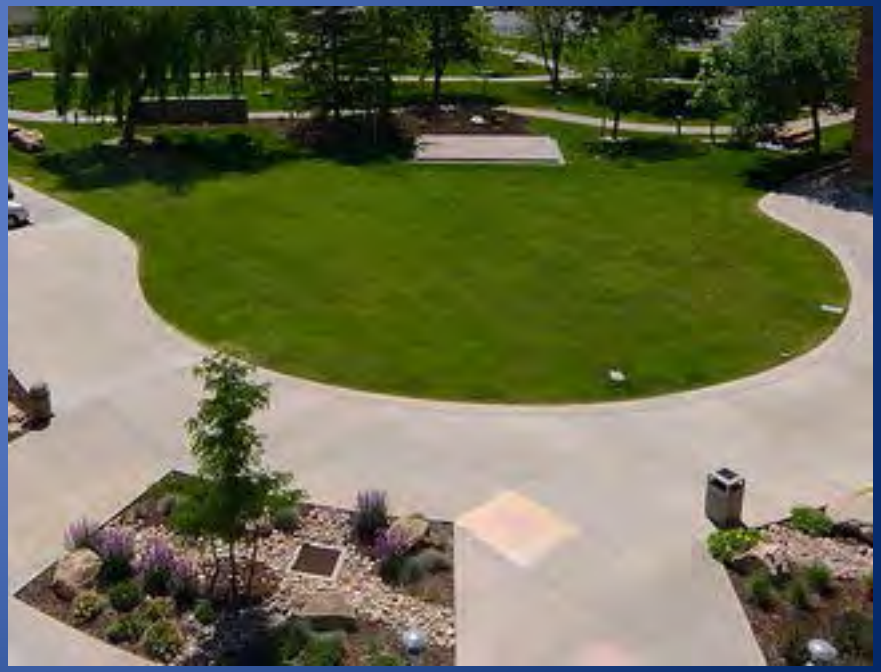
Offices

Parks and plazas

Town square



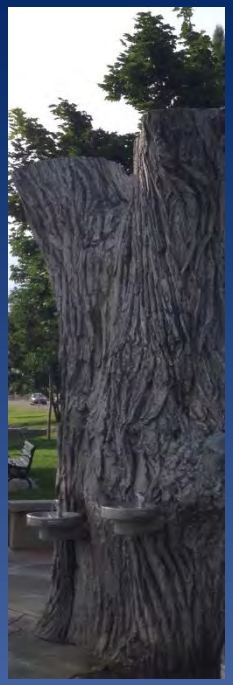
Plaza



Other tools at the tables

- Markers – for new roads, trail connections, notes that don't translate to chips or the markers
- Sticky notes – for the other exercises and notes
- Tracing paper to allow more alternatives

Time to work!



- We need your input!
- Several ways to provide input
- Have fun!
- Be creative!
- We will share the key points from each table at the end of the meeting
- It will be used in developing changes to the General Plan and Zoning ordinances

APPENDIX F

Survey Results

Constant Contact Survey Results

Survey Name: North Ogden City General Plan Survey
Response Status: Partial & Completed
Filter: None
14-Apr-15

Thank you for taking the time to complete this online survey (1 survey per adult). Your input is important to the City.

1. Please state your residency.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Current North Ogden Resident	Property/Business Owner of North Ogden not a resident	Not A North Ogden Resident
	744	13	16
	96%	2%	2%

2. General services budgets (street maintenance, repairs, lighting, building and zoning, recreation, parks, police, etc.) are not meeting the needs of current and future residents. Please prioritize the sources of additional revenue which you feel should increase to cover the cost of general services.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Most 1	2	3
Increase in property tax	49	156	499
	7%	22%	71%
Increase in user fees	158	411	135
	22%	58%	19%
Increase in commercial retail stores which provide a portion of the retail sales tax to the	497	143	70
	70%	20%	10%

3. As the population of Utah continues to grow, property owners in North Ogden will continue to exercise their right to develop land. It is inevitable that the population will grow as it has since early pioneer days. Please prioritize the growth strategy options below (1 most desirable and 4 least desirable).

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Most 1	2	3	4
New housing to be developed in vacant fields and agricultural lands within the City area	161	189	256	116
	22%	26%	35%	16%
New housing in downtown areas/commercial (near Washington Blvd and 2700 North)	175	229	201	117
	24%	32%	28%	16%
New housing developed within existing neighborhoods	337	223	121	41
	47%	31%	17%	6%
New housing developed higher on the mountain side	94	81	144	448
	12%	11%	19%	58%

4. This question is about the physical appearance of North Ogden. Are you satisfied with the beauty and appearance of Washington Boulevard and 2700 North including adjacent buildings, landscapes, and sidewalks?

	Number of Response(s)	Response Ratio
Satisfied	292	39.6%
Indifferent/ Not Sure	207	28.0%
Not Satisfied	239	32.4%

5. Are you satisfied with the beauty and appearance of North Ogden commercial buildings built over the last 10 years?

	Number of Response(s)	Response Ratio
Satisfied	505	69.2%
Indifferent/ Not Sure	142	19.5%
Not Satisfied	83	11.4%

6. Are you satisfied with the beauty and appearance of North Ogden single family homes built over the last 10 years?

	Number of Response(s)	Response Ratio
Satisfied	437	60.4%
Indifferent/ Not Sure	249	34.4%
Not Satisfied	37	5.1%

7. Are you satisfied with the beauty and appearance of North Ogden townhouses or condos/apartments built over the last 10 years?

	Number of Response(s)	Response Ratio
Satisfied	329	44.8%
Indifferent/ Not Sure	238	32.4%
Not Satisfied	167	22.8%

8. Please rate how you feel about street trees.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure	Somewhat opposed	Strongly opposed
Street trees in residential neighborhoods	447	155	35	58	42
	61%	21%	5%	8%	6%
Street trees in commercial areas	449	196	37	27	19
	62%	27%	5%	4%	3%

9. If North Ogden were to implement a street tree program please select any of the programs you would agree with.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure	Somewhat opposed	Strongly opposed
Street tree master plan for the City	331	199	109	35	48
	46%	28%	15%	5%	7%
Street trees required for new residential development	289	192	93	61	82
	40%	27%	13%	9%	11%
Street trees required for new commercial development	371	197	75	31	46
	52%	27%	10%	4%	6%
City and residents work together to plant street trees in established neighborhoods	326	189	96	46	67
	45%	26%	13%	6%	9%

10. How would you rank North Ogden's street safety? If you feel a specific street or intersection needs improvement please list the address and issue below.

	Number of Response(s)	Response Ratio
Very safe	138	19.5%
Somewhat safe	440	62.3%
Indifferent	21	3.0%
Somewhat not safe	64	9.1%
Not safe at all	43	6.1%

11. Please rank the following transportation and street safety related issues in North Ogden.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very satisfied	Somewhat satisfied	Not sure	Somewhat dissatisfied	Very dissatisfied
Connection to UTA Frontrunner from North Ogden	121	176	254	111	59
	17%	24%	35%	15%	8%
City sidewalks	83	269	70	179	50
	13%	41%	11%	27%	8%
City bike lanes	63	170	223	178	82
	9%	24%	31%	25%	11%
East to west major streets	152	499	61	86	29
	18%	60%	7%	10%	4%
North to south major streets	152	339	107	86	39
	21%	47%	15%	12%	5%
Bus routes and/or service in North Ogden	113	213	340	48	20
	15%	29%	46%	7%	3%
Pleasant View Frontrunner service to SLC	114	172	218	121	93
	16%	24%	30%	17%	13%
Well connected neighborhood streets (less dead ends)	132	315	185	76	15
	18%	44%	26%	11%	2%
Current maintenance condition of streets (paving, potholes, etc.)	83	346	76	100	54
	13%	53%	12%	15%	8%
Cross walks at intersections	130	389	95	91	21
	18%	54%	13%	13%	3%

12. Please rate the following existing and potential recreational amenities (parks, open space, and trails).

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure	Somewhat opposed	Strongly opposed
Pocket parks (small and close by)	298 41%	273 38%	88 12%	46 6%	15 2%
Sports courts or ball fields	212 30%	304 43%	138 19%	45 6%	15 2%
Nature parks or preserved natural open space	369 60%	138 22%	73 12%	27 4%	10 2%
City parks (5-10 acres)	275 40%	285 41%	88 13%	31 4%	10 1%
Regional parks (30-50 acres)	160 22%	202 28%	212 30%	107 15%	33 5%
Pools and aquatic center	290 41%	223 31%	99 14%	67 9%	37 5%
Plaza, town square or amphitheater	235 31%	254 33%	202 26%	48 6%	31 4%
City trails and pathways (concrete/asphalt)	328 46%	254 35%	82 11%	38 5%	16 2%
Trails connecting to local mountain trails	378 53%	215 30%	90 13%	19 3%	14 2%
Recreation center	233 32%	237 33%	165 23%	52 7%	42 6%

13. How often do you and or your family members use the following parks and trails facilities in the North Ogden area during the appropriate season?

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Never	Yearly	Monthly	Weekly
General City parks	100 14%	280 39%	209 29%	131 18%
Sports fields or courts	317 44%	196 27%	123 17%	85 12%
Playgrounds and swings	226 31%	179 25%	187 26%	128 18%
Urban city trails	217 30%	171 24%	185 26%	145 20%
Mountain or natural area trails (close to city)	176 24%	181 25%	190 26%	173 24%
Picnic or pavilion	189 26%	373 52%	148 20%	14 2%
Tennis	563 78%	105 15%	38 5%	14 2%
Volleyball	580 81%	114 16%	20 3%	5 1%
Aquatics Center	244 34%	263 36%	136 19%	78 11%
Skate Park	635 88%	47 7%	23 3%	17 2%

14. As the North Ogden City population grows, please select the amount of park land you feel the city should provide for the residents

	Number of Response(s)	Response Ratio
Increase the amount of parks to maintain the current level park land per	441	60.5%
Increase in the current amount of park land per person	180	24.7%
No increase in park land even with population growth	108	14.8%

15. As the North Ogden City population grows please select the amount of trails you feel the City should provide for the residents.

	Number of Response(s)	Response Ratio
Increase the amount of trail miles to maintain the current level of trail miles	333	46.1%
Increase in the current amount trail miles per person	235	32.5%
No increase in trails even with population growth	154	21.3%

16. Home-based businesses can be great opportunities for people to operate a business from their home without the overhead of a traditional commercial location. They can also offer convenience by being located in a neighborhood. On the other hand, they can negatively impact the adjacent homes in an urban neighborhood with traffic, noise, dust, fumes, etc. that are not traditionally expected in a residential area. Some also argue that these businesses have an unfair advantage over traditional commercial locations that invest money into commercial buildings and overhead. We want your input of what types of home-based businesses you feel are appropriate to be located in the city's residential neighborhoods. Please rate how strongly you would support your neighbor operating the following types of home-based businesses next to your home:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly Support	Support	No Opinion	Oppose	Strongly Oppose
Computer/small appliance repairs	166	292	73	113	68
	23%	41%	10%	16%	10%
Dance and musical instruction	169	284	88	100	72
	24%	40%	12%	14%	10%
Hair salon	175	307	94	77	58
	25%	43%	13%	11%	8%
Home office	397	284	77	26	26
	49%	35%	10%	3%	3%
Auto repairs	52	97	73	212	280
	7%	14%	10%	30%	39%
Animal Kennels	23	41	70	248	332
	3%	6%	10%	35%	46%
Heavy equipment/appliance repair	19	26	72	228	358
	3%	4%	10%	32%	51%
Tanning Salon	49	86	151	200	222
	7%	12%	21%	28%	31%
Tattoo parlor	18	41	55	167	432
	3%	6%	8%	23%	61%
Welding or machine shop	29	60	95	174	356
	4%	8%	13%	24%	50%

17. Do you agree or disagree with the following statement? Homes with larger lot sizes or homes in agricultural areas should be allowed to do more types of home-based business than homes in neighborhoods with smaller lot sizes.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly Support	Support	No Opinion	Oppose	Strongly Oppose
	84	229	117	161	120
	12%	32%	16%	23%	17%

APPENDIX G

Downtown Water Bill Survey

North Ogden Downtown Plan Survey

Your chance to help shape our city's future—and maybe get your utility bill waived!

We are in the process of planning a Downtown Center around Washington Blvd./2600 North, and we want your input. Please participate in the survey below. We also invite you to complete a more detailed online survey available at www.northogdencity.com under the "General Plan" tab on the homepage. We will select two respondents from both surveys to have their January utility bills waived (please provide your name below so we can enter you in the drawing). Deadline for completing this survey is ***Dec 20th****; please return this survey with your utility bill payment, or drop off at the City Offices (505 E. 2600 N.) or email your copy to GeneralPlan@NorthOgdenCity.com*

If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☒ Additional Retail Shopping
- ☒ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
The intersection is extremely busy but the lights are timed well. Easy to navigate most of the time

2. What do you dislike about current layout and feel of Washington and 2600 N?
* Too many food vendors in one place, being a focal point of No Ogden. We need "new blood in the area!" not enough stores, empty field, not much variety for 2000 - Wash.

3. What would you like to see changed at Washington and 2600 N? Round a bout?
Sell alone

4. Please share your vision for a downtown in North Ogden? What is important for you? We like the coziness of no ogden but realize that if growth is to take place changes in the downtown structure need to be made. More trees; public park; easy access to stores!

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

North Ogden Downtown Plan Survey

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☒ Easy to walk around streets and walks
- ☒ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: a variety store that sells good cotton sewing materials

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

   wider

4. Please share your vision for a downtown in North Ogden? What is important for you?

   easy access to stores

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

   East of Washington is to Narrow. the island between the lanes also the islands before and after 3550 N.

3. What would you like to see changed at Washington and 2600 N?

   2600 N. Wider. Easier access to the business's on both sides. I always have a fear of being rear-ended as I slow to turn into 7-11. Many accidents happen there. I being one of them.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   I like the small town feel. Although I'd like a Sam's Club built. The corner of 2700 N. (west of 2600N) and Washington would be a good location.

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___ _____

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Congested and undeveloped

2. What do you dislike about current layout and feel of Washington and 2600 N?

   ½ block north of 2600 N. is a traffic congestion area. Going north cars are turning into lees, lane narrows and it is scary.

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Variety of shopping and easy to walk area

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   We love the pond w/ ducks/lights.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   It feels to cramped on the East side
   Too much traffic

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?
   We would like more businesses to bring down taxes for home owners. Maybe something like Farmington Station

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

We [illegible] nice for this part.

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☑ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   keeping businesses in one area away from residential areas -
2. What do you dislike about current layout and feel of Washington and 2600 N?
   so far it is good.
3. What would you like to see changed at Washington and 2600 N?
   continue to develop businesses in this area.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   maintain a good atmosphere keeping out undesirable business such as adult entertainment - payday loans.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

dont overgrow our infrastructure and our - ability to provide services to businesses and residents -

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☒ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☒ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   stump + park area

2. What do you dislike about current layout and feel of Washington and 2600 N?
   traffic

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants Zupas, Costa Vida
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: Target Zupas Costco

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   the ducks, skatepark

2. What do you dislike about current layout and feel of Washington and 2600 N?

   need flashing crossing lights at zebra crossings too short crossing time at intersection

3. What would you like to see changed at Washington and 2600 N?

   (1) kids sheltered playground (not just bowery for adults)
   (2) sidewalks everywhere, not stopping + starting
   (3) seat/shelter at bus stop opposite McDonalds, lights on bus stop signs
   (4)

4. Please share your vision for a downtown in North Ogden? What is important for you?

   pedestrian access, car-free area, safer crossings for our children

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

North Ogden Downtown Plan Survey

Your chance to help shape our city's future—and maybe get your utility bill waived!

Merry Christmas

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [x] Public Park or Plaza with tables to eat lunch-
- [ ] Movie theater ?
- [ ] Arts Center ?
- [x] Additional Restaurants with out side eating
- [x] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's (Special event center)
- [x] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores with parking (C. mini malls)
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   It is good to drive short distance - when you only need a few things - Saving time
2. What do you dislike about current layout and feel of Washington and 2600 N?
   utility City bill - single (one person) should not pay as much for garbage sewer etc as a family that uses more.
3. What would you like to see changed at Washington and 2600 N?
4. Please share your vision for a downtown in North Ogden? What is important for you?
   clean Streets
   safe speeds

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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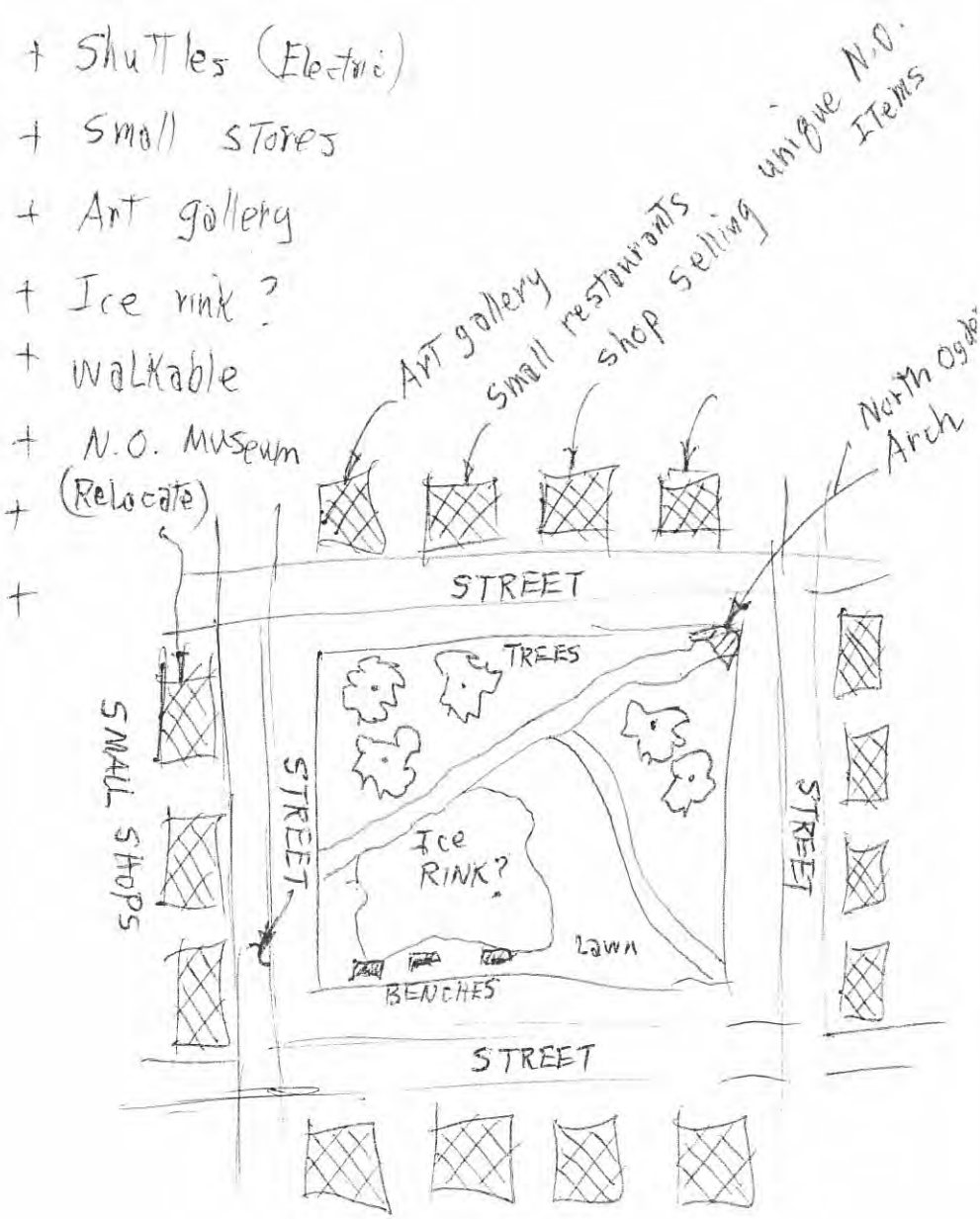
- ☑ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☑ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores No E-cig shops, condos, Townhouses, pay day loan shops, etc.
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: My wife would a Kings stire again

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   - Current Business climate is a good fit.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   - The west exit driveway by Cafe Rio, Turning LEFT gets dicey at Times on to 2600 North.
3. What would you like to see changed at Washington and 2600 N?
   I have looked at the zoning map, but it is hard to determine distances & how much land can be Turned into a Town square.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   (See ATTached) Maintain a "small Town" Feel, not another Rivendale mad house

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

+ Shuttles (Electric)
+ Small stores
+ Art gallery
+ Ice rink ?
+ walkable
+ N.O. Museum (Relocate)
+
+



City Center

(SIMILAR TO JACKSON HOLE)

* Zoning Map

GWR

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [ ] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [x] Arts Center
- [ ] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   I like the open spaces and small town ambience.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   New in town so no real dislikes at the moment.
3. What would you like to see changed at Washington and 2600 N?
   More 'green' spaces.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   No clutter! No big town traffic.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☒ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   OK

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Traffic.

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

   I would like bigger shopping stores & also a Variety Store like Kmart was..

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I would like activities for families & Ice Skating etc...

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☑ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☑ Movie theater
- ☑ Arts Center
- ☑ Additional Restaurants
- ☑ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?
   difficult to make a left turn from Lee's parking lot on to Washington. (now illegal) At busy times difficult to make left on 2600 in order to make left on Washington.
3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [ ] Public Park or Plaza
- [x] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [x] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [x] Big Box Shopping (~~Walmart, Kmart,~~ Sams Club, and etc) — ~~Target~~ LOWES, HD THOUGH DON'T WANT LOTS OF SHOPS
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   NOT MUCH

2. What do you dislike about current layout and feel of Washington and 2600 N?
   NORTHBOUND IS CONGESTION NIGHTMARE (MUCH BETTER SINCE RECONSTRUCTION)

3. What would you like to see changed at Washington and 2600 N?
   YOUR ROAD ENGINEERS WILL KNOW BEST.

4. Please share your vision for a downtown in North Ogden? What is important for you?
   SEE CHECKED ABOVE. SHOPS IS GREAT NOW.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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- [ ] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [ ] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: LEAF VAC. truck is A Good IDEA!! Good Show!

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   2600 N EAST OF WASH. is starting to BACK up. We need Left turn LANES Like 3100 N.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   2600 N is Getting CONGESTED - MAby It Needs to Be wider

3. What would you like to see changed at Washington and 2600 N? See #1

4. Please share your vision for a downtown in North Ogden? What is important for you?
   SMALL SHOPS Like "SMALL TOWN" MAIN Street

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_____

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- ☐ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: Sizzler

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?
So narrow. I do not like the mediums they are too long & hard to see.

3. What would you like to see changed at Washington and 2600 N?
Longer left turn arrow – wider street on 2600 N. Get rid of the medium!

4. Please share your vision for a downtown in North Ogden? What is important for you?
I won't be here in 20 years but I suppose we need more stores to pay taxes. I would hate to see N.O. like Riverdale –

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

I love North Ogden. The majestic mountains that surrounds us are sometimes just breathtaking and the Christmas lights in the park by Lee's is outstanding. They have done such a great job.

I am writing this because there is not enough room on your survey to try and convey what I would like to see for North Ogden.

First, I would like to see a gazebo-type of structure in our North Ogden Park where from time to time we had a band concert. This may sound old fashion and not progressive, but I feel it would be a way to bring neighbors closer. I don't feel we need anymore parks in our city.

I would not like to have another theatre. I feel that might close up the Walker theatre and that would not be good.

Our commercial area by Kirks should have some nice specialty stores like a shoe repair business, bakery, clothing, a restaurant, ice cream (too bad Pops is no longer in business) and green grass in the middle with maybe some benches so people could congregate to talk outside. Make this area more of a community center. A roller/ice rink in the old Macey building, if there is enough room. If not, then somewhere else in the City. I feel we need something more for our youth, especially in the winter.

For a Big Box store, I would suggest a Sam's or Costco west of Washington Boulevard and a Kohl's store. It's sad that we don't have a clothing store other then Walmart or Shopko and too many people can't afford Dillards and some of the others are geared more for teenagers. Make that area the biggest commercial center with all the parked cars and cement. Although it would be nice to have greenery there too. It would be A BIG PLUS to not have to go to Riverdale and Layton to do your shopping.

The cannery building needs more attention given to it, maybe better advertising. I'm sure there are a lot of people that don't even know what is in the building. Maybe they should send out flyers giving people an incentive to go to their stores.

As far as professional buildings, I think they should be around the area of the City Offices. We should give new businesses a tax break until they can get established.

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☒ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza — ~~Would like~~ See attached letter
- ☐ Movie theater - NO. Would not like to see Walker & Close.
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (~~Walmart, Kmart~~, Sams Club, and etc)
- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes) - I think we have enough already close by.
- ☐ Other: see attached letter

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Too Chopped up.

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☑ Additional Retail Shopping – see "Offices" or "Business" below
- ☑ Public Park or Plaza
- ☐ Movie theater we have one.
- ☑ Arts Center (and stage Theater - like "Heritage Theater" or "Hale Family Theater." etc.
- ☑ Additional Restaurants – nice ones (like "Ye Lions Den" used to be, or, "Red Lobster" or Sizzler.)
- ☑ Offices or Business/~~Corporation Headquarters~~ Family Shoe Store (like "Barton's Family Shoes" in Bountiful. (They care about getting people into properly fitted shoes.)
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (~~Walmart~~, Kmart, ~~Sams Club~~, and etc) No
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) JoAnn's or Michaels or Zurcher's.
- ☑ Smaller, Local "Main Street" Type Stores – Gardner Village (Where "Country Boy Dairy was)
- ☐ Living options in or near a town center (condos, apts, townhomes) – We already seem to have a lot of those.
- ☑ Other: Some people out here ar wealthy, Many are not. We need stores we can all patronize and enjoy.

From Wash. Blvd. west. on 2600 No. (or South on Wash. Blvd.)

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Small town.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Not connected.

3. What would you like to see changed at Washington and 2600 N?

   empty businesses & parking lots updated & repaved & improved.

4. Please share your vision for a downtown in North Ogden? What is important for you?

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☑ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: Fabric store - Hobby Shop like Hobby Lobby

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   its ok

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants – Sizzler
- [ ] Offices or Business/Corporation Headquarters ok
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) Not on Washington, Maybe down 2600
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: CJ Banks + Christopher Banks Clothing Store

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   the Stump, Duck Pond New Smiths area
2. What do you dislike about current layout and feel of Washington and 2600 N?
   the intersection is too busy
3. What would you like to see changed at Washington and 2600 N?
4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [x] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: exercise gym with covered pool for winter

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   semi rural

2. What do you dislike about current layout and feel of Washington and 2600 N?
   No unity – long, strung out

3. What would you like to see changed at Washington and 2600 N?
   more central area

4. Please share your vision for a downtown in North Ogden? What is important for you?
   beautiful landscaping. Park benches. Fountains

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_____

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- [x] Public Park or Plaza
- [ ] Movie theater
- [x] Arts Center
- [x] Additional Restaurants
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- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   relatively light traffic, 50 mph speed limit begins
   Park by Lee's — river w/ ducks, cool christmas lights
   low-key, small businesses — not overcrowded
2. What do you dislike about current layout and feel of Washington and 2600 N?
   feel like I need to drive everywhere/drive straight through to Ogden
   walking space / needs more green space
   a car wash & craft store need to be closer to town
3. What would you like to see changed at Washington and 2600 N?
   more businesses, a larger park / more walking / green space
   more christmas lights on the street / light poles
   something that represents NO Ogden and instills pride to live here
4. Please share your vision for a downtown in North Ogden? What is important for you?
   I want it to feel like a traditional "old town" main street
   with walking space and maybe a city park with something
   uniquely us, the convenience of more stores would be nice — but mainly I want more of a co[illegible] hangout feel

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza - Baseball 4 plex
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☒ Other: I would Love to see a baseball/softball 4 plex by 26 State

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   It is nice to have businesses to help share the cost in tax revenue. I also enjoy the restaurants and shops.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   I "would NOT" recomend building Anymore Condos/ Town houses. There Are better places for those. This is prime real Estate
3. What would you like to see changed at Washington and 2600 N?
   I feel very strong that N. Ogden & surrounding entire sho invest in the youth of the community and develop a plan to build A baseball/softball 4 plex. we really don't ha A updated/ mode/ facilit
4. Please share your vision for a downtown in North Ogden? What is important for you?
   I LiKE the hometown feel & would enjoy some more "Shops or small Box stores" being careful not to push out our curr Businesse

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [ ] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Good traffic flow

2. What do you dislike about current layout and feel of Washington and 2600 N?
   Doesn't feel at all like a cohesive downtown area. It is because N.O. has been a "bedroom" city, but I still like the fun atmosphere & newer downtown areas. Or charming older town ones

3. What would you like to see changed at Washington and 2600 N?
   More restaurants, small stores that serve a variety of needs. Maybe a plaza/park that invites walking/running.

4. Please share your vision for a downtown in North Ogden? What is important for you?
   A place that people would want to come walk around, to purposely spend their time, not just someplace to get thru. (I run past or thru all the time, and it is definitely not a place like this now.)

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____ _____

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- [ ] Public Park or Plaza
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- [ ] Arts Center
- [ ] Additional Restaurants
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- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [X] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   It is comfortable. Not too many people!

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Empty buildings.

3. What would you like to see changed at Washington and 2600 N?

   I would Love a sports store, BIG 5, Sports Authority, etc.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   I want to have similar shops as we do now. I don't want to feel over-crowded!

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- [x] Public Park or Plaza
- [ ] Movie theater
- [x] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters ?
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc) no
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes) already there
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Small town feel.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   very busy at peak times
   ok at other times

3. What would you like to see changed at Washington and 2600 N?
   Small distinct shops

4. Please share your vision for a downtown in North Ogden? What is important for you?

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- ☒ Additional Retail Shopping
- ☒ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☒ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   ~~ok~~ ok variety of stores & fast food.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   It's "coming around." Needs planning like noted above in 10-20 year plan, or it will seem unorganized with new develop ments.

3. What would you like to see changed at Washington and 2600 N?

   Need a breakfast restaurant.
   It's known as the hub for North Ogden. Need a big North Ogden sign there.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Planning with distinction that it's "downtown". Don't want a lost identity or developments without style/design uniformity.

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- [x] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants (SIT DOWN TYPE)
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) ACE HARDWARE
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: MAYBE A HOME DEPOT ON 2600 N. OR

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   OPEN LOOK AND FEEL WITH UNRESTRICTED WASH. BLVD & 2600

2. What do you dislike about current layout and feel of Washington and 2600 N?

   OPEN SPACE ON SW CORNER AND SPORADIC BUSINESSES ON WEST SIDE OF WASH.

3. What would you like to see changed at Washington and 2600 N?

   ANOTHER SET BACK SHOPPING COMPLEX ON SW CORNER WITH RESTAURANTS
   MORE BUSINESSES DOWN THE WEST SIDE OF WASH
   SLOW SPEED ON WASH TO 40 MPH LIKE IT IS ON 2600 N.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   PLEASE SEE BACK SIDE. (OVER)

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- [x] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- ★ [x] Other: A business friendly city council (of Primary Importance)

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Smith's Marketplace

2. What do you dislike about current layout and feel of Washington and 2600 N?
   The sidewalks are vacant - we have no weekend Sunday options but fast food.

3. What would you like to see changed at Washington and 2600 N?
   better traffic flow going North on Washington

4. Please share your vision for a downtown in North Ogden? What is important for you?

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- ☒ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   There is no "layout". North Ogden lacks an actual downtown.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   It's nothing special. Non descript.
3. What would you like to see changed at Washington and 2600 N?
   I'd love to see a Quaint downtown like downtown Brigham City or 25th Street (New/Old)
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Quaint Store Fronts with side walks Plenty of parking behind

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- [ ] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [x] Arts Center
- [x] Additional Restaurants (not fast food/chain)
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Nice trees. pond w/ ducks. wide street
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Disjointed with old, run down homes and rural & no sidewalks in some parts not conducive for walkers - blind turn at Alberta & Wash.
3. What would you like to see changed at Washington and 2600 N?
   Walking path with better lines & sight for traffic
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Nice walking area with benches, local shops, restaurants, coffee shops.

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- ☒ Easy to walk around streets and walks
- ☒ Additional Retail Shopping
- ☒ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants High End
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (~~Walmart~~, ~~Kmart~~, Sams Club, and etc) Cosco - Out west down 2700N
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores in town
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?
I would like to see more retail business so we could keep our North Ogden dollars in North Ogden!

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- [ ] Movie theater
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- [X] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [X] A place that you could identify as distinctively North Ogden's
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- [X] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Convenient to Library and Smiths.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   I don't like all the traffic and the island ~~abo~~ in front on the Wells Fargo Bank and 7-11. The road is to narrow - I think the green arrow should be on all the time on the intersection on Washington on 2600 N.O.
3. What would you like to see changed at Washington and 2600 N?
   All of the above and more traffic control.

4. Please share your vision for a downtown in North Ogden? What is important for you?
   I would like more shopping opportunities. I would like to buy clothes and shoes without going to Riverdale or Layton.

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_

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- ☑ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☑ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☑ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Bicentennial Park – sidewalks

2. What do you dislike about current layout and feel of Washington and 2600 N?
   SW corner is vacant – could have multi-use bldgs with apartments above and shops below

3. What would you like to see changed at Washington and 2600 N?
   Old Smiths needs to be filled

4. Please share your vision for a downtown in North Ogden? What is important for you?

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- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc) No No No No!!!
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Small town, Quiet
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Traffic
3. What would you like to see changed at Washington and 2600 N?
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Keep the small town feel.

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- ☑ Public Park or Plaza
- ☑ Movie theater
- ☑ Arts Center
- ☑ Additional Restaurants
- ☐ ~~Offices or Business/Corporation Headquarters~~
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ ~~Big Box Shopping (Walmart, Kmart, Sams Club, and etc)~~
- ☐ ~~Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and~~ etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☑ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: maybe other major routes, it does get congested

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   great highway to freeway!
   2700 N
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Mc Donald's, too much business in that area
   needs to be more spread out.
3. What would you like to see changed at Washington and 2600 N?
   more local business, restaurants... a Trader Joes store
   shy away from Big Corporations
4. Please share your vision for a downtown in North Ogden? What is important for you?
   small town feel / Quality restaurants / inviting slow paced Atmosphere

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_____

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- [x] Smaller, Local "Main Street" Type Stores
- [x] Living options in or near a town center (condos, apts, townhomes)
- [x] Other: Upper end senior patio homes

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Not enough green space

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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We are in the process of planning a Downtown Center around Washington Blvd./2600 North, and we want your input. Please participate in the survey below. We also invite you to complete a more detailed online survey available at www.northogdencity.com under the "General Plan" tab on the homepage. We will select two respondents from both surveys to have their January utility bills waived (please provide your name below so we can enter you in the drawing). Deadline for completing this survey is ***Dec 20th****; please return this survey with your utility bill payment, or drop off at the City Offices (505 E. 2600 N.) or email your copy to GeneralPlan@NorthOgdenCity.com*

If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☑ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Nothing – but the area a couple of blocks North and South provides nearly every thing you need – banks, credit unions, grocery stores, restaurants, doctors, dentists, cleaners, etc.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Way too much traffic! Not pedestrian friendly.
3. What would you like to see changed at Washington and 2600 N?
   Less traffic. The area of the old Smith's has the potential for a "park-like" shopping and entertainment complex.
4. Please share your vision for a downtown in North Ogden? What is important for you? Convenience, "feel" of a small town.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [x] Public Park or Plaza
- [x] Movie theater
- [x] Arts Center
- [x] Additional Restaurants
- [x] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
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- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [x] Living options in or near a town center (condos, apts, townhomes)
- [x] Other: Stop Light on 2300 No Wash Blvd

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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If a downtown could be created in 10- 20 years what would you want to see there?

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- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) Joann's, or Bennions
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?
   The intersection.... there's 3 wide roads + one narrow road going into the intersection.

3. What would you like to see changed at Washington and 2600 N?
   Move 7/11 to the empty corner + widen that corner.

4. Please share your vision for a downtown in North Ogden? What is important for you?
   Keeping the small town feeling while adding great shopping + restaurants

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☒ Additional Retail Shopping Sewing supplies, quilting, buttons, etc, Yarn
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: I love North Ogden and am proud to be a resident

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   I'm pleased with North Ogden

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

   Pretty hard to make any changes-

4. Please share your vision for a downtown in North Ogden? What is important for you?

   I've lived in North Ogden all my life except 10 years when I first married - Then I came back and live in my Grandparents home

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- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- X Other: CRAFT STORE ~ JO ANN'S, MICHAELS, BENNIONS OR SOMETHING LIKE THAT

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants (NOT FAST FOOD!)
- ☐ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

* All the new buisnesses/buildings - Smiths, Zions etc

2. What do you dislike about current layout and feel of Washington and 2600 N?

* I think there should be more separation btw directions on 2600 - like tree centers - something pretty
* Pedestrian Crosswalks - Washington (not only at lights) with lights

3. What would you like to see changed at Washington and 2600 N?

* Better Restaurants - not just fast food
* Clean up old Smiths (like all other new buildings) section of buisnesses

4. Please share your vision for a downtown in North Ogden? What is important for you?

* More Boutique - trees/flowers

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- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Easy to get around and still feels like a small city

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Gets congested at rush hour

3. What would you like to see changed at Washington and 2600 N?

   Nothing

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Stays smaller and has a "small town" feel

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- [ ] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [ ] Additional Restaurants
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- [X] A place that you could identify as distinctively North Ogden's
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- [X] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Nothing to mention.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   To Much Traffic, with the new Smiths.

3. What would you like to see changed at Washington and 2600 N?
   Maybe another traffic light? at the south end of the Smiths?

4. Please share your vision for a downtown in North Ogden? What is important for you?
   Keep it Small, I have lived her for 30+ years and its getting to populated, to much traffic ect.

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_____

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Note:
Ask the group of children that came to the city and gave a presentation on that area. Very creative
They presented 4 - Only request the one for Wash Blvd & 2700 / Not the answer but Wash. Great start
Ask them back & listen! 3 Women

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☑ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☑ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants Red Robin - Applebee
- ☑ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes) NO!
- ☐ Other: _____

close Pleasant View entering West
Make the Lee's area go on N and develop area around pond on Spring then up to Utah Office

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Don't like it - too crowded Would be hard put to find anything attractive

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Too congested - - Nothing welcoming or identifying
   We need to bring in UDOT and work together on Washington design
   all the dividers they put in are desasterous and ugly

3. What would you like to see changed at Washington and 2600 N?

   intersection enlarged - poorly planned
   Left turn to & credit union going N. closes 2700 Washington for several light turns

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Important Solve Traffic problem - less asphalt more landscape around shopping areas
   Spread it out. 2600 & Washington won't take the pressure

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

I would like to see the city work with the credit union to relocate, then use that land with the land to the N. to create a lovely [illegible] shopping area - See Utah Ave

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☑ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater — NO — Have the existing theater remove trees that are blocking their signage (can't see approaching from South) when NO, city allowed larger signage, why don't they let their sign be seen?
- ☑ Arts Center or museum
- ☑ Additional Restaurants
- ☐ Offices of Business/Corporation Headquarters — Smaller — NO
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc) — ? maybe further west but then all small shopping would move around them.
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) — perhaps
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes) — Never!
- ☐ Other: Take advantage of S.W. corner

Please share your comments about the future of Downtown North Ogden

1. What do you dislike about the current layout and feel of Washington and 2600 N?
   The constricted traffic lanes north of Wells Fargo and the lack of landscape trees in front of Bank
   It is just an INTERSECTION - Nothing exciting
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Dislike a gas station & restaurant as the main focal points at that intersection
3. What would you like to see changed at Washington and 2600 N? - create a "softer" feeling with landscapes & multi textured paving etc.
4. Please share your vision for a downtown in North Ogden? What is important for you? safe walking, well managed traffic flows, create "themes" to provide continuity i.e. lighting, benches, plantings (trees, flowers, planters)

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If a downtown could be created in 10- 20 years what would you want to see there?

- [X] Easy to walk around streets and walks
- [ ] Additional Retail Shopping
- [X] Public Park or Plaza Dog park
- [ ] Movie theater
- [ ] Arts Center
- [X] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [X] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [X] Other: DOG PARK

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?
   empty buildings and small local businesses failing. empty plaza areas

3. What would you like to see changed at Washington and 2600 N?
   Kohl's,

4. Please share your vision for a downtown in North Ogden? What is important for you?
   (clean) dog park, place to take our dogs and have them be stress busters run and play off leash

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- [X] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   nothing -

2. What do you dislike about current layout and feel of Washington and 2600 N?
   Getting to congested

3. What would you like to see changed at Washington and 2600 N?
   Nicer layout

4. Please share your vision for a downtown in North Ogden? What is important for you?
   Would like it to stay small - old fashioned we love that its still farming community - No more homes on mt.

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- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes) definitely NOT - There are already way too many Apts in & around North Ogden.
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   we just don't care for it the way it is.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   It is getting way too congested, Get rid of the old Smiths store and clean up the area.

3. What would you like to see changed at Washington and 2600 N?
   widen 2600 N and beautify the area.

4. Please share your vision for a downtown in North Ogden? What is important for you?
   Make it pretty, welcoming and inviting.

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- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Bicentennial Park, Mountains, Well water, etc.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   Down Pleasant View Drive, Post Lee's, We need to extend the walkway from Pleasant View Dr., benches like Pleasant View

3. What would you like to see changed at Washington and 2600 N?

   We feel very neglected, along the road. Just weeds. We live across from the back of the Municipal Building

4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____ _____

North Ogden Downtown Plan Survey

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping – HomeGoods! TJ Maxx
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [x] Other: ice skating rink! or Recreation Center w/ indoor Pool

Indoor Pool & Rec Center!!!

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   I like that I can ride my bike everywhere - feels close & cozy. Lee's & duck pond have a special feel. And we love library.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   7-11 - Not sure why. Also, the left turn lane from Wash. heading North onto 2600N - the median blocks it quite a bit during traffic.
3. What would you like to see changed at Washington and 2600 N?
   Winter activities for families - besides the library. Indoor Recreation or outdoor ice skating rink = fun!
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Shopping, eating, recreating as a whole family. A YMCA?? Cafe Rio was a GREAT addition to the area!! We want to SWIM in the WINTER!!!

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☒ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☒ Public Park or Plaza
- ☒ Movie theater
- ☒ Arts Center
- ☒ Additional Restaurants No fast food –
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc) NO!!
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☒ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Easy layout – small town feel; everything is right there – central.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   Traffic is backed up constantly; difficult access in or out to some places – impossible to get out of Lee's.

3. What would you like to see changed at Washington and 2600 N?
   Always have left turn arrow both directions
   Provide other access routes
   Reduce speed limit
   Extend center berm blockers— people still make left turns where they should not

4. Please share your vision for a downtown in North Ogden? What is important for you?
   Small, hometown feel; unique shops; sit-down, home-cooking restaurants— having enough here so we don't have to drive across town for everything; some cities have made "main street" only 1 lane wide – traffic is slowed and winding through 2 or 3 blocks (in each direction) leaving lots of room for plazas, etc. Hope that makes sense!

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [x] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

F-Y-I: There is NOTHING @ the web site!

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Too busy, dangerous
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Same
3. What would you like to see changed at Washington and 2600 N?
   Create a slower speed zone w/ over street walking ~~bridges~~ bridges.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Quaint, safe, local – please, be reasonable w/ rent raises & taxes!

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_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- ■ Easy to walk around streets and walks
- ■ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ■ Additional Restaurants
- ■ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ■ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ■ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: MORE Big Business to help Pay City TAXES

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   shopping area's are better Now but could improve (more stores)

2. What do you dislike about current layout and feel of Washington and 2600 N?
   the groth is very slow so far (Need to speed it up)

3. What would you like to see changed at Washington and 2600 N?
   this area is fine, EXPAND down 2700 aN south on Washington

4. Please share your vision for a downtown in North Ogden? What is important for you?
   a NiCE modern attraction of small/medium/Larger Stores with a good EASY WAY'S to access them an lot's of PARKING. Resturants that serve alchoal would be nice to have.

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☑ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: I would love to see a rec center, Were you Could walk, Play Basketball, exercise in the Winter.

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   nothing, hate the Islands and to much congestion at 2600 & Washington. To Much going on in a Small space
2. What do you dislike about current layout and feel of Washington and 2600 N?
   We need turn lights and a better traffic flow. You don't want to go down for a pizza or Shopping after 3:30 p.m. until about 7:00 P.M it is a Night mare 4 lanes at least to the library on 2600 N.
3. What would you like to see changed at Washington and 2600 N?
4. Please share your vision for a downtown in North Ogden? What is important for you? a place where We wouldn't have to go South to Shop. Smith's new Store will help. A better business atmosphere.

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [ ] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [x] Big Box Shopping (Walmart, Kmart, Sams Club, and etc) COSTCO
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [x] Other: CRAFT/FABRIC STORES

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   OK - JUST NO MORE FAST FOOD RESTAURANTS

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?
   WOULD LIKE TO HAVE A NICE DOG PARK!

4. Please share your vision for a downtown in North Ogden? What is important for you?
   STORES TO KEEP US OFF RIVERDALE RD, BUT NOT AS CONGESTED
   EASY PARKING & ACCESS IN AND OUT

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants - such as Cracker Barrel
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: An Antique Mall would be great in old King's Store

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Thanks for not allowing N. bound exit from Lee's area on Washington Much safer now!

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☒ Additional Retail Shopping
- ☐ ~~Public Park or Plaza~~
- ☐ ~~Movie theater~~ GOT ONE
- ☐ ~~Arts Center~~ COMMUNITY LACKS APPRICIATION OF ART.
- ☒ Additional Restaurants i.e. CHEESECAKE FACTORY, STEAK, OLIVE GARDEN ETC.
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ ~~Big Box Shopping (Walmart, Kmart, Sams Club, and etc)~~ NO
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) ANN TAYLOR, GAP, OLD NAVY
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ ~~Living options in or near a town center (condos, apts, townhomes)~~ NO, CONDOS, APTS. OR TOWNHOMES
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   IN THE FIELD BEHIND THE AMERICA FIRST BLDG YOU COULD DEVELOP A SMALL SHOPPING PLAZA SUCH AS THE ONE IN FARMINGTON WITH SMALL RETAIL & RESTAURANTS

2. What do you dislike about current layout and feel of Washington and 2600 N?
   CEASE AND DISIST W/ THE CONDOS + TOWNHOMES TENDS TO CHEAPEN THE AREA.
   NO MORE FAST FOOD

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?
   BUILD A "ROY TYPE" COMPLEX FOR ALL OF NO. OGDEN BUT MAKE IT BETTER. POOL, KIDDIE POOL, BASKETBALL, IN DOOR WALK TRACK THE ALL YEAR AROUND. STATE OF ART WEIGHTS

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Good luck on the future of No. Ogden

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   NA much.

2. What do you dislike about current layout and feel of Washington and 2600 N?
   The old Smiths will soon be Kings if not Revitalzed.
   The open field need's some bisnesses.

3. What would you like to see changed at Washington and 2600 N?
   Widen 2600 N from Washington to 1050 E
   & from 2600 N to 3100 N. & Left turn lane from Northbound
   Washington to westbound 2600 N. (Backes up traffic)

4. Please share your vision for a downtown in North Ogden? What is important for you?
   Kid & family frendy chain stores, Restorants, Big box, Strip mall.

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_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- [X] Easy to walk around streets and walks
- [X] Additional Retail Shopping
- [ ] Public Park or Plaza — Parks as north Ogden builds north
- [ ] Movie theater
- [ ] Arts Center
- [ ] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [X] A place that you could identify as distinctively North Ogden's — The "well." Keep it expand
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [X] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [ ] Smaller, Local "Main Street" Type Stores
- [X] Living options in or near a town center (condos, apts, townhomes) — Build for this To Ride Rail Plus. freeway
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington ~~and 2600 N~~?

good!! Business out front Condos apts. set in the back

2. What do you dislike about current layout and feel of Washington and 2600 N?

Washington is ok keep for business Parking in front off main street Washington & 2600 west

3. What would you like to see ~~changed at Washington and 2600 N~~?

we must have "monroe" out to the base of the mtn. Be sure to have good access ~~from~~ north to the mtn.

4. Please share your vision for a downtown in North Ogden? What is important for you?

Parks ok keep off main road. Business I remember Spackmans Store at 2600 - 1930 - early 40's

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☒ Other: None – I don't want a "downtown" in North Ogden

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

   The speed limit is too high. 35-40 mph north of 1700 N would be fast enough

3. What would you like to see changed at Washington and 2600 N?

   No comment. maybe build out the south west corner.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   It is important that it NOT be built up. If it must, then keep it small and simple – NO big box stores

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_ _____

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [ ] Additional Retail Shopping
- [ ] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [ ] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [ ] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [x] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) and a Hardware store
- [ ] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater Already have one don't we?
- ☑ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☑ Other: Splash pad / fountains like City Creek or Farmington Station.

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   I sure don't want it to be all town homes. Need more businesses on the South side of the street. In + out Burger would add income to N.O.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Bad Congestion to turn left to travel West due to Cement Barriers in the road, Speed limit should slow down to 30 1/2 mile before lees while traveling East
3. What would you like to see changed at Washington and 2600 N?
   Restaurants, Concert Stage (Amphitheater) Gym, Sports Center (Ski + Bike Rentals, we are so close to Bonneville Trail!
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Not too big!! will bring more crime + problems Taxes may go down, but so will property values for homes

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Closer to 2600 N. I picture a 25th Street feel. Sp... for ski Rental + Bike rentals &

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [x] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [x] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [x] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   kirts, pizza man, pizza pie caffe.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   The run down, empty Bldgs.

3. What would you like to see changed at Washington and 2600 N?

   a cleaner downtown feel

4. Please share your vision for a downtown in North Ogden? What is important for you?

   A location in N. Ogden that is fun for all ages. But nothing too big. We want to keep N. Ogden simple.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____ Zip 2

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- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

there seems to be a lot of congestion as far as traffic, cars, foot traffic

3. What would you like to see changed at Washington and 2600 N?

not necessarily 2600 N., but down the Rd south, I feel there will be a need for another traffic light

4. Please share your vision for a downtown in North Ogden? What is important for you?

Easy to walk and access business, Restaurants Shops. Not big Box shopping.

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_____

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- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☑ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

I would love more restaurants and a Sam's Club.
I don't like having to go to Riverdale

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- [x] Smaller, Local "Main Street" Type Stores
- [x] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   kirts drive in of course. That is a north ogden staple.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   All the empty, run down buildings.

3. What would you like to see changed at Washington and 2600 N?

   a cleaner layout.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   keeping north ogden charming and simple.

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- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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- ☒ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☐ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (Walmart, Kmart, Sams Club, and etc) Costco
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☒ Other: Target, Old Navy

Something the whole family can use so they don't have to go to Riverdale Road to shop

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   THE VARIETY OF RETAIL OPTIONS
2. What do you dislike about current layout and feel of Washington and 2600 N?
   COMMUTER TRAFFIC MORNING AND NIGHT, ALMOST GRIDLOCK AT TIMES
3. What would you like to see changed at Washington and 2600 N?
   DO NOT ALLOW LEFT TURNS INTO LESS PARKING LOT NORTH OF 2600 NORTH.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   A PEDESTRIAN MALL WITH PERIMETER PARKING

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- ☑ Additional Retail Shopping
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- ☐ Movie theater
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- ☑ Additional Restaurants
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- ☐ A place that you could identify as distinctively North Ogden's
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- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Smiths and Cafe Rio Bank Walgreens
2. What do you dislike about current layout and feel of Washington and 2600 N?
   the middle of the street cement dividers traffic light at Walgreens is red too long going No. and So.
3. What would you like to see changed at Washington and 2600 N? Winger has been empty too long! access in Lees parking lot and other business is a night mare / Right lane in front of 7-11 is being used as a merge- drivers dont even look before coming into left lane -
4. Please share your vision for a downtown in North Ogden? What is important for you? applebees - Target! - Craft store or similar restaurant! a nice place for lunch or dinner

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_____

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↖ I went to the General Tab & nothing was there.

If a downtown could be created in 10- 20 years what would you want to see there?

- ☐ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☒ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☒ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) craft store!
- ☐ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☒ Other: More walking trails (wide enough to walk side-by-side)

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   Nothing- it's all ugly businesses too much asphalt
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Needs more trees / green space
3. What would you like to see changed at Washington and 2600 N?
   Turn lights during off hours. Tired of cross traffic turning on Red., + or having to wait (dangerous) because no turn lights.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Less traffic lights! And people who actually go the speed limit!! HA NO strip malls!

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- ☒ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   It seems to be the beginning of a downtown
2. What do you dislike about current layout and feel of Washington and 2600 N?
   there are buildings or spaces that are currently not rented or used, so don't allow over building they which would then possibly just add to empty spaces
3. What would you like to see changed at Washington and 2600 N?
   many shops or restaurants along the frontages no longer stores right at the intersection but back on or further south on Washington + maybe further west on 2600
4. Please share your vision for a downtown in North Ogden? What is important for you?
   the buildings should be attractive + then comply with a good master plan.

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- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☒ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☒ Other: Recreational – Move Walker Cinema to old Smiths building

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

Like Cafe Rio!
Like Autozone
Like Smiths

2. What do you dislike about current layout and feel of Washington and 2600 N?

Traffic cluster
Want to turn left out of Lee's onto Washington going North

3. What would you like to see changed at Washington and 2600 N?

Make old Smiths building into something recreational:
Roller skating rink, Gold's or similar gym & pool, Movie theater (Move Walker, etc) **↗ there)

4. Please share your vision for a downtown in North Ogden? What is important for you?

Activities for kids to be able to walk to from Bates/NOJH area

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_ _____

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- ☒ Arts Center
- ☒ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☒ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc) Absolutely NOT!
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) no - prioritize local flavor
- ☒ Smaller, Local "Main Street" Type Stores
- ☒ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: YMCA - many people look for a Y before they will move to an area.

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   not much at all - looks like an unattractive vision of anywhere, USA. No planning - what's to like about a gas station and McDonald's? No local flavor.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   see above - absolutely no local flavor. Also need green arrow heading S. on Washington for (L) turn, prioritized.

3. What would you like to see changed at Washington and 2600 N?

   more local flavor, shops, a YMCA or rec center; access to a local trail and greenspace, place to hold festivals, community activities

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Walking to interesting local shops, nice restaurants so that many stays in NO; right now NO is just a bedroom community.

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- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [x] Other: hobby lobby- big lots

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
homes. beautiful trees, I think the crosswalks should be removed (skate park - one by the church) they are dangerous for Pedestrian cars. We have stopped to almost be rear ended.
2. What do you dislike about current layout and feel of Washington and 2600 N?
Strip mall stores that are vacant (more by taco) Washington the inflow double intrance to parking lot of Lees/ mcdonalds. If you are going in mcdonalds you almost get head on from traffic coming into
3. What would you like to see changed at Washington and 2600 N? (this is more about the area continuing down to the freeway... The traffic is awful! very dangerous, not stopping traffic off the freeway causes a lot of trouble. also too many condo's and storage facilities
4. Please share your vision for a downtown in North Ogden? What is important for you?
small town stores. Tree + flower beds, stream? or waterfall Walkway to shops (like Garner Village) Please don't make us like Riverdale!

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_____

Keep the natural!

Also - parking lot of Lees etc-

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- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☑ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Easy driving/getting to & from work. West of Washington & 2600 N.

2. What do you dislike about current layout and feel of Washington and 2600 N?

   East of intersection (Washington & 2600 N) gets congested w/ cars trying to get in & out of shopping center.

3. What would you like to see changed at Washington and 2600 N?

   See # 2.

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Would be nice to see more restaurants and local shops (to help support business locally), but would like to see some stores from Riverdale/Layton come to this end of town. Example: Ulta, Macy's, Target, JC Penny, Kohl's, or maybe outdoor

Thank you for responding! Please provide your name and address for the utility bill waiver drawing: ←

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☑ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☑ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

   Not much I guess the sidewalks, & City Park

2. What do you dislike about current layout and feel of Washington and 2600 N?

   The medians & narrowness of road (@ 7-11)

3. What would you like to see changed at Washington and 2600 N?

   Pedestrian Friendly Sidewalks, benches, etc...

4. Please share your vision for a downtown in North Ogden? What is important for you?

   Recreational Useability - walking, stopping, etc..

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_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- ■ Easy to walk around streets and walks
- ■ Additional Retail Shopping
- ■ Public Park or Plaza
- ■ Movie theater
- ■ Arts Center – maybe @ Barker Park or even Wadman Park
- ☐ Additional Restaurants – less restaurants and Dental offices - we have enough already.
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's – The 'Stump' is already that - improve around this area.
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- ■ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) – 'Hobby Lobby' in the old Smiths building or a 'Target' - People are big on crafts - Michaels and
- ☐ Smaller, Local "Main Street" Type Stores
- ■ Living options in or near a town center (condos, apts, townhomes) – perhaps across & north of Three Fountains area
- ☐ Other: The Smithsmarket Place is a great store but we need to improve and keep our city employees – as they are so important to this community!

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   At this time of year the Pioneer Centennial Park is beautiful - but add some 'Evergreen Trees' along the street and then have more Christmas Lighting. Only about ½ of the street lites north on Washington work - get the local Civic Clubs involved. Get rid of half the Duck population and add some summer flowers there in the Park. and spruce up this beautiful area around the Stump and Bridge area."
2. What do you dislike about current layout and feel of Washington and 2600 N?
   Washington Blvd. north of 2600 should be widen to accomodate the traffic going up the hill to the new residences – north and east of the down town area. Right now 1400 and 1050 are being used to accomodate and Monroe north will help!
3. What would you like [illegible] Washington and 2600 N?
   Get American first to sell their property south of Cafe Rio to a good Gas Station. Smiths and 7-11 don't qualify as good but most of us will continue to visit Maverick by the Freeway or Chevron the @ the north end of Ogden. Have the owners of the shopping area around Kirts put money into a mini-park for kids and see if the 'old Moceys building' can be improved/sold/or torn down – its a eye sore! This area could use some trees or sprucing up - its UGLY!
4. Please share your vision for a downtown in North Ogden? What is important for you?
   How long will the area across from the Pool and Fire Station be 'unoccupied' and useless. A Ice Park with a Skating Rink that is Lighted would be great. Is this still subject to Barker/Forr approval or are we really serious about keeping our community attractive and 'liveable'.??

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

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If a downtown could be created in 10- 20 years what would you want to see there?

- [x] Easy to walk around streets and walks
- [ ] Additional Retail Shopping
- [x] Public Park or Plaza
- [ ] Movie theater
- [ ] Arts Center
- [x] Additional Restaurants
- [ ] Offices or Business/Corporation Headquarters
- [x] A place that you could identify as distinctively North Ogden's
- [ ] Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- [ ] Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- [x] Smaller, Local "Main Street" Type Stores
- [ ] Living options in or near a town center (condos, apts, townhomes)
- [ ] Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   It's nice to have several businesses very close to home.
2. What do you dislike about current layout and feel of Washington and 2600 N?
   It's all commercial. It would be nice to see areas for recreation (small parks of grass or something like that)
3. What would you like to see changed at Washington and 2600 N?
   Make it more North Ogden - a small town feel.
4. Please share your vision for a downtown in North Ogden? What is important for you?
   Having been here my entire life, I would like to see more shopping available (dining also) while maintaining that small hometown feel.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____ _____

I know I won't be in the drawing, but wanted

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☐ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants
- ☐ Offices or Business/Corporation Headquarters
- ☐ A place that you could identify as distinctively North Ogden's
- ☐ Big Box Shopping (Walmart, Kmart, Sams Club, and etc) no
- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc) no
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes) no
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   We do need more small stores and no big box stores
2. What do you dislike about current layout and feel of Washington and 2600 N?
   We need easier access to stores and not so many street deveders.
3. What would you like to see changed at Washington and 2600 N?
4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

_____

Hope you will still consider this questionnaire

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If a downtown could be created in 10- 20 years what would you want to see there?

- ☑ Easy to walk around streets and walks
- ☑ Additional Retail Shopping
- ☐ Public Park or Plaza
- ☐ Movie theater
- ☐ Arts Center
- ☑ Additional Restaurants
- ☑ Offices or Business/Corporation Headquarters
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- ☐ Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- ☑ Smaller, Local "Main Street" Type Stores
- ☐ Living options in or near a town center (condos, apts, townhomes)
- ☐ Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
   ~~Very busy~~ Nothing

2. What do you dislike about current layout and feel of Washington and 2600 N?
   Very busy – Too many empty buildings in No Ogden

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?
   To have businesses that people will support. Don't allow any more Title Max LOAN SHARKS that charge 500% or higher on Annual Interest. Don't allow Low income Apartments to come in. Help people to find business by placing signs so they can be read.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Take interest in businesses. Listen to their problems & find ways to help them So we don't have so many business failures & empty buildings

KEEP US OUT OF DEBT!

APPENDIX H

Downtown Online Survey

North Ogden Downtown Online Survey

Survey Name: Downtown Survey - North Ogden Next Your Vision Our Future
Response Status: Partial & Completed

Thank you for taking time to fill out this online survey (1 survey per adult). Your input is valuable to the North Ogden Next Your Vision Our Future planning process. The focus of the survey is input regarding the redevelopment of a downtown for North Ogden City.

2. The following 6 questions apply to main street shops/ smaller commercial buildings in the downtown area.Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller stand alone commercial building with street acces

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/Indifferent	Somewhat opposed	Strongly opposed
	65 32%	90 44%	33 16%	11 5%	4 2%

3. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial building with street access and residential or office space above

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	61 30%	70 34%	26 13%	37 18%	12 6%

4. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller in line stores with street access

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	14 7%	32 15%	45 22%	69 33%	47 23%

5. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial building with corner tower and street access

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	52 25%	76 36%	43 21%	27 13%	11 5%

6. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial buildings with entrances facing parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	44 21%	78 38%	32 15%	45 22%	9 4%

7. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller connected commercial buildings with wide sidewalk and facing parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	67 32%	85 41%	30 14%	21 10%	6 3%

8. This section is about medium size commercial buildings in the North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	36 18%	74 38%	35 18%	36 18%	15 8%

9. This section is about medium size commercial buildings in the North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	37	82	40	29	10
	19%	41%	20%	15%	5%

10. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting street corner

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	46	74	41	26	15
	23%	37%	20%	13%	7%

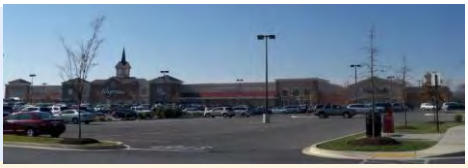
11. This section is about big box size commercial buildings in the future North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	18	33	39	52	61
	9%	16%	19%	26%	30%

12. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building with multiple facades

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	26	62	26	43	46
	13%	31%	13%	21%	23%

13. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building with towner



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	51 25%	46 23%	37 18%	32 16%	35 17%

14. This section is about office buildings in the North Ogden downtown area.Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building / mixed-use

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	32 16%	92 46%	47 24%	20 10%	8 4%

15. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 3-4 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	21 11%	24 12%	28 14%	77 39%	49 25%

16. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 2 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	48 24%	79 39%	42 21%	20 10%	12 6%

17. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 4 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	16	25	36	54	70
	8%	12%	18%	27%	35%

18. This section is about residential housing in the North Ogden downtown area.Please rate the following building type. Residential housing townhome

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	23	68	33	36	32
	12%	35%	17%	19%	17%

19. Please rate the following building type for the North Ogden downtown area. Residential mixed-use 3 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	18	34	33	48	60
	9%	18%	17%	25%	31%

20. Please rate the following building type for the North Ogden downtown area. Residential mixed-use 2 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	27	55	36	40	36
	14%	28%	19%	21%	19%

21. Please rate the following building type for the North Ogden downtown area. Residential mixed-use 5 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	5	11	24	44	112
	3%	6%	12%	22%	57%

22. Please rate the following building type for the North Ogden downtown area. Residential 3 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	15	48	42	38	52
	8%	25%	22%	19%	27%

23. Please rate the following building type for the North Ogden downtown area. Residential 3 stories

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	8	30	36	54	64
	4%	16%	19%	28%	33%

24. Please rate the following building type for the North Ogden downtown area. Residential single family

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	82	57	29	14	13
	42%	29%	15%	7%	7%

25. This section is about public open spaces in the North Ogden downtown area.Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square plaza w/ splash pad (mixture of grass and concrete)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	94	52	17	23	6
	49%	27%	9%	12%	3%

26. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square w/ fountain (mixture of grass and pavers)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	69	78	25	14	7
	36%	40%	13%	7%	4%

27. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Concrete plaza with structural feature (band stand)

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	15	26	50	58	46
	8%	13%	26%	30%	24%

28. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Smaller plaza with plantings and colored concrete

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	21	72	42	42	14
	11%	38%	22%	22%	7%

29. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square - mostly grass and landscape

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	69 36%	73 38%	29 15%	18 9%	5 3%

30. This section is on streetscapes (for this survey from building to parking).Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Medium width walk, parallel parking and street trees

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	30 16%	69 37%	45 24%	28 15%	13 7%

31. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Medium width walk, parallel parking, lights, sidewalk dining, and street trees

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	46 25%	87 47%	27 15%	17 9%	9 5%

32. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Street plaza/sidewalk, parallel parking, dining, and street trees

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	75 40%	72 39%	25 13%	7 4%	8 4%

33. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Sidewalk and parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	17	33	35	53	50
	9%	18%	19%	28%	27%

34. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Awnings, walk, planters, trees and parallel parking

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	41	69	46	23	14
	21%	36%	24%	12%	7%

35. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. 45 degree parking, bulb outs for sidewalk crossing, corner plaza and trees

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	45	79	40	17	9
	24%	42%	21%	9%	5%

36. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Sidewalk and parking lot

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	17	36	50	56	32
	9%	19%	26%	29%	17%

37. Please rate the following places or services you would like to see in a downtown area.

1 = Very desirable, 2 = Somewhat desirable, 3 = Not sure/ Indifferent, 4 = Somewhat undesirable, 5 = Very undesirable

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	4	5
Restaurants or Cafes	149 78%	34 18%	4 2%	3 2%	1 1%
Retail Stores for Shopping	111 58%	61 32%	10 5%	7 4%	2 1%
Professional Offices	31 16%	73 38%	55 29%	23 12%	8 4%
Residential housing within Walking Distance	36 19%	55 29%	67 36%	16 9%	14 7%
Public Plaza or Green Space (for festivals, movies,	125 65%	46 24%	10 5%	8 4%	2 1%
Theaters (movies or plays)	66 35%	72 38%	39 21%	9 5%	4 2%
Public Fountain or Splash Pad	95 50%	54 28%	21 11%	15 8%	6 3%
Hotel(s)	6 3%	32 17%	61 33%	46 25%	42 22%
Destination Type Buildings (i.e. museums, galleries, science	64 34%	65 35%	39 21%	11 6%	9 5%
Reception Center or Conference Center	23 12%	54 28%	57 30%	35 18%	22 12%

38. Please rate the following activities that you would do if North Ogden had a vibrant mixed-use downtown.

1 = Yearly, 2 = Monthly, 3 = Never

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3
Conduct Business	33 18%	99 55%	49 27%
Visit a Business or Professional Office	70 38%	96 52%	20 11%
Attend an Outdoor Concert or Music Festival	78 41%	99 53%	11 6%
Go to a Holiday or Art Festival	82 43%	94 50%	13 7%
Go to a Farmers Marketing	27 14%	152 80%	10 5%
Dine at a restaurant	18 9%	171 90%	2 1%
Shop at a Sidewalk or Craft Sale	48 25%	120 63%	21 11%
Evening Entertainment	36 19%	138 73%	14 7%
Race Event (running/biking etc)	66 35%	60 32%	63 33%

39. How often would you use the following methods to travel to the North Ogden downtown area (approximately 2600 North and Washington BLVD)?

1 = Regularly, 2 = Frequently, 3 = Occasionally, 4 = Not at all

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	1	2	3	4
Walk on sidewalk or trail	63 33%	45 24%	66 35%	17 9%
Bike on pathway or street	35 18%	33 17%	64 34%	59 31%
Ride the bus	4 2%	5 3%	50 26%	130 69%
Drive or ride in an automobile	147 77%	34 18%	7 4%	4 2%

North Ogden Downtown Plan Survey: written survey

If downtown could be created in 10-20 years, what would you want to see there?

	# Responses	% of Total
Easy to walk around streets and walks	65	77%
Additional Retail Shopping	46	55%
Public Park or Plaza	47	56%
Movie Theater	8	10%
Arts Center	21	25%
Additional Restaurants	63	75%
Offices or Business/Corporation Headquarters	9	11%
A place that you could identify as distinctively North Ogdens	46	55%
Big-Box Shopping (Walmart, Kmart, Sams Club, etc.)	15	18%
Mid-Size Boz Shopping Stores (i.e. Kohls, Petsmart, etc.)	31	37%
Smaller, Local "Main Street" Type Stores	56	67%
Living options in or near a town cetner (condos, apts, townhomes)	14	17%

84 surveys submitted

APPENDIX I

Downtown Survey

Typed Comments

North Ogden Downtown Survey Typed Comments

Survey Name: Downtown Survey - North Ogden Next Your Vision Our Future
Response Status: Partial & Completed
Filter: None

2. The following 6 questions apply to main street shops/ smaller commercial buildings in the downtown area.Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller stand alone commercial building with street acces - Comments

Answer
A good share of the ones we already have are empty.
Looks nice, but maybe not the best use of land.
street access is not critical for this type of building style; can create an outdoor walking mall with limited vehicle traffic
Limited street access is preferred for commercial sites. Multiple street accesses impede street vehicular flow, and create additional and unnecessary occurrences of vehicular and pedestrian accidents.
I like the style but would it
This quaint building shows care and makes the street more appealing to walkers and shoppers.
Small business like this is important, but they tend to have higher prices which is a negative. Making them standalone may limit the foot traffic.
Only where the real estate allows for stand alone buildings
I like a mixture of the stand alone shops with rear parking along with Office/residential and shop model.
easier acess to buildings
It's cute!
It represents what was in North Ogden of the original businesses 30+ years ago. It keeps the quaint small town feel though growth needs to happen.
This is attractive and inviting. However, business owners should be allowed to decide for themselves with approval from the city.. This is more upscale.
Waste of space where space is a premium
standalone means more driving from store to store and less walking.
street access does not allow for parking in front of business. Would prefer not to have street access businesses. We need to keep North Ogden more 'open' in feel... not closed in.
This type of development brings a small town feel but ease of access on Washington Blvd. with the high speed would really not be safe for families.
Provide sufficient parking.
I really like the stand alone buildings. It brings a lot of character to the area. It's uniqueness and a small and local business feel I think will draw in people. I feel like the big box stores that are lined up is everywhere. I think this will also help people support more local businessess.
these caN TURN SOUR ON A CITY REAL EASY WITH NO OCCUPANCY IF A RETAL CANNOT GENERATE BUSINESS. THEREFOR A BUILDING OF BEAUTY CAN TURN A CITY INTO BLIGHT. tHIS NEEDS A STRONG LOOK AT BEFORE WE PROCEED. iS THERE ENOUGH POTENTIAL BUSINESS AND LAND LORDS AND TENANTS OF VARING DEGREES TO REANT OR LEASE. THAT IS THE FIRST QUESTION THAT NEEDS TO BE ASKED. iN MY OPINION.
I favor a mix of building types along Washington Blvd, this is one. These types of buildings, without parking in front make for a cleaner and more city like atmosphere as long as there is access or driveways to parking in the rear or a common parking lot. parking on Washington Blvd should not be allowed, speed along Washington needs to be maintained to keep traffic from backing up and is to high for any kind of safe parking.
Love it, but where would parking be? We are a community of commuters.
Even having street access it should also have a back door since a lot of the parking would probably be behind the store.
Typical American look and feel. This would work if there were large sidewalks that separated the buildings and street access.
Love the added character and personality that individual buildings add
Like the idea that individual stores can have their own look, but don't like all the individual alley ways that it would create. Want to be able to walk around store to store without having to worry about what is lurking in the shadows.

Looks nice/appealing, but inconvenient if you have several destinations and have to get back in your car to drive 2 blocks.

allows for more landscaping giving a more pleasant appearance

Very few would be okay but not a lot; we already have some similar shops and many of them go out of business quickly

This looks nice as long as there is a convenient parking lot nearby. I don't like street parking.

A business in its own building stands out, visually, for me.

3. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial building with street access and residential or office space above - Comments

Answer

Okay if we need office space like a bank or large real estate office.

street access is not critical for this type of building style; can create an outdoor walking mall with limited vehicle traffic

These could be made to look more vintage like 25th Street buildings, could add awnings across front businesses.

Multi-use zones, if located on or near a public transportation route, help to reduce use of motor vehicles as residents can shop, work, and/or reside near enough to walk or use public transportation.

I would prefer that North Ogden stay away from so many starter homes/apartments and remain a quiet bedroom community with more single family homes and a main street downtown feel with shopping and walking opportunities.

Those seem like large, tall business buildings. That wouldn't fit into the rest of North Ogden's single story buildings.

This seems to work nice in Ogden and Salt Lake, and it looks better than a standard apartment complex.

The high density embraces and supports the commercial around it. The higher the percentage of single family residential, the lower the success of commercial development. The City needs both.

I like the idea of diversifying the kinds of businesses aka 25th street with office and residential spaces along with businesses/shops.

Building up is a good way to maximize space and building costs, however, it can sometimes be harder to keep upper business levels accessible and convenient. With so much great housing so close to the "downtown" area, I don't know that there is a real need for upper level housing-but maybe???

It represents what was in North Ogden of the original businesses 30+ years ago. It keeps the quaint small town feel though growth needs to happen. The question that would need to be answered is parking. We are primarily a suburb community and there is no local easy public transportation only restricted public bus service.

many cities have successfully incorporated this building structure and access style. This style is attractive and promotes ease of access. This is a good choice .

This seems to be for a 'bigger' community?

I moved here from Ogden this year and I really don't want to have the same housing here. I came here to be in a more established area and residential space on top of buildings doesn't attract young families or people looking to settle down. Many office spaces I have seen like this stay vacant for a very long time.

Buildings should be no more than two stories high and of a pleasing design.

street access does not allow for parking in front of business. Would prefer not to have street access businesses. We need to keep North Ogden more 'open' in feel... not closed in.

May go out of style

I like the look but I'm not sure where this type of building would fit in North Ogden. It doesn't seem right for Washington Blvd.

I like this as well. Maybe a mixture of these type of building and the stand alone buildings.

MY COMMENTS IN #1 AOOLY HERE ALSO.

I favor a mix of building types along Washington Blvd, this is one. These types of buildings, without parking in front make for a cleaner and more city like atmosphere as long as there is access or driveways to parking in the rear or a common parking lot. parking on Washington Blvd should not be allowed, speed along Washington needs to be maintained to keep traffic from backing up and is to high for any kind of safe parking. This type may be hard for NOC keep occupied until the city grows.

I know a 2 story bldg is not a sky scraper but I would hate to see a bunch of multi-story building in North Ogden. Maybe on similar to this but not more than that.

Don't really want residential and office space. Want a downtown for shopping, eating and entertainment.

This was godfreys vision for 25th street and for Ogden and in my opinion has not been highly successful. Lower 25 has not drawn anchor businesses into these spots. We don't need insurance face type space which is what was sated on 25th

I like the idea of utilizing the same space for more than one reason. It also may provide a safer area for all who visit there as it may never be without people (if apartments are above). Sharing the same footprint makes it easier for public services to service/maintain. Which in turn reduces cost to taxpayers.

Architecture is good. Logan, UT has a nice downtown.

Not sure why we would need this, seems like the same thing that is on 25th street, which isn't that far away so we don't need it here.

I like this style of building set up but would like to see it face a courtyard or plaza.

I would wonder with this type of building if there is a real possibility that the top office could be rented out or would they be vacant like a lot of the spaces you see today. If there were promising tenants that looked viable then I would like this type over what is proposed in #2, otherwise I feel #2 to be the better option.

Looks a little too "big city" for my taste. And again, where's the parking? This kind of set up works well for cities that have good walkability and a lot of people using public transit. As far as I can tell, in N.O. we mostly drive our own cars.

I like the idea of residential space on the upper floor of such a building. I think North Ogden could use more of this type of housing. Plus, I like the look and feel of this building.

Love the multi-story and mixed-use look

4. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller in line stores with street access - Comments

Answer

Appearance not great.

This style is too generic and would not provide NO with any type of unique feel or atmosphere

UGLY.

I am somewhat opposed if each business had its own street access along with the often tacky and outdated "strip-mall' look. I am indifferent if there was limited street access.

Please keep North Ogden a quaint community for families and upscale shopping. We can easily access these businesses in Ogden and want to keep North Ogden less developed.

This is good, but North Ogden can't fill the current strip malls. I would be hesitant to add more so that they can be empty.

It should be part of the commercial mix.

This is too commercial

nice to be able to see the mountains and skyline

I like the look of the previous buildings better-older, more timeless feel. A mix of freestanding and connected businesses are nice.

It looks so industrial. There may be areas for retail that look like this in areas adjacent to heavy duty industrial parks. Not for down-town.

This style is not very attractive and inviting. Not the small town feel.

This type does not look as clean or professional.

Already too many vacated due to lack of local support for the business. We should try to keep those already in place filled before consideration of expansion. There are some large enough to accommodate businesses that are not coming to north ogden

Leave ample room for parking. Many business in down town Ogden lack parking near store fronts.

little architectural interest

street access does not allow for parking in front of business. Would prefer not to have street access businesses. We need to keep North Ogden more 'open' in feel... not closed in.

Shops in this type of development seem to just blend together and do not create the type of environment families want to spend time in.

Too modern?

CAN REMAIN EMPTY FOR LONG PERIODS OF TIME....SOMETIMES BUSINESS PEOPLE WANT BIGGER OR SMALL PLACES FOR THEIR BUSINESS.

These types of buildings look to steal and mini mall like. NOC Needs to be more eclectic and modern.

These types of buildings are attractive, but I am more apt to shop somewhere with easy parking.

I don't like the modern glass front look, it looks like we're trying to be a big city when I personally prefer we stay more small town.

Plain ugly. No flow, no feng-shui. Think 5 points in Ogden. Radio shack, Harmons's, dollar tree...

It is too cold and commercial looking. Do not like it at all.

Convenient.

has little character, difficult to find business you're looking for

We already have buildings like that which are vacant (Kings area, by Del Taco) why build more?

Not a good look

So tired of seeing this type everywhere. They don't really have character, and it's too easy for a business to go unnoticed and end up out of business in these types of structures.

It looks cheap and tacky.

5. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial building with corner tower and street access - Comments

Answer

street access is not critical for this type of building style; can create an outdoor walking mall with limited vehicle traffic just like in downtown Ogden. They did a fantastic job with that area.

This style has more class, but parking would need to be a priority.

While this is nice I really do not like on street parking. Especially with little children.

I am somewhat opposed if street access is too near corners/intersections. I am somewhat in favor if street access is located far enough from the actual corner and turning lanes.

Looks nice, but I don't know that the corner matters.

It looks to small, but the architecture looks ok. Could be better.

This is for Riverdale.

Still gives an older and quaint feel.

Not as inviting or attractive.

I do like the look of this but I think this still almost says a 'bigger' community.

These are good but again parking may be an issue.

Ugly. Looks like pay day load buildings around Ogden.

street access does not allow for parking in front of business. Would prefer not to have street access businesses. We need to keep North Ogden more 'open' in feel... not closed in.

May work

Have a mix of building types along Washington Blvd, this is one. These types of buildings, without parking in front make for a cleaner and more city like atmosphere as long as there is access or driveways to parking in the rear or a common parking lot. parking on Washington Blvd should not be allowed, speed along Washington needs to be maintained to keep traffic from backing up and is to high for any kind of safe parking.

This would be a nice look without the buildings being too tall.

This could work, but need a buffer between the buildings and the street.

It's nice. Clean lines, modern, but still has character.

Ok.

Again, we already have a lot of vacant buildings that need to be filled and why do you need a corner tower?

I'm strongly in favor of this if Steve opens a Sonora in North Ogden! :)

I think it lacks the small town charm that I love about North Ogden.

Nice architecture

6. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller commercial buildings with entrances facing parking lot - Comments

Answer

Parking would be easier

Not a welcoming entries.

While this style is certainly functional; once again it is very generic and many communities have this rubber stamped design.

This concept is already working very well in North Ogden

I strongly favor limited and controlled vehicular street access. This type of development does require more stand-alone signage.

This makes it harder to see what businesses are there. For example, behind Taco Time, I have no idea what businesses are there because you can't see them from the street.

Looks good. The buildings and design have to meet the needs of the commercial tenants. However, the tenant should not have complete control of how to design their storefronts, since sometimes, they might choose a cheaper option.

Same here save it for Riverdale.

Bad for business.

Again, as long as there is enough business to keep them open and thriving, it's fine.

Need the sidewalk.

not attractive or inviting

I love when there is parking in the area and multiple options for shopping. It makes it more convenient to shop at more places without having to move your vehicle. I would LOVE something like Farmington Station to be in North Ogden.

Parking should not be immediately in front of the buildings. Defeats the purpose of a pleasing outside appearance

Would like each business to provide parking in front/side of store.

If Washington Blvd is the road businesses would be facing - other access is needed. 50mph is just too high of a speed to have cars parking on the side of the road and people getting out into traffic. This type of location provides a safe way for people to access the shops.

Seems to match what we have now

LOOK AT WINGEARS AND THAT LITTLE STIPP MALL. WHAT IS ITS FUTURE???

These building are more of the Mini Mall variety. I know we have some of these types already but I'm not a fan of having a lot more. I'm not a big fan of parking lots in front of the business. they are not as visually pleasing to look at.

I think business should face the street, it's a more hometown look as opposed to it looking like a mall parking lot.

Plain ugly. No flow, no feng-shui. Think 5 points in Ogden. Radio shack, Harmons's, dollar tree...

Looks like a row of shoe boxes.....yuk. Good for other towns, not North Ogden.

Convenient.

convenient for consumer but provides little individuality for business or city

Who cares which way the entrance faces? Again, we already have empty buildings that need to be filled

It just didn't appeal to me.

7. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller connected commercial buildings with wide sidewalk and facing parking lot - Comments

Answer

Attractive variety of facades and entries for small businesses.

While the building style is not much different then #6 at least with the wide sidewalks and potential green area it would a little more appealing.

good restaurants not fast food. businesses like Kohls, target, etc. so we can shop locally.

I really like this concept as it provides a safe place to walk and it has a parking lot and not on road parking

I strongly favor limited and controlled vehicular street access. This type of development does require more stand-alone signage.

This are walking friendly, which is a good feature to have.

This is good looking inline space. I like the roof variation and the canopy's.

To Riverdalish

parking ?

I like this option better than the previous one.

Vegetation next to the buildings help the sterile feel be diminished.

I have a child that uses a wheelchair and it would be easier for her if the parking was by the business.

this style allows individuality, access and is somewhat attractive

LOVE LOVE LOVE this set up! It makes it easier to shop with a stroller and kids in tow when they aren't right next to the road or parking lot.

needs outdoor seating areas

Would like each business to provide parking in front/side of store. The sidewalk would be nice to avoid traffic/pedestrian conflicts.

Walkability very important for community feel.

Having a walking friendly area of shops helps to create a community feeling and makes it safer for families.

May work also

Feels more walkable.

I think this will also work in the mixture of the others that I like. Maybe this type for food shops.

HAS POSSIBLY IF IT CAN BE KEPT RENTED OUT.

These building are more of the Mini Mall variety. I know we have some of these types already but I'm not a fan of having a lot more. I'm not a big fan of parking lots in front of the business. they are not as visually pleasing to look at. Although this type is more pleasing in its architecture.

European/old world charm. Very nice flow, not cramped. Outside dining, music. A place to live and play. I would want to spend time here, not just dash in and out and on with my life.

Better than the same color shoe boxes, but not by much.

Convenient.

most attractive and conducive to shopping several businesses rather than just one

Kind of already have this

I like the wide sidewalk, almost like a courtyard feel but prefer the feel of the smaller commercial buildings with office space above or the smaller stand alone business.

Very nice. Convenient parking, and the wider sidewalk makes it feel more inviting. Like somewhere you would go to socialize and shop, rather than just rush in and out. Gives it more of a sense of community. Would be nice to have some benches and maybe restaurants or fast food places with tables out front.

Like the wide sidewalks

8. This section is about medium size commercial buildings in the North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting parking lot - Comments

Answer

I think I like the out-front parking look.

I support limited and controlled street access.

Keep North Ogden with a small community feel- upscale shopping and visitors would appreciate a more refined feel- which would also raise property values.

These would be a great benefit to North Ogden to have some bigger tenants.

This looks good. There also should be consideration of more rear parking instead of it being all front load parking. Having the buildings closer to the street is much more appealing.

Too Riverdalish

I like the small town feel of nort ogden and this is not that feel!! Smiths Market is the biggest buiness i'd like to seein the north ogden area! KEEP THE SMALL TOWN FEEL AND PRESENTS!!

It is nice to have the vertical parking next to the buildings so when it is not busy it is an easy run into the store. Even the small amount of vegetation helps.

I like the parking by the business for ease of use with a wheelchair. We get snow and it hard to get a wheelchair through the sidewalks in snow. Usually the parking lots are cleared better when it snows.

Not sure of the difference with this and the next one from the descriptions.

I would love to see a push for a Trader Joes or Whole Foods. This would be a great addition for North Ogden residents, and create a unique store that currently does not exist in the Ogden area

Progress is great, but would not like to become another 'Riverdale'.

It is nice to be able to access many different shops without having to move your vehicle each time.

Looks clean and fresh

I QUESTION IF WE HAVE ENOUGH TRAFFIC VOLUME FOR HIGHER END RETAILERS?????

Nice Clean Architecture, not a big fan of parking in front of the buildings

I think we should stay far far away from and medium or large size businesses. I like to live and shop the local businesses in North Ogden and am happy to drive somewhere else for shopping in bigger stores. Bringing in larger stores brings with it more traffic and congestion and you completly lose the feel of living in a small town.

It is convenient to have all the stores close togther.

We don't need or can support buildings of this size.

It has its place but this sort of style has very little character or personality to it.

9. This section is about medium size commercial buildings in the North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting parking lot - Comments

Answer
This would be okay also.
i believe this fits into the atmosphere and feel of North Ogden
I support limited and controlled street access.
Same as #8
Too Riverdalish
we all ready have buildings of this type that are still empty and have been for long a time
Not sure what the difference is between 8 and 9-both are fine.
With no vegetation it is so sterile. My favorite part of the old Smiths store was that they preserved those big old pine trees in the parking lot. It helps to cut the parking lots into sections and gives a sense of "neighborhood" within the shopping areas.
Not sure of the difference with this and the previous one from the descriptions.
This is nice but parking facing the store fronts are nice as well!
Progress is great, but would not like to become another 'Riverdale'.
Stores too much the same
Architecture is not as nice as above, not a big fan of parking lots in front of the buildings.
Cold, no feeling.
It is convenient to have all the stores close togther.
You already asked this question

10. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting street corner - Comments

Answer
This would be better in a larger downtown like Ogden.
I support limited and controlled street access.
We don't really have major corners like this for most of the area in question.
Buildings closer to the street are better.
I like the access from multiple roads. Unique in Northern Utah character to the downtown.
This is a classy look, as long as there is easily accessible parking
Parking, Parking, Parking. Maybe a rear entrance. It is nice looking.
HATE! Walgreens really made this set up look like junk! It makes it hard for traffic to flow when the entrances for parking are not easily seen. It's a waste of space.
Ugly. Faux 2nd story is tacky.
Concerned that parking would be an issue which would lead to congestion of 'downtown'. We should continue with parking lot in front or to side of business.
As long as there is parking available close by other than on the street.
Nice look but I'm not sure of how it would fit in downtown North Ogden which feels more suburban than "downtown".
I like this look. North Ogden can be a great walk neighborhood where people can just leave their house and walk over to their favorite shop. I think this type will have a great look!
TOO BIG THIS IS SIMILAR TO DOWN TOWN OGDEN AND LOOK WHAT THEY ARE DOING. THE WELLS FARGO BUILDING, FIRSTSECURITY BANK BUILDING, KEY BANK BUILDING ARE NOT NOW OCCUPIED BECAUSE OF ALL THE SMALLER MALLS. PROFESSOIONAL FOLKSW....IE: ATTORYNEYS AND DOCTORS USUALLY GO INTO THESE, YET THEY ARE BUYING OR INVESTING IN THEIR OWN BUILDINGS OUT SIDE THE PERHIERAL OF CITIES IF YONE LOOKS AROUND LARGER CITIES.
This has more of a clean small city feel.
Good flow, anchors for the smaller buildings.
I like it.
Looks good
This is a small town, adding buildings of this size ruins that feel and look.
I like the buildings on the corners, instead of setback

11. This section is about big box size commercial buildings in the future North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building - Comments

Answer
Not sure about big box stores in North Ogden. It would certainly bring more traffic and business to the city. Good and bad. Maybe on 2700 North but not on Washington for sure.
No style; a true eye sore
A Target on 2700 North by the Freeway.
Ugly, but brings a good tax-based income.
It would be nice to get someone like a Home Depot, I don't know what with the location of North Ogden it would really happen. Pleasant View or Farr West would be better positioned to handle these stores. I don't think we should try to hard to get a box store into our little corner.
Big boxes are necessary in a town this size. The retailer should have limited control of exterior architectural design. Compare the Harrisville Walmart to the Centerville Walmart. Harrisville gave them no design standards and Centerville did. Centerville Walmart looks much better due to the cities design criteria required.
NO!NO! NO!
Totally loses the feel of the North Ogden City.
I don't think North Ogden needs the problems that come with some of these big box stores.
Would help tax base. These services would be available with out having to leave the city. Would also draw consumers from out side the area, thus improving all business in the city.
We need a Target!!!!!!!!
COSTCO!!!!TARGET!!!!!SAMS CLUB!!!!
Opposed unless the big box is located way from the main business district; ie. down 2600 N.
I know we all love our 'quiet' little town, but businesses of this size can be good for North Ogden without ruining our 'small town' feel
There are enough big box stores close by let's keep the small town family friendly feel to North Ogden. Smiths has already created a scary drive on Washington through that area.
Too commercial looking
sMITHS HAS YET TO BE DECIDED AND """WHAT ABOUT THE OLD SMITH BUILDING""""....THAT NEEDS SOMEONE TO GO IN THERE FOR A LEAD TENEANT ODF THAT STRIP MALL!
Ugly architecture. not modern enough.
If I had wanted to live in a town with this kind of stores I would have bought a house in Riverdale. Keep them away from North Ogden.
Ugly.
Not much you can do with box stores.
I like having big box stores close, but I don't like the traffic/congestion in our small town. Around 2000 north would be a good spot. We need all of the stores that the closest one currently is in Riverdale. IE: Hobby Lobby/Michaels, Kohls, Target, Joanns, Red Robin, sporting-goods stores, Best-Buy, Gordmans, and we need a fancier movie theatre. Like a Cinemark or Megaplex.
Buildings this size will change the appealing feel of this city. These types of stores are not far from North Ogden. I'd rather drive an extra 10 minutes to keep these stores out of our city.
Not right in downtown but would be fine outside town.
That Smiths Marketplace is enough for this size of a town, and to be honest, the place is a joke. It's way too busy.

12. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building with multiple facades - Comments

Answer
I like the brick work and green areas with walkway access.
get some hardware stores as well as a place you can buy clothes.
This looks good to me.Different roof variations and consistent design make it look nice.
NO! NO! NO!
It helps for it not to look like a card board box. It's a lot of hard surfaces.
See above comment.
Too gaudy.

I like the sidewalk down the middle in order to allow pedestrians a safe walking route to the store rather than having to dodge cars all the way.

I know we all love our 'quiet' little town, but businesses of this size can be good for North Ogden without ruining our 'small town' feel. Just don't make us like Riverdale.

Gives each store character

HAS SOME SUCCESS WITH PROFESSIONAL OFFICES IN OUR SURROUNDIGN COMMUNITIES. THESE ARE ALITTLE MORE VERSATILE ALSO FOR TENAENATS

Much cleaner and nicer than above.

pretty.

It depends on the business. We could use a Target.

Like this design the best. Clean design with dimension. Different colors on the building is also nice.

I like having big box stores close, but I don't like the traffic/congestion in our small town. Around 2000 north would be a good spot. We need a TARGET not another wal-mart!!!

Not in favor of big box business for North Ogden in any form

Would love to have a Target in North Ogden.

These large stores don't fit in with the feel of our city and they aren't that far away from north ogden.

Not right in downtown area. Outside is fine.

Breaks up the big box better

13. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building with towner - Comments

Answer

Again this fits North Ogden's Lifestyle

This looks nice

Anything out of the ordinary is good. Specific "town center" zoning should be implemented within the general plan requiring a central area defined by architectural and landscaping features. Gathering place as well.

I like the architectural character to a Big Box store.

NO!NO! NO!

Big box wouldn't be my first pick, just for the traffic it brings but this is nice looking

This is the best offered in this Lg scale businesses. The bigger the store and parking lot the larger the green space requirements for trees within the parking lot and the wider the areas on both sides of the sidewalk areas along the street.

Keep building low and without prominent detractions.

Would love to see a Costco in our area. It is a store that would create an anchor store, and increase traffic for the surrounding small business's.

Lets keep it more simple.

May go out of style

I like this look as it gives a unique old town area, But not too old. Just more character than the others.

TOO BIG

More modern look and feel.

Lets keep the eye pollution to a minimum.

Like the tower, but winds in North Ogden can be brutal. No need to bring on a possible safety hazard for just so it looks a little nicer.

Good. But big box stores shouldn't be any more than 1 or 2 blocks north of 2000 north. Otherwise there will be too much traffic at our corner of 2700 N and Washington.

Spell check your survey. Why does this tower keep coming up? Who cares?

Tower feature makes it look better!

14. This section is about office buildings in the North Ogden downtown area.Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building / mixed-use - Comments

Answer

This could work.

Looks ok. retail on main floor with office above is a good combo.

This has a quaint for smaller business

I have no problem with it.

Makes code enforcement more difficult. Codes need to be enforced to provide for safety.

Use smoother transitions

Offices are good. Just keep it to 3 stories or under.

Unattractive to me

I like the concept if we can really make it work.

This is a modern feel, like almost every other downtown in America...lets be a little different.

Like mixed use. Brick may give occupants better chance of surviving earthquake and other weather related events.

North Ogden is a small quaint city! I love the feel of the small city! I don't like the 2 bigger city looking buildings! Let's keep the charm we have here in north Ogden!

15. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 3-4 stories - Comments

Answer

Big city feel.

Tall glass and cinder block buildings are unattractive and have no personality. Flat roof lines add to the unattractive traits of a building.

I am opposed to street parking. Okay for a 3-plus story if set back with a front parking lot.

Keep the buildings short - 1-2 stories

This looks great. However, buildings this size need good strong anchor tenants in order to be feasible for those building them.Recruiting companies to locate here would have to be part of the development plan. They won't come on their own.

This kind of office complex would tend to be occupied by larger business. Potentially higher paying jobs.

NO!

Industrial, a no.

This makes more sense than the picture above.

Keep lower profile with parking behind structures.

Too close to the street. Too tall for being that close to the street.

Offices are good. Just keep it to 3 stories or under.

Please don't block the view of our beautiful mountains that we as North Ogden residents love!

Good use of solar

Too tall for North Ogden.

I think this would look great to throw in a little Modern into the mix.

WAY TOO BIG

Too big, too ugly. Low profile.

Too much glass. Too costly to heat/cool. Even installing the best windows currently available energy bills will be a burden to any potential business owner. Maybe in a few years when solar panels are cheaper or another more affordable energy source becomes available.

Is this really a need? Or would it just be a mostly vacant building. These are in downtown Ogden and they seem to have a lot of vacancies. North Ogden is smaller and seems to have less of a need so I feel like it would be a mostly empty building.

16. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 2 stories - Comments

Answer

Provides office space with a small town feel.

While I love the brickwork, wide sidewalks and green area, NO should really think about where to allow 2 story buildings. One of our strongest attractions are the views.

This structure is nice with brick, stucco, and interesting roof lines and details.

Okay if there is no street parking and set back with a front parking lot.

Looks great. Office commercial together make sense. Parking is usually the design constraint.

This has a quaint for smaller business

This is as developed as I would want in the next 15-20 years.

This is the worst of them all. Businesses are always hard to find in this setting especially if there are front and back entrances.

keep smoother fronts

I believe this choice is inline with the look of the other choices I have made. I believe all choices from the small business to the big box need to maintain a uniform design that is inviting, pedestrian and biking friendly. We should maintain the comfortable, relaxed feeling North Ogden is known for.

2 stories OK, but not right on street. Make sure parking is in front or to the side.

Too boxy looking

This is great as well!

Low profile, Ogden 25th Street feel. One of the top ten streets in America....follow the lead.

Like it. Feels safe.

These look nicer than bland office buildings.

This has a good look and feel for North Ogden City

Again, is there really a need for this? It is in downtown Ogden.

Really like the 2-3 story size

17. Please rate the following building type for the North Ogden downtown. Disregard actual business names on picture. Office commercial building on street 4 stories - Comments

Answer

Too much for a small town to preserve its character.

Tall glass and cinder block buildings are unattractive and have no personality. Flat roof lines add to the unattractive traits of a building.

Okay if there is no street parking and set back with a front parking lot.

This is great. But it would be difficult to find a developer willing to do this without some solid tenants going in. Again, recruiting solid tenants will be the challenge.

This looks like it could attract some larger businesses.

As long as they are filled and not lots of empty space, any of the above options are nice, although 16 and 17 are my least favorite

Not now. Maybe 30 years in the future.

I don't see North Ogden being able to fill these large bldg.

Limit buildings to two stories.

Not sure we want to go really big on buildings... If they keep it 3 stories or under, I'm good.

Please no! This is not what North Ogden is about!

Love it

Seems too massive for a small city like North Ogden.

ONLY A HOSPITAL OR TYPE FOR THIS STYLE....DO WE WANT A CLINIC OR HOSPITAL HERE. I SAY NO.

What are you thinking. Horrible. Is this a mini slc?

Yes, if I knew it would "anchor" the surrounding businesses. Possibly a major bank or city offices. Otherwise no. A building like that projects the appearance of stability and endurance. Has to be occupied with something that will not leave any time soon.

Nice architecture

we think a 50 story building in the middle of townbe a start would

No need for this, this type of building is in abundance close by.

Although I've always thought this is a beautiful building, I think 4 stories is too tall for little North Ogden. Let's keep North Ogden small and cute!

18. This section is about residential housing in the North Ogden downtown area.Please rate the following building type. Residential housing townhome - Comments

Answer

Prefer to keep downtown mostly for businesses. This looks fine.

This style has some some charm.

There is too many here already.

North Ogden has enough condos.

Okay if winter street parking ordinance is enforced.

There already seems to be a lot of townhomes in the area being built.

There is too many already. We need a good balance of housing.

Excellent design. Front porch concept. Parking in the rear and no garages can be seen from the street. Also looks like quality exterior products, something that should be required in the design standards.

I think it is good to have some separation of the business with residential buildings because of the potential noise.

single family!!NO town!!

Absolutely Love These

This is already happening and these look nice.

Downtown needs business not just high density housing.

Provides affordable housing.

People want yards!!!! Don't devalue the area by putting in town homes!!!!! Give people good sized lots with a yard and a reason to STAY in North Ogden.

Although less problematic than apartments, they still bring a fair amount of work for the police department. Between apartments and town homes, I would prefer town homes.

There are already so many townhomes in the area. What we need is somewhere for the people who live in them to mingle and for the kids to play and families to spend time together.

Maybe too crowded looking

Does this really fit in our downtown? Perhaps, but not on major corridors.

I feel there are so many townhomes already in North Ogden. Our schools have been over flowing with children since the new construction over the past few years with all of the small housing/townhome develpments. Our schools are already over crowded which will hinder our childrens education

Most of the homes in North Ogden are single family homes and lived in by the owners, if we bring in a bunch of rentals and apartments we are taking the chance of adding residents that are not as invested in the city of North Ogden and won't take of it as well. Owning here and living here I have an investment in the community that renters don't have.

Cute, fits the look and feel of what we are looking for.

I feel like there is enough housing available and not a need for more of these price point of homes.

High density housing fosters children who do not have room to play in open space. We should be promoting large lots for homes.

19. Please rate the following building type for the North Ogden downtown area. Residential mixed-use 3 stories - Comments

Answer

The 3 stories is what I oppose.

Okay if there is limited access to off-street parking.

Too tall

Even better than two story

Some of these might be good. I noticed these are at the junction. I have often wondered what it would be like to live in these units. I can imagine that the closeness to shops would be nice.

Again, there's enough housing around, I don't think this is necessarily needed for now, but it's a nice idea.

less than 5-10 percent being three stories.

Don't devalue the area by putting in apartments!!!!! The apartments located South West of North Ogden Elementary look like garbage. One reason we left Ogden is because apartments are everywhere and they aren't conducive to a good neighborhood environment. It's hard to get to know your neighbors when you know their stay is only temporary.

Shouldn't exceed two stories. Gives an area a box-in sensation.

I don't see a lot of need for downtown residential due the size of the downtown area

Seems a bit 'big' for North Ogden. We don't have the hip and trendy lifestyle for the type of people that usually live in thee kinds of units.

Too commercial looking

Seems too tall for our community.

We moved to North Ogden because we liked the area and didn't want to live in an area similar to downtown Ogden. I feel that by adding more apartments/townhomes, we will have more of a downtown Ogden feel. Our city will become over crowded along with our schools, crime rate will go up, and our home values will decline by adding low income options. North Ogden is the best and safest place in Weber county to raise our families. I would hate to see that change.

To large, to high, to obtrusive.

Large buildings and complexes don't fit in North Ogden. We don't need all these tall buildings that destroy the views

20. Please rate the following building type for the North Ogden downtown area. Residential mixed-use 2 stories - Comments

Answer
Keep business and residential separate. Looks industrial as well.
I do not think you should go any higher than two stories. If we have to have residential in our business area I feel we should keep it low keyed
Okay if there is limited access to off-street parking.
Looks great. I like the color variation and the accent features. Custom lampposts and benches as well as the round a bout look great.
Two story is excellent. The styles of the buildings in the photos for number 19 and 21 are great! Balconies.
NO!
Seems a bit 'big' for North Ogden. We don't have the hip and trendy lifestyle for the type of people that usually live in thee kinds of units.
Too boxy lookinh
Nice look. May work in North Ogden if we can find the right placement.
Excellent look and feel, however the "vanilla front" is a turn-off.
Not as tall as the others so not as bad but still doesn't seem like we have a huge need.

21. Please rate the following building type for the North Ogden downtown area. Residential mixed-use 5 stories - Comments

Answer
Would like to keep the feel of a small town
Fine for a larger city.
Must be set back with no street parking and limited, controlled street access.
Way too tall for North Ogden
This is a project that miserably failed in downtown Ogden. I think they are on their 3rd owner now. However, it looks great, just not very feasible.
I guess it depends on the potential demand that the planners see for people working in downtown. I can imagine that young people and seniors might enjoy living in a high rise. Being able to walk to work would be huge on my list.
30 years from now.
NO! Let's put in homes!!!! with yards!
Contrary to small-town environment. We are a bedroom community, not a metropolitan city.
Too big. We certainly do not have the draw for this size of development. Most of the draw in Ogden is older couples that would like to work in the temple without having to drive. Parking down there is an issue, and increased police presence is required.
Too modern
Fits in an urban downtown. Not in North Ogden.
Ugly. Not for us.
Again, like the idea of mixed use buildings. Don't like the balconies jutting out. May just have to get used to it.
Buildings like this would belong on Washington more than those town-house looking ones. Town-house looking buildings belong a block or two east or west of Washington
No way! We don't need a 5 story building it would destroy the views and feel of North Ogden. Also I don't think we have a need for such a large building.

22. Please rate the following building type for the North Ogden downtown area. Residential 3 stories - Comments

Answer
Looks nice, but too concentrated.
There is already a lot of these in North Ogden
Looks great. lots of quality landscaping. The rock is a little busy, but overall a nice design.
Interesting.
Limit to two stories. Rock front looks gaudy.
Again, if these are purchased units, they are less trouble for the police department than apartments would be.
Yes

To big.

Like a lot. It is warm toned with the mixed textures of stone and plaster? Color scheme can be created to blend with Utah environment.

Beautiful architecture!

If these are apartments.... Too many of these are not good. If there are problems like earthquakes or other emergencies that take out our ability to go to the store, etc., we have too many people in one place that likely won't be able to help each other. (Thinking of the idea that many apt. dwellers may not have had a chance or a place to store emergency supplies, no alternate heating, etc., etc.)

23. Please rate the following building type for the North Ogden downtown area. Residential 3 stories - Comments

Answer

Too concentrated.

Looks cheap. features look fake and no balance in the design. I do like that the buildings are close to the street.

to many already!

All these type of rentals look nice when they are first built and then they end up run down. I think we need to stay with single-family housing where people own the home and have a feel for community and neighborhood.

Limit to two stories and do not allow protrusive wings.

Again, if these are purchased units, they are less trouble for the police department than apartments would be.

Also yes

To big, to ugly.

A little to much like castles and dungeon time period.

24. Please rate the following building type for the North Ogden downtown area. Residential single family - Comments

Answer

Looks nice if we have to have residential in our downtown.

Similar to #18 only as single family.

I don't think you should mix business with Family life

We have the opportunity to make North Ogden into a quaint residential town with a small upscale shopping area. This is the perfect opportunity to create a draw from other communities to a town center with unique shops and dining experiences with walkways/paths and a cultured feel.

With bigger lots than the picture shows, these are good. Don't squish them together like this picture just to get more homes in.

I like the single family concept that has small lots with large homes covering it. Small yards are ok as long as there is open space and common areas that go with it.

So many choices! These look nice too.

homes are to close together!

So cute!

Maybe not in the heart of downtown, but in the surrounding area...kind-of a transitional area before it becomes all residential

The type shown in the photo is good for single family homes in pockets in the community. Not whole developments. 8-10 max.

Stacked too close. I live here because of the small town feel if i want to live in a bigger setting, i can move.

Keep the lot sizes reasonable! The homes pictured are too close together but this beats apartments or town homes any day.

Sorry, these look like Chicago all bunched up like that. We definitely do not want to be Chicago.

The best yet

FIRST WE NEED TO STOP TEARING DOWN THE OLD HISTORICAL BUILDINGS!!!!!!

This works very well. low profile, homey look and feel.

Too close, but really like the individual designs that can be created. Makes North Ogden unique and not "cookie cut" like some other towns.

We don't really need more homes but I know a lot of people want to live here because of the small town feel and the openness and views around.

SFH not a good fit in the downtown area

25. This section is about public open spaces in the North Ogden downtown area.Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square plaza w/ splash pad (mixture of grass and concrete) - Comments

Answer
Looks okay as an entry.
Splash pads in shopping areas seem "trashy" to me because they get so crowded in summer and most people don't respect the space.
Adding a entertainment (band stand) pavilion would be great!
No splash pad
I don't know if I would personally use it, but I can see it being popular.
Not bad. Splash pads are ok.
Splash pads are just a free water area for people who are too cheap to pay to go to the city pool
Next to a park. or green space in commercial area. Not for city hall.
YES SPLASH PAD! The residents here have to drive to south ogden or riverdale to enjoy a free splash pad.
I don't have young children, but this appears to be the only option that I believe would get actual use
With possible water shortage in the future not sure splash pad is wise use of our water. Is water recycled?
Unless there is already a natural gathering spot, there is no need to try to create one. (If you build it, they still may not come)
An area with a water feature such as at the Gateway in SLC would be a nice place for families to mingle. It would be nice to have access to shopping and eateries within walking distance as well. Would be a nice way to bring the community together as well. Maybe even a small place for local musicians etc to entertain.
Add more benches or landscaping
I really like this idea! Great for families and even those without kids! I see picnics and lounging in the future!
Yes please!!!!
This would be great if mixed with some business. Similar to Farmington station.
Since North Ogden is a family centered community a splash pad and grass is a wonderful idea.
Need to be sustainable. We have a pool and splash pad down the street.
Looks likes row of military barracks.
Open spaces are good.
I love this idea, open, lots of grass, and still usable for gatherings or events.
This would be a great and inexpensive place to take kids.
Maybe a place where an ice rink could be put up in the winter months.
I love the slash pad idea!!

26. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square w/ fountain (mixture of grass and pavers) - Comments

Answer
Kind of big for our little town, but it looks nice.
The concept is great, but I don't think it is realistic for North Ogden. the building appears larger than what the market would accept.
Need to preserve green space. We don't need a concrete jungle.
City hall, etc. provides a more formal setting.
This will make North Ogden look more established and respected.
I'm assuming water is recycled.
Unless there is a burning need for this, no. We need more parking by the city office, not a plaza.
Better
COST LOTS OF $ TO MAINTAIN AT TAXPAYERS EXPENSE!!!
Needs to be sustainable.
Open, mix of textures, water feature, and it should be able to ward off an attack. Meaning, properly placed cameras will be able to see an armed person/persons in time to protect/defend occupants. Like this design a lot.
Water features = good
mix of grass and pavers give more use during wet periods in spring and fall
I like this for the same reasons above.

27. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Concrete plaza with structural feature (band stand) - Comments

Answer
Too much concrete.
already kind of have one at barker park
Adding some grass/park features would be great!
Too much concrete and not enough grass.
There already is a good venue for stuff like this. Barker Park.
This serves no useful purpose. A big concrete block in the middle of summer is not a draw.
to much concrete. Also to contemporary for most of what North Ogden is, traditional designs work better. Also to much concrete.
If they need it, put it in a spot where parking lot space can be shared. More usage for broader spectrum of the day.
This looks expensive to build and who keeps the snow off the concrete.
This would be nice and similar to the ampitheater in Ogden.
Do not need gaudy art structures.
Hot in summer with all that concrete.
We already have a band stand at Barker park. The only way this would be a good idea is if it is surrounded by entertainment, restaurant, business, and an inter-modal hub.
Would go out of style with time
I'm concerned about how much this will raise our taxes.
Too much concrete. I like the band stand but would prefer an old fashioned look with grass, trees, scrubs and plants
this would depend on what is around it.
Ugly!!!
Ugly. ..Looks like Lagoon.
Good God! No,no,no!!!!!!
meh
Too much concrete and probably more cost than what is needed for function.
We have something similar at Barker Park and on 25th street.

28. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Smaller plaza with plantings and colored concrete - Comments

Answer
Good looking civic buildings.
Lots of trees!
This looks good. functional space. However, will the market support such large buildings?
Not main plaza. Used to break up sidewalks and shopping areas.
I feel that well designed buildings are enhanced by well designed plants and contrasting colored concrete. Form follows function. If you create a higher-end feeling area, that is exactly the type of people that you will attract.
Not in favor of more than two stories.
Imagining the trees maturing and adding shade this could be nice.
North Ogden will not be the size to need something like this for more than 50 years. Planning this now is a waste because we cannot adequately forsee what the actual needs are. We could easily plan it now and guess wrong.
Trees for shade and benches to sit on can be a nice place to take a lunch break or wait for someone who is busy in one of of the shops. Much better than sitting in your car.
Too. confined
Open space needs to be in balance with surround structures. Both have their place.
Again this would depend on what the plans are for buildings and business around this.
We need grass and plants and trees, this has way too much concrete.
To much concrete. Too small. Need a place the city can meet and hang out.
No, too industrial.
Looks really nice but doesn't create a destination or place where people can gather.
I'm not really sure what the purpose of this is.

29. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square - mostly grass and landscape - Comments

Answer
Looks more like a university.
The more unique and landscaped the more of a draw it will have for visitors and residents walking- this will encourage exercise and community involvement as people stroll with children and pets etc.
We don't have the water for more grass inefficiently watered. Drought resistant trees would be great though.
The higher the buildings are allows for more green space at ground level. Again, large buildings seems tough to sustain in a small marketplace like North Ogden
Need to preserve green space. We don't need a concrete jungle.
I like this, however, it's not very earth friendly.
Preferred in all ways. plus a water feature.
This looks the most peaceful and inviting to me.
Grass takes water. Maybe less grass. Like this look.
We should do more to put this kind of feature at our parks, not downtown. We don't have enough foot traffic to warrant this kind of thing in our downtown areas; nor will we for many, many years.
Too much upkeep
How about a town square with grass and a splash pad?
Trees are important!
what would be around this?
Grass and landscape is nice but not for a community with so many families, the kids need a place to play not look at.
Put in a band stand, reroute the fountain in front of Acres store, a great place to spend time.
Really like this, but not practical with the violence we are experiencing in society. There are too many places for a person to hide or for a person to hide a destructive causing device.
Green spaces = good spaces.
I love all the grass and landscaping.

30. This section is on streetscapes (for this survey from building to parking).Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Medium width walk, parallel parking and street trees - Comments

Answer
Need parking.
Okay if the street is a small feeder. Strongly opposed if next to a commuter of thru street/road. pain.
Trees along the road (when trimmed) provide a nice look
I like minimal front parking as long as there is enough parking in the rear of the buildings. Need to make sure there is adequate parking. City should have generous parking requirements.
There are other ones that are worse. dart into the street and into traffic. Parking lots people seem to paying closer attention to what is going on around them and watch for kids.
Not in favor of parallel parking. Impedes traffic and difficult for some people.
When we get to the congestion levels of a large city, I can see doing this. This is North Ogden, not Farmington or Kaysville. Our community has always enjoyed a more open plan as a opposed to a tight and closed in one. Layton has kept more to the open plan on their development and it looks better.
Street parking is always a problem
I strongly dislike street/parallel parking. It stresses me out trying to deal with parking let alone trying to back up into the parking spot when cars are continuing to drive down the street.
Not here.
No
It's got some trees, we'll take it.
This could be useful in some areas but not everywhere
Minimal parking

31. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Medium width walk, parallel parking, lights, sidewalk dining, and street trees - Comments

Answer
We need to be able to pull off of the roads.
Okay if the street is a small feeder. Strongly opposed if next to a commuter of thru street/road.
Looks bad and difficult to walk on the sidewalk. When you lose half of it to dining, and the snowplow pushes snow from the road, there is no where to walk.
This looks great. I like it. Outside seating for restaurants is a must. Quality street lighting and wide sidewalks.
Too tight. Vertical parking
The outside seating goes to waste for almost half the year.
When we get to the congestion levels of a large city, I can see doing this. This is North Ogden, not Farmington or Kaysville. Our community has always enjoyed a more open plan as a opposed to a tight and closed in one. Layton has kept more to the open plan on their development and it looks better.North Ogden really is not a place where you would want to walk down the street and window shop, see a play, and go to a restaurant all in the same trip.
No street parking please
Cramped and loud. Eating exhaust.
dining areas are fun
Outside dining is probably not needed right now.
I think lights can give a great feeling of personality and warmth to the town. Can really look inviting.
Minimal parking

32. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Street plaza/sidewalk, parallel parking, dining, and street trees - Comments

Answer
We would have to create a walking type downtown with low speed limits.
Looks great.
I like outdoor seating and trees with a buffer from the road.
Without the wall it is preferred over number 31. Vertical parking.
When we get to the congestion levels of a large city, I can see doing this. This is North Ogden, not Farmington or Kaysville. Our community has always enjoyed a more open plan as a opposed to a tight and closed in one. Layton has kept more to the open plan on their development and it looks better. North Ogden really is not a place where you would want to walk down the street and window shop, see a play, and go to a restaurant all in the same trip.
Love the outdoor dining.
Might work
We want to remain timeless and classic not a trendy burn-out town.
Trees are great, BUT they obstruct the view of the buildings and most importantly of the traffic, traffic signs and pedestrians. There are so many trees blocking stop signs, school crossing signs etc. Also, this is a desert area and planting things that need water is very irresponsible.
European look and feel. North Ogden old school values and feel.
wide sidewalks are good
Probably too much sidewalk/dining than what is needed for North Ogden right now.
Sugarhouse doesn't have enough parking with their streetscape city.

33. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Sidewalk and parking lot - Comments

Answer
This is more what we need.
Typical big and mix box development. I think it would be a struggle for North Ogden to see a lot of this due to the demographics. Maybe for the vacant land off 2700 north and washington blvd.
Just not good at all.

This is more the style of North Ogden. Get in, get what you need, get out. No one is going to go 'downtown' for the day just to walk around. Not unless there are some attractions

I prefer the buildings close to the street with entrances and windows facing the street and parking lots in the interior of the block. The only thing worse than a huge parking lot next to the street is the back of the buildings with no window displays or doors.

Ugly. Looks like Riverdale. hahah

More of a big box store and does not compare to other businesses listed.

Looks like many other cities and isn't very different.

Very unattractive

34. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Awnings, walk, planters, trees and parallel parking - Comments

Answer

This is for a low speed limited boulevard.

Opposed if located on a 45-50 mph Washington Blvd. Okay if on a commercial side street.

We can recreate an old main street feel in the new North Ogden. A 'cleaner' 25th street with street dining, music, shops, and a theater?!?

Looks really nice

I like the built in planter boxes and pavers. I don't like the covered awnings with the signs hanging down.

Nooooo!

Good points are the planters, trees, and awnings, but not industrial feel awnings. Walkways are too narrow. No parallel parking! Vertical parking.

This looks nice but what is cost of keeping it looking nice.

Store front facing or 45 degree is better if you can do that.

Just no.

Too crowded

Seems to work best when retrofitting existing space containing older buildings.

KEEPS NORTH OGDEN FEELING LIKE NORTH OGDEN I KNOW .

I love this look and you could make the walk wider if you wanted to add outdoor dining.

Looks likes Washington blvd. Lets get creative.

Like a lot. Has more of a small town feel to it. Definitely more character. Sidewalks need to be wide enough for all age groups to traverse. Wheelchairs, walkers, and strollers. Additional large parking lot should be made available either behind stores or centrally located.

planters are good, trees are a must

I think this is very inviting and would promote foot traffic in the downtown area.

include bike lanes

Too old fashioned

35. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. 45 degree parking, bulb outs for sidewalk crossing, corner plaza and trees - Comments

Answer

No room for this on Washington Blvd. This works better with a nice wide street with low speed limits. We don't want this on Washington or 2700 N.

Hate this parking when driving down the road, you can't tell when a car is about to back out.

Streetscape is good. street signs look good. outdoor seating and landscape close to the street are all positive.

Space issue and trying to drive with the corners there.

And no.

Too much space for Bulb outs

Increases parking and yet keep the store fronts closer to the street.

45 degree parking would be nice, it allows for for more cars per block and is easier for most people.

Looks like strip mall, not a downtown

Not sure what "bulb out" means. Like the 45 degree parking.

strongly in favor of trees, parallel parking is not at all favored

I like the functionality that 45 degree parking provides and the outdoor plazas in certain places that would still provide outdoor seating but not using too much space if they were all along sidewalks.

36. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Sidewalk and parking lot - Comments

Answer

Not a great look.

Looks good. Lacing landscaping in the sidewalk area's. Need to see some trees.

hideous. Why?

Trees are key!

Riverdale look and feel.

Like street furniture. It is nice to be able to sit while waiting for others to finish shopping; and it is also nice to sit to be out of the way of other people that are busy trying to get from store to store.

Looks fine, but nothing different than many other cities.

37. Please rate the following places or services you would like to see in a downtown area. - Comments

Answer

It would be great to have a nice recreational complex where people could walk or play basketball, swim, indoor soccer. They have a great one in Provo now. It has yoga classes, indoor track, courts, weight area, and conference rooms. It is open and has great views! It is VERY family friendly and a healthy part of any town.

Leave the conference center and hotels to larger cities.

We need a rec center with racketball courts!

We have a theater at the south end of town. I wouldn't want to alienate them. Retail stores - not too big. I don't want to be Riverdale. Smith's is great - some things I would still want more of there. But I don't have to go to Walmart now.

Upscale old-fashioned downtown feel would be great!!! Keep N. Ogden a primarily single family bedroom community with a quaint main street to encourage business and visiting.

There are certain things that we already have close enough now: North Shore aquatic center, Walker Cinemas, hotels in Far West and Ogden. The only type hotel desirable would be a smaller, non-chain inn.

Most of these venues would not work in the North Ogden marketplace. It would be great to have quality hotels, museums an receptions areas,but I don't think the marketplace will support it, even after full build out of the city.

North Ogden should maintain a small town feel, even though developing. Like many resort towns have accomplished (i.e. Park City, Steamboat Springs, Jackson Hole) the combination of quaint, but convenient.

I visualize downtown as more commercial with residential on the outskirts and mixed use in the center.

SAMS CLUB or COSTCOTARGET!!!!

Would love to see Costco come to No Ogden.. would be benefit the surrounding communities as well.. Something like a Farmington Station would bring a lot of revenue to this great city.

I am not opposed to a private organization paying for and providing these places or services. I am opposed to taxing residents and having the government provide them.

The movie theater is N Ogden is not well attended.

We do not need to copy Centerville, Farmington, and Ogden. We need to be what we are... North Ogden. For the most-part, keep businesses back from the street, have them provide parking. Parallel and diagonal parking is a nuisance on the street and restricts flow. Offices, hotels, restaurants, play houses, and things like ice skating are all good. No convention center.

CRAFT AND FABRIC STORE SO WE CAN SPEND ARE MONEY IN NORTH OGDEN INSTEAD OF RIVERDALE

I would like to see more eating places and shopping

This city has a pool facility that sits dormant for 9 months out of the year. Not a good use of public funds yet here we are, dreaming big. Do better with what we already have would be a smart start. Put in a rec center in your plans.

We moved here about 1 year ago because we love how close it is to the mountains and how small it is and peaceful. I like how there are not too many big box stores. This town has a great family feel and Im so excited that I get to raise my kids here. I am really excited about the plans for change because after living here there were a few things that i wish was closer so we can actually just stay here in North Ogden and not have to drive anywhere for anything else.

we need better businesses!

Kohl's, Gordman's, Olive Garden, Old Navy

Reason I enjoy living in North Ogden is its rural non-commercial atmosphere. Would like it to stay that way. How about filing up the empty buildings along washington blvd. (eg. Old Kings Store) before clearing out and developing new property areas.

I would love to see the many many neglected houses and fields disposed of and have something useful put there. Having convenience in the form of restaurants and bigger stores close to home would be so wonderful! NO MORE TITLE MAX type stores though, those places are a disgrace, just ask Suze Orzman or Dave Ramsey.

Restaurants should have liquor licenses and at the very least sell beer and wine!

I think competing with downtown Ogden in terms of services and amenities available will yield little return on the payout. In terms of shopping, I would rather spend my money in North Ogden.

Public fountain would be nice. We already have a splashpad at North Shores.

We really need some good restaurants and places to shop! The options in North Ogden are VERY limited.

I really like North Ogden's small town vibe and feel like our shopping is adequate. One can drive a short distance to visit any number of big retailers and restaurants in Harrisville, Ogden and Riverdale. Why invite more traffic and problems? Besides,there are enough empty buildings and store fronts that I am not sure why we need to create more! The empty buildings are an eye sore. As for public spaces I feel we have plenty of wonderful parks in our city and do not need to waste tax payer money.

Personally not sure. Survey is kind of long and I am getting tired. So, I am all over the map on this one.

We need a facility in North Ogden just like the KEARNS OQUIRRH PARK FITNESS CENTER!!! (KOPFC) Holy cow that is one nice facility. You could raise my taxes if we were getting that type of facility. (IN-DOOR swimming pools being the highlight, also basketball courts, exercise areas, etc)

North Ogden is a nice small city with areas close by for larger shopping options, this is why my wife and I decided to build in North Ogden and not move. Lets keep the small town/city feel and not clutter and congest the area with stores that we can't keep occupied.

Building a rec center would accomplish many of these above items, while serving the youth, elderly, businesses, and everyone in between. Such a good idea!

I think a single building could serve many different functions and accomplish many of these.

sidewalks, pedestrian friendly, bike lanes

38. Please rate the following activities that you would do if North Ogden had a vibrant mixed-use downtown. - Comments

Answer

A recreational facility would be used weekly/monthly by most families in some capacity. People who go there would also stop at nearby stores and restaurants.

explanation of my demographic: -Healthcare professional -Don't seek out a lot of outside entertainment -most frequently is everyday stuff -Empty Nester

I don't mind having goods, services, and entertainment located in North Ogden.

Having all these events and things to do just in North Ogden would be so great. We wouldn't have to drive anywhere else and living here is already awesome but this would be the best place to live, work, and relax! Im really excited about the future plans!

Race Events, dining at restaurants, and evening entertainment I would do very frequently.

Keep North Ogden simple.

I feel I have more variety in Ogden and the commute is short.

We have many businesses and professional offices in North Ogden. We have very little entertainment, places to dine, or places to shop (aside from grocery stores). To do things with my family, we usually leave North Ogden & head to Riverdale or Layton.

Would attend dining and evening entertainment weekly.

We need a facility in North Ogden just like the KEARNS OQUIRRH PARK FITNESS CENTER!!! (KOPFC) Holy cow that is one nice facility. You could raise my taxes if we were getting that type of facility. (IN-DOOR swimming pools being the highlight, also basketball courts, exercise areas, etc)

I wish there were more options to choose from like "quarterly" or "bi-monthly" as the options provided cover only a small range of time.

Music festival, art festival, farmers market, evening entertainment, race events- all could be held at The new NORTH VIEW REC CENTER!

39. How often would you use the following methods to travel to the North Ogden downtown area (approximately 2600 North and Washington BLVD)? - Comments

Answer
I am 65 years old. Biking and walking any distance hurts too much.
I would walk more if there was better lighting and the sidewalks were kept up. I wouldn't ride a UTA bus due to scheduling - how often would they come? Return? And where would the stops be?
The more pedestrian friendly and public it feels, the less I would drive. If the local public transit system was simple that would be nice.
It is a suburb. Bus service is out of the question for me.
The large hill makes biking inconvenient. Once you go down to downtown, you can't get back up.
In Redondo Beach there are bike path lanes and walking lanes on the sidewalks. This enables people to cruise the boardwalk if they want on a bike. A bike rental is a neat idea.
Again, if the bus system was significantly more convenient then I would ride "frequently" I have walked to downtown and taken the bus into the Ogden, it just isn't convenient now.
In my younger years I would have walked or biked more regularly to these places.
Would love for North Ogden to be bike friendly and to have more walking paths that connect shopping/dining areas throughout the city.
We make it a point to try to walk as much as we can, even in the winter. We walk 2600 N from Mountain Rd all the way to Lee's, Smith's, or the library a few times a week. The only thing that stops us is when the sidewalks are not shoveled after a snow storm. And even then the snow has to be pretty deep or treacherous before we stop.
This all depends on the weather and what I would be doing. Obviously I would drive for grocery shopping but I might walk or ride a bike to dinner or to an entertainment activity.
Down is easy on a bike, up is the brutal part.
People need to actually stop for people trying to cross the street in a crosswalk! More bike lanes and support for bikers.
It's nice to dream about walkable communities, but the reality of a mainly residential community with homes spread as they are in North Ogden is that a great deal of parking would be required to support most of the features presented. In real life, most people will drive to this location. They may walk (weather permitting) once parked. But they need places to park or it will be a mess. I urge leaders to be realistic. North Ogden is not and never will be an urban area.
As long as areas are well lit, maintained, and safe.
We need a facility in North Ogden just like the KEARNS OQUIRRH PARK FITNESS CENTER!!! (KOPFC) Holy cow that is one nice facility. You could raise my taxes if we were getting that type of facility. (IN-DOOR swimming pools being the highlight, also basketball courts, exercise areas, etc)
I could get down the hill but not back up except by auto at my age lol!
North Ogden is not pedestrian friendly right now. There are too many areas without sidewalks and lights.

40. Please feel free to provide any additional comments or feedback here. - Responses

Answer
I would not like to see our town become too congested, and yet I would like to see our business district fill in with some medium and small businesses like an Ace hardware store or a Big Five Sporting Goods, and some sit-down restaurants. With planning we can keep our small-town look and feel without clogging our streets with too much traffic.
This is not the proper forum but maybe you could get this to the correct entity. On weekends people are still blowing through the stop signs at 3725 North going about 30-40 miles an hour without slowing down, especially in the evening. I am very concerned someone walking across the street will be hit or a serious car accident will occur. At that speed, it would cause serious damage and injury. The police should be monitoring that area on a more regular basis between the hours of 7-12 pm, especially on the weekends. I saw it happen twice this last weekend, both on Saturday night. Please don't turn North Ogden into another Layton/Ogden City. I like the small town and the low crime rate. No more apartments and town houses. There are enough. Also, there is so much traffic now that the intersection at 2600 North doesn't seem capable to handle it very well. The east side (7-11) corner is terrible. The access point at Cafe Rio & Lees on 2700 is terrible.
Get rid of the slum area down Washington Blvd.
I would only say look at some of the roads that schools are one. Some schools are on rough roads and Orion Jr high is on a narrow road that gets busy. Thanks for the survey. You all are doing a great job.

Park connector trails would be awesome! If possible find a way to connect Oaklawn to Barker park and then connect to Green Acres. Any way to connect the two downtown areas with trails would be good. I regularly walk from the 2000 area to the new Smith's complex and it could be more pleasant. A dog park near downtown would be pretty cool too. A north ogden trail guide would be fun. Something that marks all the trailheads in the foothills and how to link them from the downtown area.

We shouldn't let our city become like Riverdale with too much blacktop, concrete, and big box buildings. Green spaces should be an important aspect of each area.
Any old buildings like the Cannery should be preserved. They could be the anchoring feature in the area, with similar structures built around them. It would be a nice touch to have multiple structures with special viewing areas looking out at Ben Lomond Peak and the sunsets. Tall buildings would block the beautiful views our residents currently enjoy. A craft store in the area would be great!

I love that you are asking for citizen input. I also like that you are providing examples of the things that could become a part of this great city. I hope that while trying to improve and grow the city that you keep that small town feeling going that everyone loves. thanks for all the great work

I want North Ogden to grow, I just hope it doesn't grow up and block to much of the wonderful views we have here.

I moved from Charleston, SC to North Ogden a year ago this past November. I love how we are our own community and apart from everyone. However, I believe in "keeping it local," and spending my money where I live. Unfortunately, it's difficult to do that here in North Ogden, so I find myself always in Ogden or Riverdale. Yes, retail is great, but I'm a strong believer that moving money from one hand to another within the community does not make a local economy thrive. So with the exception of manufacturing, I believe bringing professionals from outside North Ogden is what would allow our community to thrive economically. Now, with all that said...lets do this without making it an Ogden. I really like Ogden, but North Ogden is distinct and should remain that way for our future generations.

want to keep the small town feel that North Ogden currently has

I would like to see ideas for how big, medium, small stores and the curbing/sidewalks/awning would work. Looking at individual pictures was helpful for visualizing what types, but I couldn't see how they all fit together and what would "fit" in North Ogden. I would love to see additional restaurants - non fast food. I have been making a concerted effort to shop in North Ogden, keeping my dollars local. I have found myself going to downtown Ogden for dining options (I love Zhangs and the new Watami, but you can only eat so much chinese and sushi) and for a bookstore (Hastings).
An update on the facade on the north end of the smith's plaza would be welcomed. I love my city. I want it to prosper, while still maintaining a suburb feel. Thank you

I'm a fan of green space, grass, trees, etc. Nice areas to walk and bike would be a plus.

I feel that it's important to avoid making N. Ogden into a replica of every other town with repeat problems. Keep N. Ogden a bedroom community with less apartment complexes and business parks but create a downtown that families want to visit and that would encourage a sense of community. Look at the Northern Ice business area where customers approach, purchase food, and then sit and visit. this encourages families and makes visitors relaxed and at home. I'd like to see the entire downtown like this. I leave N. Ogden to work and conduct day-to-day activities in a fast paced and often stressful environment and would prefer to come 'home' to a peaceful and beautiful little town where my family feels relaxed and allows us to enjoy our time together. Examples of great downtown feel: Durango Colorado, Ventura, California, Park City, Utah etc.

I grew up in North Ogden. Though I did not see as many local events and community unity seemed low. The toughest part is that the higher on the mountain separate houses are build, the greater the divide among the citizens and the less care people will give to a community centered downtown. They will continue to just drive in their cars to Harrisville and Ogden, etc and all the city will become is a giant horde of houses of people without community.

As a previous North Ogden resident, and one who is moving back soon, the important things to plan for are making North Ogden a fun place to visit, bringing business to the city that way. Feed off the outdoor industry, but keeping the small town vibes. It's a difficult balance, but North Ogden residents love their city, so keep looking to them for ideas.

North Ogden's greatest charm is its small-town feel. It's okay to increase the commercial footprint in the city, but please be smart about it! North Ogden doesn't need to become Ogden 2.0. We don't need big-box stores or behemoths like a movie theater or a hotel chewing up valuable acreage in the heart of downtown. We need places that families and communities can be together, indoors and out. Please maintain enough green space that we can still breathe!

I would love to see North Ogden adopt a more pedestrian/cyclist friendly environment. Especially with a mixed-use downtown so close, it makes lots of sense to encourage people to use transportation other than automobiles.

All of these ideas and concepts look great for the City. Many are unrealistic due to the demographic of our community and the culture we represent. A mix of some if it would be good, but I question the feasibility for much of it from a developers standpoint. Restaurants require a mix of food and alcohol sales to support the kind of design shown on many photos. North Ogden would struggle to support many of the restaurants shown. A strong office market is hard to sustain in a suburban market place. North Ogden is not a "passthrough" City, meaning it is limited to the residents that live here vs. people that would patronize businesses that don't live here. However, it would be nice to be pleasantly surprised and see much of what I saw in this survey developed. I don't want a free utility bill, but I don't mind you knowing who filled out this survey.

I feel that it would be beneficial to add a small mixed use area that has a neighborhood commercial area and nice townhomes up high around the cove. I feel that we are placing to many high density homes down low. I think we could add a few high end townhomes/condos in other places.

We are on a mountainside. That means walking and biking is easy one way but returning home uphill with purchases is near impossible, especially with children. High density housing needs not to be in massive developments (as it is currently) but rather scattered and closed to public transit lines. Pockets of High density small lots of no more than 4 on a block of single family homes.

Would like to see a Sizzler, a cjBanks and Christopher Banks clothing stores, a craft store and other businesses that I go to Ogden or Layton for.

i would like to see North Ogden retain the small town feel. Growth is vital, but should maintain the values that has made this town such a great place to reside.

This is a great time to imagine a future for our little city. We have enjoyed living here, and we feel invested in our future. This is a big project. Thanks for taking it on.

The only thing that needs to change is the medians need to be removed

Would LOVE a shopping/dining center like Station Park. I also think a Target would be hugely popular -- most people I know would much prefer to go to Target than Walmart, but there just isn't one close enough.

I'd like to see parks updated and maybe add some baseball fields. We have plenty of soccer fields-baseball diamonds would be nice. We've got talented ball players who are traveling south to play games. Bring them home.

I'm really excited to see the area grow. I hate having to drive down to Riverdale for good restaurants, Target, Best Buy, etc...

I grew up in Boulder Colorado and very much like how they developed the "Pearl St" area with shops and dining so I am a little biased towards this kind of a development. It gives a diverse useage with a small close knit city feel

I believe there should be some moderate growth to support the local population and give the opportunity to stay within the city. It helps the tax base, but not doing it wisely will also cost more for the citizens. In upkeep and maintenance of open use areas which i would support just to keep the small town feel. That along will be enticing for future growth opportunities.

I think if we can get some businesses here that aren't within the 15 to 20 miles, it would get more people to come from Ogden, Farr West, Pleasant View, and Brigham to come to North Ogden. Some examples are: Tai Pan trading, hobby lobby, trader jos, joannes, sizzler, banana republic, h and m, and the list could go on.

Love to live in North Ogden...!!!

Please remember that the proper role of government is not to take care of people from cradle to grave. It is not to entertain them either. The proper role of government is to protect the rights of people, including the right to life, liberty, and property. I appreciate your service to the community, but ask that while planning for the future, you keep in mind the proper role of government. Thank you.

I think it time for North Ogden to join in on some of the revenue and convenience that many other cities have had great success with. I applaud your efforts in improving the city and will continue to support your efforts. I think it is time for North Ogden to learn to be a bit more open and encourage growth.

I like the idea of renovation and the thought of having more activities and events available. However, I wouldn't want North Ogden one to lose its small town charm. I would like a more modern feel though.

My biggest deal is an area that has worthwhile stores occupying the buildings that also look nice. Any type of building or zoning can be beneficial to a city, so long as it is well-planned and designed in a way that's visually pleasing. Please, no giant parking lots on the street. Large parking lots can effectively be hidden with nice businesses, such as the Auto Zone, Fuel Center, and Credit Union occupying the Smith's Marketplace to make the street front look good and well-utilized.

I own residential property that borders the proposed development. This will either make my townhome significantly more desirable or absolutely destroy my property value. Residents and HOA's that are near the proposed plan must actively be included in the planning process...

Would like to see congestion at Washington Blvd and N minimized.

Downtown could be enhanced by:
1. Expansion of the equestrian park at the gravel pit with landscaping and destination events. (This would require the following downtown businesses: Western Wear, Horse Riding gear shopping) Could even locate an equine hospital near the equestrian park.
2. Destination mountain biking venues on the benches, divide, and North Ogden canyon. A mountain bike practice park would be nice at the mouth of the canyon. (This would require the following downtown businesses: Bike Shop, Restaurants, Outdoor Clothing and Gear Shop.)
3. Full size ice skating rink for Hockey, Figure Skating, Fun. Could be made to be multi-use for Basketball, Cherry-Days, Farmers Market or other events... This would be a better alternative to a convention center and a lot more fun. (Potential for Skate Shop, Sports Store) Don't make downtown the destination necessarily, but make it support the other destinations we already have in the area.

Please review the Mainstreet Libertyville, Illinois webpage as a success story for a similar plan. My previous office was located in downtown Libertyville and actively participated in the program. It is well known as a model for development. http://www.mainstreetlibertyville.org/

I would like to see more craftsman or mountain style buildings than are shown in your survey.

Love the fact that North Ogden has the chance to enhance all that we love about our city. Hopefully we can end up with a plan that will draw our community together and keep our family friendly small town feel while still providing the amenities to keep business here in our wonderful city!

I love the fact that North Ogden is a quiet, bedroom community. I don't want it to become another Riverdale or Layton. But a few restaurants, etc., for community use would be great. Let's keep the small town feel.

I Would really, like to see a community rec center built. I coach the weber High racquetball club, and we have to go to WSU to practice and hold our meets. As we travel around the state to play other high schools, I've noticed that they all have community rec centers to play in. A rec center could be used by Weber, Fremont, and Ben Lomand High Schools, and would aid in the health and well being of the entire community. If you have not been to the Tree House in Draper, I would recommend it. The tree house has a very contemporary feel to it, and would be well received by our community. The prime location would be between Lees Market and the city swimming pool. This would allow easy access to the facility from I-15 for visiting teams, and should of course include indoor swimming for the surrounding High schools too. I know this would be an expensive project, but I think it would not be hard to find investors that would be willing to be a part of this and possibly state funds too.

Tear down some of the old trashy houses, clean things up in certain areas.

The south end of the city is being neglected. Even the welcome sign is further north than where the city actually starts.

It would be wonderful to have our downtown area look like some of these pictures and have access to services so close. Thanks for working on this possibility.

I feel Mayor Taylor and the city staff and volunteers are doing an excellent job. Thank you.

Thank you for all the positive developments in the city. I appreciate the fresh breath of excitement in the city since the election of Mayor Taylor. Thanks to the city staff for their continued professional, friendly, excellent service. I appreciate the new spirit of cooperation in the city council. I'm happy to see the previous rancorous behavior gone.

would love to see a craft store, an applebee's, and a Kohl's or Target

I am in my 50's and many of us in this community exercise, be it mountain biking, trials, jogging, swimming, etc. We need to provide for the public. We are all having to travel to Ogden to their trails, movie centers, restaurants. (So little to choose from here) We even have a pool that sits empty for most of the year. I spend my money out of North Ogden due to the limited vision. Would be happy to change that but have been disappointed for such poor vision over past 20+ years. Other communities such as Riverdale and Ogden downtown have rejuvenated their community's with great progress and less rhetoric. They actually DO something positive. Happy Smiths took a chance ...

Thanks for asking for input. I live near the cannery and know a lot can be done to make the rest of that area to the east beautiful. I'm excited to see things happen

My hopes and vision for North Ogden would be a great place to retire and raise a family with everything right there at your doorstep. You wouldn't have to leave North Ogden to do anything unless you need to go to the airport :) Local shops and farmers markets. Concerts and a common area for everyone to gather like the splash pads and areas to have picnics. Great restaurants and retails stores that people can only get at North Ogden. North Ogden will be the go to place to live, work, and play! Thanks for letting me voice my opinions! Looking forward to what North Ogden Future will be!

I think we are so cheap in some areas. We need to do what the residents want and not just copy other cities. I would love to see more flowers in the summer!

What I currently dislike about this area, is that
It is all chains and parking lots. No real space for walking, or sense of community. Feels generic. I'd really like a space that is more pedestrian and bike friendly, with some more independently owned shops and restaurants. Independently owned shops, community spaces, variety of restaurant options, open spaces, affordable cost of living, better bike and walking paths, are all important to me.

It would be nice to have a craft store and a restaurant that served breakfast, lunch and dinner and wasn't a speciallity restaurant. (Not Italian, Chinese, Mexican, etc.)

I would love to see more choices for shopping and restaurants. I do not like going to Walmart and love the new Smiths Marketplace. It would be great to have stores in North Ogden that offer the items that Smith's does not have. Perhaps a craft store, Kohl's, Target. I would propose tearing down the abandoned homes and the homes and businesses in disrepair that are along Washington. These are horrible eye sores. With the fields behind them, there is more than enough room to have bigger stores and businesses and keep the taxes revenue in North Ogden City. I would also propose that the older buildings get refaced so they look newer and more welcoming. I hope you take this into consideration. Thank you.

Has there been any discussion regarding a uniform building code as far as appearance and colors, like a common theme. I know of 2 cities that have this and it really ties everything together nicely. These would be Sugarland TX and downtown Santa Barbara. You definitely know when you are in the downtown areas of these cities because the buildings tend to look the similar (theme) and have a common theme and I think it really looks nice instead of buildings having anything they want and making everything look sort of messy

I love North Ogden because it still has a country feel. It would be nice to have more shops and restaurants. but the trails, outdoors, and green spaces are very important. The old Smith's and vacant businesses constitute urban blight and sprawl. There should be a year round pool! I would like to see a vibrant recreation center in North Ogden over shops.

A lot of the hobby type shops that are located farther from North Ogden we would still frequent - pet stores, photography and recreation shops, etc., but it would be nice to be able to stay in North Ogden for movies, dining and specialty (food, crafts, etc.)

I grew up in North Ogden. Our family has decided to live here as we have raised our children. I have loved the 'hometown' feeling here. This has been a place of safety and familiarity. I also enjoy the fact that a good majority of North Ogden resident's live in homes; not apartments or condos. Strong communities are created and strengthened over time; with residents being able to live in the same home/neighborhood for multiple years and in fact throughout many generations. I have witnessed that unity among residents in North Ogden is created, strengthened, & maintained as we serve, socialize and learn from each other. There have been many times that a good visit in a parking lot has been just what I needed to boost my spirits- (this cannot happen with stores having parallel parking-). North Ogden has provided wonderful parks and pathways. I have felt rejuvenated after a nice visit with family and friends at our local parks (hard to do on cement pads). Remember Quality-not quantity

WE NEED TO GET THE BUILDING NOT OCCUPIED NOW OCCUPIED.....SOME OF THE STRIPP MALLS WINERGERS, SMITHS OLF BILDING, THE BUILDING AROUND KIRTS, SOME OF THE PROFESSIONASL BUILDINGS TAHT ARE ONLY PARTIALLY FULL. FILL THEM UP, FIRST.

I believe that a mixed-use commercial, residential and even small manufacturing district is a much healthier environment then divided districts. It allows people to live, work, shop and seek entertainment or recreation without having to travel as much which produces savings of time and energy and keep dollars within the community. It is more attractive to businesses and residents and has a home town feeling.

I would like to see North Ogden keep the look and feel of a small town, not a collection of malls and mini malls. Well lite city sidewalks, with bright clean store fronts. A limited number of high rise buildings no more that 5-6 stories. some kind of a town plaza, or at least some open green spaces for outdoor events. A nice new downtown area will be great but it must all be done in conjunction with a traffic mitigation strategy. Traffic in North Ogden is already a problem, bringing in more businesses will bring more traffic and create a bigger problem, especially during peak or rush hour times of the day. Washington Blvd is the only logical place to develop a business district in NOC but that means other arteries to move traffic in and out of the city need to be developed in conjunction with the downtown plan.

Something similar to Farmington station would be awesome. We need some good restaurants and shops in North Ogden. We visit places like that every weekend.Bring the revenue to us instead of letting all the other city's have it.

Please keep North Ogden a small town that we can all enjoy and take pride in. A town filled with too many business looses sight of the people.

I am grateful that city leadership is looking toward the future. Many of the features presented would be very desirable. But the main reason I moved back to North Ogden was that it still offered somewhat of a hometown atmosphere. Roy, where we had been living, lost that a long time ago. So I plead with leaders to work to enhance North Ogden's hometown feel, while also providing desirable business and cultural offerings. Yes, I know that's a difficult balance to strike. I further hope that leaders will be realistic about dealing with necessary transportation issues. We need to address the width and safety of collector roads. Although leaders are trying to deal with N-S routes, E-W routes need to be managed too. The section of 2600 N between 400 E and about 600 E is far too narrow to handle existing traffic safely. Yet no one seems to be taking any thought about correcting this problem in the long term.

I have to pass through downtown N. Ogden to get to the highway for my daily commute, so quick and easy passage is very important to me. But I love being able to do my errands on my way home- especially shopping. So easy access to businesses is very important. That means being able to park, and being able to get back onto Washington. Please be mindful of traffic patterns and accessibility via car. Finally, I would love to have a large craft store in N. Ogden, such as Hobby Lobby or JoAnns.

Need to ensure this is a eco-friendly, sustainable endeavor. Solar, educational (bring the schools to visit.) Xeroscaping (look at the North side of the Hanson Federal building in Ogden. Perfect look, feel, good for environment.

My only concern would be traffic. The corner of 2600 and Washington can get really congested at certain times of the day, mainly when school gets out and when everyone is coming home from work. I think a green arrow at Smiths would help. Shorten the cement island in front of Walgreens so people can get into the turn lane or add a second turn lane at that light. Other than traffic I think this is a great idea.

To be honest, I don't understand the merit for making a "downtown". The arguement that it is difficult to know where N.O. begins and ends is very weak. Who cares? Is it worth investing our hard-earned tax dollars? What is the expected return on investment?
It would be good to present to the citizens of N.O. what a similar downtown has brought to other cities like Brigham City or Ogden. Is there a positive impact on their tax base?
Other considerations are not as quantifiable, but just as important. What about our quality of life? For sure it will change if we have a "vibrant" (read congested) downtown area.
Also, if a big box store is being considered (as I gather from the previous questions) - what about the experience of neighboring towns and cities? It would be good to know the crime rate of Harrisville pre and post Walmart.

Love the small town draws north ogden. Would Ive to see retail and expanded downtown but not lose the character. There already is an Ogden...lets be something stepped up and unique

We could have lived any where in Northern Utah and chose North Ogden because it felt like a small town. Honestly, now that we have a decent sit-down restaurant I am quite content! Of course, a trolley running up 400 from 2600 would be wonderful and a terrific way to cut down on cars adding to air pollution with quick trips downtown (but that is wishful thinking :)). There are some eyesores (Smiths building, TitleMax's horrendous sign and Kings building) but we have a great town.Perhaps our buildings are a little mismatched and we don't have the shopping of Riverdale, but can small towns ever just be small towns?

Thank you for allowing me to participate and voice my opinion as a resident of North Ogden. And, not just making the decision for me.

We need a facility in North Ogden just like the KEARNS OQUIRRH PARK FITNESS CENTER!!! (KOPFC) Holy cow that is one nice facility. You could raise my taxes if we were getting that type of facility. (IN-DOOR swimming pools being the highlight, also basketball courts, exercise areas, ice skating, tennis, etc)

As I mentioned before, my wife and I decided to build our home in North Ogden for the small town feel that is provided. We were both raised in North Ogden and we wanted the same feel for our children. We looked at lots in Layton, Riverdale, Roy, and other cities in the area, but we decided on North Ogden for what the city has to offer and the fact that within a 5 to 10 minute drive we could be to other shopping and entertainment destinations. I would like to see some of the vacant shopping areas filled and used before we discuss bringing more shopping places into the city. North Ogden is a great place to live and I think with too much development we are going to drive some people out of the city. Let's focus on more growth in restaurants and entertainment places rather than large box stores, we don't have the potential of growth like Riverdale or Layton to become a "shopping destination."

What about all the commercial buildings we already have. They won't really tie into a walkable city. Not to mention all the traffic that is so concentrated on the only through fare the city has (Washington).
The weird regard to planning by this city has resulted in traffic jams and no desire to shop here at all. It is hard enough just trying to get home each evening!
In my opinion the whole downtown needs to be bulldozed and redone. Pleasantville residents need their own main artery in and out of their city and we need to get rid of the (islands) on Washington blvd. This could have been such a sweet little town but it will never have a quaint or friendly feeling to it no matter what is done.

No low income housing within close proximity of the downtown businesses. Low income housing needs to be distributed so it's not concentrated in one area.

On another note, my other personality thinks that North Ogden is delightful. Could we perhaps look at developing a Rec Center for the North Ogden area? People from the surrounding cities would come and support it, bringing in revenue to the city, in addition to the jobs it would provide. Many cultural, social, athletic and business events could be held there. There is no end to the positive impact a Rec Center would have on our community. People would be more active with access to a full gym, indoor basketball courts, racketball courts, indoor pool, indoor track, aerobics classes, etc. The youth, the elderly, and everyone in between would make use of this amenity. Ogden Athletic Club, South Davis Rec Center, Clearfield Aquatic Center.. North Ogden and the surrounding areas would be able to support this. Best. Idea. EVER> Also, could North Ogden consider building up it's network of trails? Bonneville Shoreline Trailheads?

I would love to see a building that could have multiple uses and perhaps have multiple cities feed into it. A center used for sports, exercise, meetings, public exhibits, shows, plays, or whatever else it might entail. I would also love to have a place to swim during the winter months, perhaps covering the North Shore pool would be the easiest thing.

Taking this survey has made me concerned for the future of North Ogden. I have lived here my entire life and have loved it because of the open farm areas, small and few businesses, the beautiful views, and just the small town feel. I'm concerned that we are being pushed toward being a larger city like downtown Ogden, Layton, or Riverdale. People love this city because it isn't like those larger busy cities. We already have so many vacant buildings (old Smiths, Kings, shops just east of Washington on 2600, etc.) why don't we work on getting those filled and thriving before we start adding more businesses and buildings that would likely be empty. I love North Ogden but if it turns into somewhere like the above stated cities I would likely move and that saddens me. Let's enjoy the feel, beauty, and uniqueness of North Ogden and let's not try to make it be like everywhere else. People love it the way it is, many think it has already grown too much.

I think we need a walkable town and a reason for folks to come outside of their homes. Really favor pleasant lights to add to atmosphere.

Keep it small town old fashion feel.

I would love to see a business area that is set up around courtyards. Restaurants, small businesses, museums, etc. Courtyards connect to trails for walking and biking. My preference would be to limit mid size stores and big box stores. Even though we are growing I would love for North Ogden to maintain a family friendly "small town" feel.

I have always lived in and loved NOC, and I would like to retain the small(ish) town feeling and family friendly atmosphere. I don't want to see our streets lined with tall buildings like office spaces and apt/condo complexes. I like the idea of shopping/eating centers with wide sidewalks with tables and benches outside. Because we are largely a car-owning and driving community it's essential that our businesses have convenient parking lots. Let's not resort to street parking if we don't have to. I would love to see more open downtown areas with grassy areas, walking paths, shaded benches, and maybe a splash pad or water feature (St George's city center is a good example - my kids and I loved the wading pool there.) Our own little park surrounding the "stump" is very nice too - more of the same! Occasional holiday festivals and music events would be nice, but not so often that we have a crowded hustle and bustle all the time. I like a quiet peaceful town.

looking forward to see what's new

Why does the downtown map go north of 2650 N.? You are getting into farms and residences there. I believe it should be kept within the current commercial area.

If nothing is done for the current growth and no plan is implemented, what will North Ogden look like in 20 years?

- Patchy strip commercial up and down Washington Blvd.
- Dis-organized helter shelter development
- Lack of design standards that would make the development desirable
- Lack of major employers
- Existing development continues to deteriorate
- No rhyme or reason with commercial/residential mix
- No uniform fronts or architectural design
- Bad traffic
- Businesses may not want to come – or too many may come
- Traffic jams
- Chaos
- ½ hour to get through Washington and 2600 N.
- Riverdale road – north
- Mixed style – ugly
- Traffic jam every morning and evening
- No walkable downtown
- Leakage of restaurant goers to other cities
- No continuity
- No identifiable downtown
- No central downtown
- Maybe a few auto car lots (sale)
- Wouldn't be as nice as it is now
- Dependency on automobile
- More rentals
- You would see smaller and more businesses scattered throughout the city
- No focused development
- Uncontrolled development
- Hodge-podge of stores along Washington
- Predatory lending businesses "title max", "cash-it here"
- Dilapidated/vacant buildings
- Small business owners
- A collection of small businesses
- Deterioration, no growth, nothing positive, hodge-podge small businesses
- Deteriorating buildings (even more so than now)
- Cheap rent = low value, commercial tenants
- Too much high density housing
- More run down
- Empty/damaged buildings
- Older homes with no upkeep
- More empty store fronts
- Too many houses, sirens, and fire trucks
- No more "green" spaces for deer, foxes, squirrels, birds
- Developer decides on land use
- Wrong mix
- Fast food
- High traffic
- Speed traffic
- Hodge-podge
- Due to traffic; no small businesses make much money
- No concentrated feel for a district downtown area that stands out to keep businesses in N. Ogden or attract new businesses from outside
- No identity
- Random
- Not user friendly
- Not very welcome
- Change based on necessity & individual development; "singular"
- Increased density
- Continued hodge-podge
- Traffic choked to death
- Same as any other place
- Not pedestrian friendly
- Chaos, I will move
- Traffic congestion
- No plan, nothing would be uniform with no common look or feel
- Strip malls will sprawl out with older malls increasing in voids
- Vehicle based travel only
- Lack of diverse housing
- Horrible traffic flow
- All development in one place
- No mix of commercial and residential
- Houses all the way up the mountain
- Super secluded senior development
- No entertainment or anything for youth
- Big box takes up open space on 2600 west of Washington

- Townhouses fill up remaining residential areas
- No preservation of natural resources (mountain, etc.)
- Loss of open space, houses everywhere with disjointed commercial/retail
- Traffic congestion with transportation frustration
- All jobs elsewhere
- Traffic backing, choking traffic
- No center, no identity
- Traffic jams
- Leaving town to shop

If everything you want is implemented into a future plan, what will North Ogden look like in 20 years?

- Redevelopment on NE & SE block of Washington and 2600 N.
- To feel like city creek or park city
- See the emphasis placed on redevelopment, not infill
- Interested in the presentation of a commercial corridor
- Mixed feeling on first time homebuyer housing
- Want to see jobs centers, base industry, some interest in technology jobs
- Very mixed feelings on high density residential
- Interest in re-creating a historic district (park city style) at Washington & 2600 N.
- Interest in preserving water bodies, corridors, springs, and increasing trail facilities & connectivity
- Plaza – open space
- Relocated movie theater
- Full size gym
- Parks and plazas
- Move cherry days to downtown
- Condo's and townhomes
- Winding streets
- Restaurant quality – sit down
- Variety of housing types
- Services for elderly
- Retail shops – NE corner of Washington and 2600 N.
- Craft stores
- Outlet restaurants
- Second hand stores
- High end
- Green space
- More people biking/walking
- Nice places newly marrieds can live
- Parks
- Access to front runner
- No box stores
- Green spaces with trail between high density
- Small retail and resident and office
- Several main roads
- Higher end condos and townhomes
- More family homes and parks
- More work sites so we don't have to commute to other communities
- Cool downtown feel, center
- Smaller sole proprietary shops offering clothing and accessories
- Outlet mall
- More restaurants
- Clearly identified downtown
- Senior housing
- Senior programs
- Young upscale housing
- Farmers market
- Festival
- Amphitheater
- Ice skating rink in winter
- Senior citizens
- Determining centre
- Streets network
- Large public space
- Trails
- People living in downtown
- Unique businesses
- No residential areas along Washington
- Main street buildings
- Enough day parking for downtown
- Expanded library
- Central downtown area
- Safe space for teens
- Mom & pop stores
- Uniqueness
- No chain stores
- Mixed use areas
- Green space
- Restaurant section
- City/town plaza
- More sit-down type restaurants
- Mass transit hub
- Mixed use downtown buildings
- There's a great "phot-op" with Ben Lomond Peak and cherry blossoms
- More green spaces, fewer fences/walls
- Cannery should be center of downtown
- Bike friendly
- Small station – access to mass transit (there's a need for mass transit)
- Recreation parks and plazas

- Shopping, residences
- Visiting and walking
- Movie and entertaining center
- Walkable community center
- Restaurants and medium shopping
- By passed traffic
- Rec center and movie theater with open courtyard
- Green space with turf and trees
- Parks, outdoor performance and water
- Unity of theme
- Strong identity, district area
- Safe streets
- Viable options for community building and entertainment
- Local businesses options nearby
- Walkable
- People living in downtown
- Local businesses
- Large public green space
- Sidewalks
- Trails roundabouts
- Downtown apartment over retail
- Green space in center
- Trails to connect
- Kings arcade/skate park
- Old town, cozy feel
- Brick buildings
- Winter skating
- Winter snow sculpture
- Downtown with plaza and walk and sit areas
- Lots of connectivity
- Summer art exhibits
- Farmer markets
- Amphitheater
- Senior housing
- Young upscale townhomes around center
- Nice downtown
- Designated as clean city
- Few stops on community roads
- Integrated city/downtown
- Efficient roads to enter from
- Playhouse
- Museum and hangout spots
- Environmentally friendly, Mayberry town
- Walkable downtown
- Boutiques, professional services
- Family friendly water features
- Mixed-use
- Open air
- Mid-end commercial growth
- Sports complex
- Indoor pool
- More fun parks
- Bike lanes – family friendly
- More sidewalks
- Downtown feeling
- Walking paths
- Ability to safely walk around city
- Some retail with decent restaurants
- Reasonable traffic flow
- Entertainment options
- Better traffic flow
- No congestion
- More small businesses, separated from residential
- Slow commercial development
- Continued perception of “small town”
- Better traffic flow
- Shopping district and restaurants
- Tree-lined downtown; walkable
- Downtown/main street
- Walkable/bike-able
- Summer/activities concerts
- Ice rink
- Identifiable government buildings
- Identifiable business areas
- Identifiable mixed residential
- Identifiable community roads/trails

APPENDIX J

Open House Comments

North Ogden Next! General Plan Update

Open House July 28, 2015

1. What do you see as positive about the planning efforts that you reviewed today?

Yipee!

2. Are there any specific comments that you want to make concerning the information presented in the draft General Plan update?

Woohoo!

3. Are there other comments you would like to offer?

It all makes sense!

For more information, please visit North Ogden City's web page

North Ogden Next! General Plan Update

Open House July 28, 2015

1. What do you see as positive about the planning efforts that you reviewed today?

2. Are there any specific comments that you want to make concerning the information presented in the draft General Plan update?

2600 N NeeDS to WIDeneed allthe way to 1050 E (2 traffic Lanes Each way) most of the Traffic comming up 2600 at Least 3/4 of it travels to 1050 E on 2600 N. we Either Bite the Bullit Now of creat a NeW Bottle Neck for the Future we, ShouLD N'T Be Short Sighted and Plan For the Future NOW!

3. Are there other comments you would like to offer?

For more information, please visit North Ogden City's web page

North Ogden Next! General Plan Update

Open House July 28, 2015

1. What do you see as positive about the planning efforts that you reviewed today?

- Senior assisted living
- annexed properties
- parks
- downtown expansion
- Trails added

2. Are there any specific comments that you want to make concerning the information presented in the draft General Plan update?

Very well thought out & planning

3. Are there other comments you would like to offer?

Hope N.O. hillside is storm drain protected so homes aren't flooded.

Totally impressed with plan

For more information, please visit North Ogden City's web page

North Ogden Next! General Plan Update

Open House July 28, 2015

1. What do you see as positive about the planning efforts that you reviewed today? I Like the open spaces, The Trail systems, Keeping Commercial ID one area

2. Are there any specific comments that you want to make concerning the information presented in the draft General Plan update?

I Am total opposed To widening 2600 I Live Above 3000 And Travel 1050E§ 2600 Every day North Ogden does not Need to widen Theses street

3. Are there other comments you would like to offer?

Let Not Make North Ogden another SLC, 4500 S, 5400 S, 7800 so, 9000 SO To take a couple of Minutes of Time North Ogden is beautiful That's why we like Here!

For more information, please visit North Ogden City's web page

North Ogden Next! General Plan Update

Open House July 28, 2015

1. What do you see as positive about the planning efforts that you reviewed today?

I like the downtown Conceptual plans. Also the transportation priorities

2. Are there any specific comments that you want to make concerning the information presented in the draft General Plan update?

I am pleased with the overal draft of the gereral plan

3. Are there other comments you would like to offer?

I would like to see revitalization where possible. I am probably a lot like the majority of the residents in that I like the conveniences of a big town with the charm of a small town.

For more information, please visit North Ogden City's web page

Open House Comment Form

1. **Welcome Station -** What do you think of the survey results compiled so far?

General Agreement - 80% agree; good feedback; love the survey, Looks good; pretty much thinking in line with mine, Good representation of what people want, It has us talking, Good ideas and listened to residents; based on limitations we have, Great feedback, I think it is great to plan; I'm happy you're asking for input, Lots of great information; love to get others perspectives, Great!, Just getting started, but looks good, Good start, Looks good, I'm in agreement of many of the directions the city is going, Mostly aligned, I'm in agreement with the majority of it so far

Uses - We do want support local, wouldn't mind Target, etc coming in; more business growth to raise tax base, Agree with most results compiled so far: small stores (support); support medium stores; oppose big box; support small 2-3 story office buildings; support plaza/splash pad/ park; support better streetscapes, wide sidewalks, dining, retail; would love to see the diner open; support festivals, etc, my concern is the building of TOO MUCH simple housing, (townhomes, etc

Disagreement with survey - Stinks, Would like to see more respondents

I am concerned about imminant domain and forcing the elderly – WHO BUILT N. OGDEN BY THE WAY – out of the homes they have lived in for decades; they will be displaced with nowhere to go and our children will lose an important influence

Water shortages scare me bringing more people in here!

I would like to see (old town) some benches along the canal like pleasant; weeds cut down on the canal by the road (pleasant view dr); it's a lot of mosquitos by the canal

What issues would you like to see addressed about your neighborhood?

Transportation - Do not raise speed limits, Do not raise speed limit on 2600 N, No road connecting Pleasant View Dr to N 300 E; Get on Washington blvd; Some street lights on Eleberta church parking lights aren't enough we have lots of runners on Elberta – even at night (lds church on south side of Elberta, Fix 1900 N and 400 E before someone else dies, Speeding, Easier (or more controlled) access from west – ie; Elberta dr, lomandview, pleasant view dr, resolution of traffic nightmare at 2850N & washington blvd; elberta dr & 450E

Road maintenance - Earlier plowing in the winter (but who doesn't); really though… 1700 N and 1875/1900 N are major throughways with busses, etc., Better, sooner snow removal, garbage collectors too lazy, some smaller neighborhood areas need speed bumps – residential. better plowing of Lakeview during the winter, Road repair, Love it – roads do need surfacing, Crown of roads, Lomond view maintenance; Very few street light in some areas; I worry about crime; cars racing up and down streets; poor snow removal, the roads need to be updated; fill the dips/holes

Sidewalks - Sidewalk on fruitland drive; Sidewalks complete on 550E to 2600N and 500E to 2600N and 450E to 2600N, Sidewalks, Sidewalks north of 850 and 2100 for senior walking, sidewalks with mow strips as barriers along all major walkways (to schools, shopping, etc)

Trails - trail between Barker park and Oaklawn park, I'd like more playground equipment at Oaklawn; please work on the poison ivy; some codes need to be re-evaluated, Connector trail from present park areas SE of 'frog rock' that follows the existing drainage right-of way u pto connects with the Bonneville shoreline trail, access to foothills, Trail development; maybe campsite access to ben lomand, Lines and roads and crosswalks, Maintain and develop mountain trails from ogden city's parking to north ogden canyon, Natural trails, bark, not asphalt

Parks - also preservation of strip of land immediately above long bench as a park, preserve, etc; this is spectacular and should be a legacy of our city; preservation of this land as a park was included in the 1997 master plan but for some reason seems to no longer be designated as such; Wishing for a fishing pond of small ponds using cold water along 1900N between Washington and 150E, less Kentucky blue grass lawns; more xeriscaping, As we develop, I want to keep North Ogden charming; part of the charm is to keep open green spaces and green belts; while there are some parks; I see an emphasis on buildings not open spaces; I want to keep parks and open spaces, Please clean out the poison ivy behind 2350N and 2400N along 1225E; Get rid of puncture weeds in parks and along sidewalks and trails

Code enforcement - remove commercial businesses from residential areas, coding should be re-visited for fencing on private land, Code enforcement; I'm excited about the new changes; please enforce the codes already in effect; Better upkeep/enforcement of a minimum standard regarding old/condemned homes just north of old cannery on Washington, make positive changes/clean-up; tear down old homes; community effort to do demo; some donations from building contractors/excavators, Home businesses

Dark sky - We like it darker – for looking at stars, Support international dark skies compliant lighting (love to do astronomy)

Our neighborhood is basically very quiet most of the time

Also, we are on the north side of the second wall; sometimes I cannot hear well enough to visit with someone in my own backyard; cars gun their engines as they turn left down 2700 N; the semi-trucks are taller than the wall

Land use and zoning – we are worried about commercial use and zoning along Lomond view dr; not in favor of wall avenue extension

Harrisville

2. **Downtown Station -** What do you like about the Downtown and Southtown proposals

Positive - They are all great ideas; anything would be an improvement, I like a few of the ideas proposed; yes, we need to do some more commercial retail areas, I like that we are thinking about how we want to develop; I like that there are multiple uses and ideas; I really like the senior assisted living and the expanded library, All the plans look well thought out, some good ideas; clarity provision need to well through out, Looks good; a great model to follow is the walkability and development of sugarhouse, Good way to generate revenue, I tend to agree with the majority of it, I like them, The proposals are good step in the right direction, I like the revenue it will bring and I tire of spending my money in way south towns, would love a 'downtown' which encourages higher foot traffic

Negative - Don't! I moved here and then built here because north ogden didn't have any of that. We don't need the crime associated with that

Features - Walkability; distinguishable downtown Family-friendly and walk accessible; small town feel with trees, sidewalks, benches, etc., Community feel, the appearance of a small town, I would like to see the townhomes have bermed landscape to give a nice view, All of the botanical installs are fantastic; Better looking buildings (commercial); like the water and greenery features; bike and walk trails; I like daybreak and the walkable shopping as well as green spaces (small), north ogden plaza with stream, The effort to respect 'small town' values, We like respecting the small town feel, Possibility of it being walkable, ; Love the street scape ideas with tree lined streets and medians, wide sidewalks; southtown area plan – I like the layout and usage you propose, landscaping would be nice, Bike and pedestrian friendly

Land uses - the less (if any) townhouses, apartments the better! No box stores; small restaurants; locally owned; we didn't move here to live in Riverdale or Ogden, No commercial development aside from restaurants; we don't need access to shopping when Walmart is 10 minutes away. I like the park expansion, library expansion (make it more like Ogdens – with food drinks and free wi-fi), Make N. ogden a destination like "park city"; small shops, activities, sidewalk fairs, small eateries, I would love a hobby lobby, kohls, or michaels; even an old navy or childrens store would be nice, I lived in Harrisville previously and saw the unfortunate changes that Walmart brought (traffic, crime, etc); would favor smaller business development, don't like construction of townhomes in high visibility areas, New library, Like main street commercial, plaza and mixed-use areas, I like the high-density housing to assist in drawing businesses in, Don't need more townhomes, don't like all the condos/townhomes, Love the main street commercial area; also like the idea of updating north ogden plaza, Putting commercial businesses in one area – utilizing the south town area more , love library expansion but please relocate skate park – don't take it away; my kids love it; please keep all commercial in existing commercial areas, 'old town' small shops; opposed to townhouse on Washington but don't mind having high end apt as long as the turn over isn't too high; ; love the proposed park

Transportation/trails - Agree with closing off Lee's access on Washington and changing 300E; please complete the trail that ends at pleasant view city limits;, trail (should be longer), but I do not like the idea of a proposed roundabout where you want it! Dangerous in the winter for kids going to school

Will happen in due time

What do you think is missing?

Land uses – Joann's; hobby lobby, Locally owned businesses, Family and locally owned restaurants, Bigger stores, Restaurant and entertainment for foot traffic, Community recreation center, Organized, planned areas with small shops/restaurants, We could use a small hospital or a larger medical facility, A dog park, Cold stone creamery and jamba juice, Recreation center; whole foods, Community recreation centers, New elementary/jr high; more restaraunts/high end fast food ie zupas; museums and galleries, I'd love to see a facility for children/teenagers to have fun in; actually, it is a part of the proposal, I just saw it! Sit down restaurants, too much multi-family housing; no more condos

Features - Overhead walkway across Washington on Downtown, Lot of green and trees, Family friendly night life, Walkability, Improved sidewalks, Hometown feel, too commercial, Have walking and biking been provided for in that area? Adequate safe parking at café rio; a shopping area to encourage walking; non-motorized street (like a small Farmington station/gateway), Somehow create a downtown foot traffic area

Area clean up issues - UPKEEP on established, accessible, and successful areas (some just need new parking, landscape or exteriors), I think a plan for how we will use or adapt older, abandoned commercial buildings is missing i.e. smith's the old maceys; kings; there are buildings there, but no plan as to what they will be, Would like to see old abandoned buildings along Washington blvd (and others) demolished or renovated and repurposed, Controlling new, hap-hazard businesses, Controlling haphazard expansion, Taking care of what we have

More input from the community

Thoughts for the elderly/fixed income residents

With all the new housing, where will kids go to school?

Transportation Station - What comments do you have about the transportation issues and/or solutions that are being considered for North Ogden?

Transportation improvements - Widen 2600 N. – put sidewalks with mow strips/barriers between walkers and cars; middle turning lane, Not so sure about light at 2750 N., Extend the concrete medians on 2600 N. 400 E. (north of wells fargo and in front of America first), Complete a larger connector road from highway 89 to Washington blvd; needed as soon as possible; alleviate congestion along 2600N and Washington Blvd., I don't want Washington blvd widened – people speed on it too much now; we have so many children who walk to school – it's scary; if you do widen it – put speed bumps or dips in every block so people have to go slow; PLUS PLOW BETTER; wider streets = more traffic = more accidents, Need east/west road between Washington and hwy 89; finish mountain road, If possible, there should be a 'west corridor' road on west side of north ogden; this would split up traffic on north Washington, Widen 450 north of 2600, Put in Monroe, If possible, there should be a 'west corridor' road on west side of north ogden; this would split up traffic on north Washington, 1900N and Washington blvd needs to be make a right turn only, Phase 1 seems to need to get going (2009-2015) have we started? Many cars are STILL making left turns out of Lee's/McDonalds to northbound Washington; better signage may help

Elberta/bypass issues - on the round about have a place in the center for pedestrians to await traffic; the 300 E. idea is ridiculous; it is too close to Washington and will destroy the neighborhood. High schoolers already speed down 300 E; we don't need more. 90% of the 300 E neighborhood was contacted on March 20; they are ALL against this. Potential new road construction idea with red line drawn from 300 E and Elberta Dr was crossed off the map and a blue line was drawn indicating where the road is proposed; we as a family adamantly oppose a road going through the Brimhall property at 295 E Elberta Dr; please contact Darwin Brimhall – phone 801-399-3029 or 801-645-4043 for any information concerning this property at 295 E Elberta Dr instead of Dawn Brimhall at 095 E Elberta; her son Darwin is power of attorney and care provider for his mother. Work with pleasant view to develop a N-S connection near 500 S by Weber High to alleviate traffic on Washington; eliminate need for N-S

connection between Pleasant View Dr and N 300 E. I like Grant P's solution (major bypass); the idea of putting a road to 300 E is not well founded for the future of this city; it is a road to nowhere; this will be a road too close to Washington; I want the roads to the main roads like 2700 Washington to be further west and east because that will help traffic; also don't like signal west of Lee's this will back up traffic

Roundabouts/Washington - I hate the idea of a round-about for kids on their way to school; I don't see how a 30 mph speed limit will work on Washington, Can't wait for new lights on Washington blvd; so hard to access that street below 3100; especially if safer access to elementary and jr high from east side of Washington for kids not in cars, I like the roundabout at Elberta 400; that's a dangerous inter-section' I believe round-abouts are useful items; traffic flows move with less danger; visibility problems are decreased, Roundabout cannot come soon enough; push to extend Monroe blvd to root 67; take some of the traffic off of Washington, The roundabout at the top of Washington & 2850 needs to happen some rather than later, I like the roundabout on Washington, Not happy about the light at Washington and Lomond view; prefer roundabout; better plan would be roundabout at higher (north) location joining 2750N with pleasant view dr, Like the proposed roundabout at Washington & Elberta; however, the turn eastward ti 2850 is >90 and may be difficult; can the angle be reduced? The traffic light at Washington and 2550 sometimes seems to change for no reason and stay red for inordinately long periods to N/S traffic, can that be improved? I like having roundabouts but not enough people know how to use them; not thrilled about extending mtn road but understand the need

Transit - I don't understand why the CEO of UTA is paid so much when that money could be used to buy buses and pay drivers, UTA – good stops used a lot

Trails/walkability - Need more trails, Encourage more walking/biking to local businesses while adding additional lanes only where needed to alleviate traffic

Positive comments - They are good, Transportation is increasingly an issue to be reckoned with; keep things moving, I like what I see, As needed for what we have, Interesting, I dare say this plan will be long in coming! If we ever do get more businesses on Washington blvd or near it, the speed limit concerns me, 30mph?

I live near the top of our city and am concerned about proposals to interconnect so many streets; I love the current cul-de-sac system with a major artery (lakeview) that branches out into smaller quiet neighborhoods

Need to avoid congestion like Provo or Riverdale

Don't want more roads just to allow more traffic; self-defeating; we need to encourage less driving not more

Do you like what you see for improving the appearance of Washington and 2700 N?

Yes X X X X X X X X X X X X X some X X X X X X X X X X X X X X X X X X X X X X

No X – it looks like someone is in it for the money, not, looking at why people live here in the first place; you're engineer has no experience in living in a neighborhood for long. It is always more money and numbers

X

What else would you like to see?

Streetscape beautification - Love the trees and beautification, Landscaping and trees, I want tree lined streets, I like the median of trees, Trees and sidewalks, Add trees; Big sidewalks to allow higher foot traffic and less driving, Green, water

Unsure; not that much; don't want it to look like downtown Ogden; not liking retail/apt's on top

Land uses - Small restaurants; no or few apartments, Restaurants and eateries, More action on developing that land ASAP; I would so enjoy a Target, Kohls or craft store which seems to be on the table for that area; are we going to have enough water for all the people in few years down the road? No big box stores; more restaurants and variety of restaurants, More sit down restaurants and stores, Commercial properties, Good – as long as we can support and sustain stores, etc. and not end up with new empty places, Wish someone would open that diner!

Features - attractive architecture, continue with upscale looking buildings; rock, stone, brick, Walkability, More walking areas

Transportation - Please add crossing signs if people will be crossing/walking the street, Keep non-residential commercial traffic on 2700N and not directed to residential streets, I think it does need to be widened

I want to take part in the meeting process; division will impact this community for the long term

Clean (power wash) front of old smiths store currently makes building look shabby

3. **Cost of Services Station -** How can North Ogden generate more revenue to maintain infrastructure and keep up with the service demands of current and future residents?

Land use changes - More local shopping choices; I love the proposed ideas, Bring in more stores that people need like apparel, hardware, etc., Small businesses, condo's, More businesses accelerate the commercial along Washington blvd., Increase downtown area b getting small businesses and restaurants, More commercial stuff to tax and collect sales tax, More stores, Bring in businesses that are not geared toward the wealthy, but frugal families (thrift shops, kid to kid type of stores, dollar stores, dollar movies, etc), Mid-size stores: michaels, hobby lobby, joanns, ross for less; more eating establishments, Encourage mixed/commercial growth around 2700N; plazas and small commercial on Washington, Bring in more businesses, Not be afraid of at least 1 big box, More shopping perhaps, Novelty shops, coffee shops, unique restaurants may help, More businesses on 2700N; prefer smaller 'mom & pop' shops, Looks like the most revenue generating are large commercial and mixed use but I don't think we want more than 10% of total here, We need at least 2 more large businesses that could contribute to the tax base, but we need to start by being business friendly; north ogden residents can't do it alone!, more sit down restaurants, We need to attract more businesses to the community; we could use a bike store; we could benefit from a recreation facility; businesses like well-rounded areas for

their employees to live. I don't like the trend to have lots of multi-unit housing; I do like the single family housing – with smaller yards – like daybreak

Revenues - Gee, I don't know. A lottery! LOL!, Raise taxes, Make all businesses pay taxes – no more caps, small to medium commercial businesses, More tax revenue from businesses, New home impact fees, Increase sales tax base, If tax base doesn't support it, residents need to be willing to help pay their way

Why doesn't north ogden and pleasant view consolidate a let business develop west of 89?!

By smoothly allowing commercial without giving too many tax breaks to these businesses; also future developers need to pay for their impacts or current infrastructure

Redevelop the area where king's used to be

If mixed use or commercial are going to be used – great but, can out schools absorb that many more children?

Not too important to me

Please comment on the idea of concentrating more intense land uses (mixed use/higher densities and commercial use) in the area of North Ogden's 2 potential downtowns, to provide a better, more balanced tax base (the combination of property taxes and sales taxes)

Positive - As long as it's well thought out; which it appears to be, thanks!, Like the idea; need more sales tax for sure, I agree as long as traffic is well controlled away from existing residential areas, As long as we keep north ogden with the small town feel that brought us here, Like it, I guess I see the benefits of this, I agree that we need more commercial businesses, I think it has to be done – north ogden cannot stay a sleepy little town with single-unit homes and survive

Land uses - Mixed-use should be in the commercial areas – not existing residential, Small businesses bring in a tax base but less crime; smaller is better for North Ogden; even park city doesn't have big stores within the downtown, Local restaurants and small café's, bakeries, etc. no need for big box stores when restaurants generate more tax back than commercial box stores, Depends on what you build – cheap multi-dwelling buildings eventually become slums, Mixed-use definitely, Mixed use would create a more vibrant community, If we put multi-family developments in, they need to be nice ones, Too busy for residential housing, please, if north ogden brings in more multi-family dwellings make them ATTRACTIVE; I love the idea of a farmers market

Plan related - I want a plan that allows for "downtown" living; how about a walking living area?, If you need to have multi-use housing, spread it out over the city so it is not all located or concentrated in one area; this would also be better if there was a disaster or emergency – in being able to meet the needs of so many people in one area, Like Blackhawk – no; like daybreak – yes , we need low cost housing – zone south – west corner of north ogden city for multi-family

Use what we have to take care of what we have

Why have several businesses opened had to close? Not enough population? Bad management? Need to be careful not to overbuild

Keeping a more 'upscale' code on new buildings would help make mized use less of a 'complex' and more of a neighborhood

While I agree that higher densities generate more revenue, traffic, problems increase too; smart funneling of traffic to i-15 may help for commuters

Don't spend it cause we have it

4. **Parks/Trails Station -** Which park is your favorite park in North Ogden *and why*?

North Ogden park - North Ogden, North ogden – because it is within walking distance of our home; I take our grandchildren there frequently; we have had several family reunions/picnics there; thank you! We like cherry days activities at this park too, North Ogden park – ok with what we have going on

Bicentennial park - Bicentennial park – Christmas lights, Centennial park – Christmas decorations and Oak lawn park

Lomondview - Lomondview. Lomondview – privacy, Lomondview; convenience, large spaces, bathrooms, and field, Lomondview – secluded and love the trees, Lomond view – its shady and has swings, Lomond view, Lomond view – more contour and secluded; not just a big field,

Wadman park – great for kids

Orton; Orton park; I'm within ½ mile,

Barker park – nice trails in the ravines, Barker park – great for families, Barker – large park by pioneer road; natural feel ; Barker park – quiet and natural; would like to see more dirt trails in parks connecting existing trails, I love barker park because its easy to access, has the availability to sleigh ride in the winter and the movies in the park are so fun to attend

Oaklawn – lots of trees, peaceful, Oaklawn – trees all around, picnicking, hiking and playing, Oaklawn and Lomond View – they have out of the way locations; kids can have fun doing outdoor activities, Oaklawn – mature trees, river

Lakeview – because it's a natural park and no one knows about it

McGriff because of walking trail

Elberta – location

Snooks; close to home, We regularly use snooks and also the central north ogden park

Equestrian park; I spend my summer there; would love to see lacrosse complex in the land south of arena or replace recycle pit in to a lacrosse complex

Mtn view – its close to home, Mountain view – because of its proximity to my house and I love the view from that hillside; opposed to hillside neighborhood 'future large park with sports fields' if the lighting is going to destroy my view of the stars and planets

Features - Any of them with nice pavilions, SHADE TREES, kids play areas and benches, I love the natural park by frog rock, Ones with jogging paths, Dog park when it is built, if looking for outside ideas, I really like Shady Lane park in Pleasant View, I don't love any of the north ogden parks; I prefer parks with

more trees, playgrounds and trails, We try to use them all with our grandchildren. We haven't got a favorite. I am partial to the parks that have more shade in the summer months

Love the fact that we have so many

We could use more parks – north ogden is growing

None – they haven't been developed as fully as they could be; we rarely use them

My HOA parks

There is enough – just take care of them

What destinations would you like to access via a trail

Places - Library, park, Downtown shopping, parks, hiking trails, Ben Lomond and trail heads to the other peaks near by; also single track mtn bike trails in the area, Other parks and trails in other cities, Downtown to 2100 N along the canal, I like the downtown area to be connected, The divide, We like to hike up above 1050, Bonneville shoreline trail (right now you have to go through pleasant view or access far to the east near north ogden), The divide from downtown and downtown to the bike park on the east foothills, Base of ben Lomond, Base of ben Lomond, Future downtown north ogden, Benches like pleasant view (walk

Connections - Mostly I just walk on the trails with no destination, I feel like you do a good job of connecting our parks, Paved trail to pleasant view, Downtown trail system that connects to Bonneville shoreline, Trails along base of mountains, Bonneville shoreline from Oaklawn, Power line road and new mountain bike trail on Bonneville shoreline, Mountain trails and the mountain in general; the big reason to live in north ogden, Connection to ogden city trails, Walking trail (or better sidewalks) along 3100N would be nice; better sidewalk (rebuild existing) may encourage walkers/runners to stay on sidewalk and not compete with traffic especially early morning hours when they are hard to see, I would love to be able to walk from Oak lawn park to barker park because of where I live, , From oaklawn to barker park, Everything! More trails! Would love to be able to jog through downtown, North ogden canyon to cold water

We have mtn views u ppast the dump site; I wish we could access

ALL

Would like "nature parks" not just recreational (soccer) parks; i.e. Ogden Parkway

We are not "trail" people

5. Are there any other comments you would like to offer?

Positive - North ogden is wonderful! I love that you are doing this future planning and including residents in the process, No, just keep allowing more input that will make this a city developed by those

APPENDIX K

Open House Notes

NORTH OGDEN OPEN HOUSES MARCH 2015

NOTES ON MAPS

**parenthesized comments are additional notes on the same paper from other people

PARKS AND TRAILS PLAN

- Would prefer to have more natural corridors and not more neighborhood parks that have to be mowed and WATERED
- How do we know how much a park is used other than for games? As much as it sounds good, I don't think many people are using parks
- I would like to ride my bike on the trails without puncture weeds (please please!)
- Make trails wheelchair accessible (yes and strollers)
- Dog park location needs to be decided on (not current 'temporary' location – yuck!)
- Fishing development in cold water on 1900N between 150E – Washington
- Let's look into pickle ball courts and get some local activity going
- Parks and trails are VERY important; they should be a top priority (definitely)
- Splash pad and covered pool (please)
- I love the green waste pit; I would like a green waste dumpster 4 times a year in my neighborhood (this would be great!)
- Worried about N/E hillside; we need more family friendly areas in north ogden (for sure!!)
- Add a trail between barker park and oaklawn park (yes!)
- Lacrosse complex by posse arena
- Splash pad a barker park; more trees at barker park for shade
- Get rid of green waste pit
- Commercial and residential are welcome, but not at the expense of open areas; plazas, small parks, fountains, etc need to be included
- Pave the canal trail (yes!)
- Bathrooms (especially at Oaklawn) are neglected may through july
- Trails connecting parks would be great (ditto!); large parks with sports field is great; equestrian friendly (yes!)
- Make more trails in north eastern quadrant; keep open space please!
- Connector trail along drainage right-of-way up to the Bonneville shoreline trail
- Concerned about trees along parking residential strips; out city is blessed with spectacular mountain and valley views, why block them?
- Preserve long bench, it is a treasure
- Add a bike trail along S side of 2750N (ped blvd potential)
- I have appreciated the current city design that emphasizes enclosed neighborhoods, cul-de-sacs, etc; I am concerned that the emphasis seems to be shifting to heavily interconnected neighborhoods with increased traffic speeds; I have lived in other neighborhoods designed like this in Harrisville and think North Ogden's present design is better for families

OLDTOWN AREA

- Would like to do something to alleviate traffic congestion on NE Washington during peak drive times; more main traffic thru fares (I agree)
- Roundabout at intersection of Washington and Elberta; very hard intersection to cross
- 750E repair road; love a recreation facility; no more rentals or condos; love a target; pave more trails (ditto)
- Please better our flawed storm drain system
- Pedestrian and bike-friendly downtown (please!)
- Don't widen Washington to the detriment of home owners yards and the safety of our children; people speed bad enough going up the hill and it is SO dangerous in the winter! (PLOW BETTER)
- Roundabout good idea at Washington and elberta
- Cover storm drains especially at 425E and 31000; it slopes and bad in winter
- roundabout at elberta, Washington and 2850 is a good idea (put a walking bridge over Washington blvd)
- roundabout at 2850 is a good idea
- roundabout at intersection of elberta/ 400E/ 2850N
- more green belt; maintain wetlands; existing farmland use; not developed into subdivisions
- remove trees by the curb so you can walk on sidewalk
- Sidewalk on north side of 2600 starting about 600E going west is a liability to city and is not ADA compliant (ditto!!)
- Limit multi-family rental units in inner city
- Zone south/west corner of north ogden to high density to match boarding neighborhoods
- Trees and branches along Lomond view dr; need more attention – your round
- Finish sidewalk along 550E and 500E above 2700N
- Better sidewalks; traffic on 2600N is horrible (very dangerous with no mow strips too!)
- Complete/ connect sidewalks where gaps
- Gutters cleaned more frequently, they are a mess
- Keep as much grass space as possible; ok with multi-family housing if buildings are small like north of library and few in #'s
- Keep lots of green open spaces (yes) (yes!)
- Community recreation center (this would be fun for families)
- We need more north south corridors
- Large business removal in residential area
- Stream-line traffic going to the jr high
- Intersection pleasant valley drive and Washington blvd dangerous connect trail between Lee's complex and pleasant view line; currently no foot/ pedestrian access
- Intersection at 450E and Elberta Dr is a death trap, extremely dangerous
- Intersection at elberta, Washington, 450E, and 2850N is very dangerous area – solution?
- Complete bike path/ sidewalk from pleasant view dr to 300 east children walk to school that way
- On the canal bank, so many weeds; maybe put benches like pleasant view
- No sidewalk needed and park strips
- Have a rule that yard trees don't hang over neighbor's property lines

- Several homes used as multi-family dwelling that are not grandfathered in under previous zoning
- Sidewalks on both side of street Elberta Dr
- Need sidewalks on pleasant view dr to 400E; too dangerous for kids walking to school
- Multi-family near Harrisville pleasant view
- A street light on elberta somewhere about 100E would help – its dark
- Enforce law ordinances and codes that are already in place
- Love park near establishment
- We think that the skate park behind this library is a great idea; the kids seem well behaved (ditto)
- 300E plan is useless; it will ruin our neighborhood
- Stop large businesses! We moved here for a residential feel; not a riverdale
- Stop development plan for 300E blvd idea
- Stop development plans to add additional roads in oldtown
- Stop development plan of road and connect pleasant view dr to N 300E

SOUTHTOWN AREA

- Paint middle lines on 2000 N
- The intersection of 1900N and 400E is dangerous; needs a traffic signal (I agree)
- Community fishing pond using coldwater creek
- Would like to see old abandoned buildings along Washington blvd torn down or repurposed (6 more votes for this)
- Sidewalk repairs in south town
- Downtown north ogden rebuild or build onto buildings to improve access, visibility, and aesthetics
- More sidewalk ramps
- Turn old macey's building into family center, like Syracuse; put skate park out in parking near street; bring life to rear

COLDWATER AREA

- Connect oaklawn and barker parks with a trail
- Make a walkway from oaklawn to barker park (no more poison ivy bordering oaklawn park)
- Get rid of poison ivy between 2350 and 2400N and 1225E; make a walkway from oaklawn to barker park
- Oaklawn as a lot of poison ivy!
- Removing commercial businesses from residential areas
- More sidewalks to school, safe walkways for kids; this includes having a mow strip as a buffer between traffic and kids; not more sidewalks right next to streets!!
- No more sidewalks with mailboxes and driveway approaches in the middle of them, not ADA accessible
- Lacrosse complex by posse arena
- Clean up aoklawn park down by picnic tables
- I like the rural feel of the area
- More lighting fruitland

- Sidewalks on 2100E of 850 for people at assisted living to use
- Pickle ball courts
- Maintain and develop mountain trail system; extend mountain trail north
- Sidewalks on fruitland dr
- Wider streets and sidewalkson fruitland dr
- Connect sidewalks on fruitland dr up from barker park

DOWNTOWN PLAN

- Don't need library expansion, waste of money overall - no need
- Yes expand the library; we need a family friendly area; I take my daughter to the south ogden library so she can read, be read to, play and eat while I can see her and do paperwork
- I love the library; I'm there every week with my son; can't wait to see the improvements
- Let's have a recreation center
- Sound wall on north side does not stop sound at the end of 200E
- UofU extension or BYU extension
- Dollar store, chuckarama buffet
- Certain things are for youth more than seniors; PARKS are one of those
- More business downtown brings more tax base and income
- Build local restaurants and small café's rather than box stores; generates healthier option that fast food currently available in this area
- Indoor lap and swimming pool in the 'old' smiths grocery

SOUTHTOWN AREA PLAN

- Commercial up to medium size box stores; more shopping choices for women; crafts, easting option, not fast food; love park, water feature, more trails
- High use areas such as condos, apartments, townhouses will bring higher taxes and may raise crime – needs to be thought out
- Move skate park to parking area by Kirt's and turn 'old' maceys into family center
- We need a farmers market where johnny's market is (I agree too)\
- No more townhomes in high visible areas (ditto) (I agree)
- Single family homes
- NO high density apartments wanted
- more higher end eating establishments (yes!!)
- NO townhomes and apartments; keep the small town/home town vibe

HILLSIDE AREA

- Those tiny street signs in lakeview townhomes need to be replaced with begger, more reflective signs; nearly impossible to find addresses at night
- Better access to trails; less encroachment into private business matters, ie. Revisiting issues over and over (Yes - less govt involved in private business)
- Snow removal is snlow; garbage collectors act like I work for them instead of the other way around. Why are some streets neglected when it comes to re-surfacing?
- Poor snow removal on lakeview drive; it is the only down the hill; I worry about my families safety

- Many streets are bumpy and could use repairing (ditto)
- Loss of ground water has effected water rights to springs; development has affected ground water (water issues, yes!) (too much development on mountain)
- Go back to street #'s, get away from street names
- Love to see trails and access to the foothills for families (I agree with this) (yes!)
- Need street lights, some streets poorly lit; poor snow removed in neighborhoods; better patrolling
- Please leave streets "poorly" lit; that way I can see the starts (ditto) (ditto)
- The crown of the roads – being resurfaced over decades creates slope that is quite dangerous (even to plows)

GENERAL TRANSPORTATION

- I was not at the last meeting, but received a copy of the latest proposals. I would vote to change any street intersection to a ROUNDABOUT . But first you have to educate Utah drivers how effective and easy it is to use them. European city's use them whenever possible.I think it would be more effective and less costly if the new planned north south connects to Pleasant View Dr.at the end of 2700 N and connects to ELBERTA but one or two blocks to the west with ROUNDABOUTS
- Tell us what station you attended to - Downtown
- Were there any things that you might want to work better at your station - my map had the proposed extension of Pleasant View Drive running right through one of the labels, the illustrative lines from each picture could be beefed up so that they could see the higher density area to the west more easily
- What were the big issues that you talked about - mostly it was explaining the map (and differentiating between Southtown and Downtown), but many did ask about the walkable NE quadrant, what is mixed use, the road options to by pass the intersection of 2700 N and Washington, why not a big box (cause the survey said no), do we really need the apartments and more commercial use (used the Mayor's station info to address that), affordable housing (not enough in North Ogden), need more senior housing options, maybe "high end" is too high end, closing PV Drive (most like the idea!), roundabout (sent them to Michael's station)
- Plus any other observations - we could use a roster/sign inn sheet at the welcome desk, so we really know how many showed. Name tags were great!
- Plus any other observations?
- Great need to let people know how all this is to be funded without an increase in property tax which is a universal anathema, even with those who recognize the need for these steps.
- Not much opposition to the concept of multifamily housing...especially with these 3 fiats: 1) this will help hold down taxes on single family dwellings;2) restrictions requiring upscale units and building requirements will be adopted; 3) restricted to central N.O. city area.
- Huge concern that developers pay their fair share, especially regarding water development (real concern about enough water in the future given the dry trends) and all infrastructure impacts including on surrounding areas, roads outside the specific development, etc.
- Concern re. increase in commercial = increase in crime...citing Harrisville's need for increased policing due to Walmart. (Tounge in cheek...I told them we were only seeking "low crime commercial"...like Hobby Lobby.)
- Suggestion to use door hangers to advertise. Some (the upset Brimhall family members) don't get their utility bills, don't go to any church, do not shop at any location in North Ogden where

the signs were posted, never look at Mrs. Cavenaughs or Kirks as they always go West on 2700 and have not school age children To late for this exercise, but perhaps for the final open house to cover the actual plan prior to City Council action. Could pay a little to Scout Troops to cover their portion of the City as a service project and that way no one would be missed.

- With one exception (who, when the full plan was explained backed off...a little) strong support for closing Pleasant View Drive from 300 West to Washington and using that area and the old Public Works Property to create an expanded Bicentennial Park for swap meets, etc. and an amphitheater for concerts, movies and other events. Lots of outright enthusiasm for this concept.
- Tell us what station you attended to? Transportation
- What were the big issues that you talked about?
- Serious concerns about adequate compensation for reduction or loss of home or lot size and resulting decrease of property value. Also reduction of home value due to change in traffic patterns where "nice" neighborhoods become "freeways". (Several suggested compensation for mental and emotional stress for having to leave a life long residence, good neighbors, a radical change in the type of neighborhood that would result from increased traffic, etc.)
- Serious concerns about compensation for loss of property value due to changing traffic patterns where nice neighborhoods become thruways.
- Pretty good acceptance that Washington needed to be widened as it is the only real through North South traffic artery through Ogden to North Ogden. Concerns that Monroe will not be a real thoroughfare when and if it gets finished.
- Questions about whether Mountain Road will be put through in time to really be an alternative.
- Concerns re. route of the extension behind Lee's to Elberta Drive...Brimhall's home vs. use of agricultural property...Concerns from the residents on 350 E. North of Elberta Drive that their slow residential road would become a thruway and dangerouse...Cost of moving homes vs going through agricultural land.
- Concerns regarding cost of these transportation projects without a property tax increase.
- Concerns re. the congestion at 2700/2600 North and Washington and the proposed byways on 300 West and behind the old Smiths would not divert enough traffic to alleviate present congestion, yet alone the increase of traffic in 40 years.
- Concerns from a sizable portion of attendees that brought this up as they did not see it aggressively addressed in the plan...that 2600 from Washington to 1050 East and then Mountain Road is not wide enough even with the proposed changes I explained. Feeling that there needed to be a center turn lane the full length of the road and a left turn, thru and right turn lane for West bound traffic South of 7-11 and a thru and right turn lane for East bound traffic North of Wells Fargo. Some concern that there be provisions for a Left turn into the back of 7-11 and the little strip mall with the Chiropractor, Sandwich Shop, etc. The danger of East bound traffic turning left or North from 2600 and then angling right to get into 7-11 colliding with the West bound traffic turning right or North to go up the hill on 400 East.
- Many had major concerns re. school children crossing all along the expanded Washington Blvd. and especially with the Elberta and Washington Blvd. roundabout. This needs to be addressed clearly and with the cost of other added safety measures built in to the budget as well as the plan for and cost of adequate crossing guard costs specified and communicated to the School District.
- Crossing Bridges were mentioned by several for 2600/2700 and Washington as well as the new Elberta - Washington roundabout.
- What I thought was a very good idea regarding routing Washington Blvd. expansion from 2600 to 3300 North...Use some of the Old Parley Bates Home Property to start a little further East from the roundabout to head up the hill above Elberta Drive and then take homes from the West side

of 450 East to reduce the curve and slope which is currently a mess in winter and has led to wrecks into the wall in front of the old Herb and Betty Weise home during all seasons.

- Focus on not displacing people if at all possible and minimizing changes in existing neighborhoods to the extent possible.
- Disagreement with placing a light at Lomond View and Washington Blvd.
- As stated in 'other observations' very good support for closing Pleasant View Drive from 300 East to Washington provided the land was used for public purposes and the alternative routes were constructed.
- At final hearings we need to make clear how these ideas are to be funded without increasing property taxes. At the final hearings, after all the input is considered and integrated, perhaps a funding pie chart of anticipated funding sources for each type of project would be helpful. Several who expressed this concern left without visiting with the Mayor at the Budget Station. I am afraid there is a segment of our community that will erroneously use the idea "despite what they say there is no way to do this without a property tax increase" as an excuse whip up opposition and limit our city government from its legitimate planning function. When I explained the potential of a sales tax increment that would fall on visitors who used our commercial establishments as well as North Ogden residents, this idea was pretty warmly received...even by a few who identified themselves as business owners.
- Every single person I visited with when given the choice between expanding Bi-Centenial Park to include the old Public works area and putting in a green area and amphitheater for Concerts, family movies, special presentations, Swap meets, Community Lawn Sales, Craft sharing events, Farmers Markets, Winter Ice Skating, etc. vs using that area for upscale multi family housing to reduce taxes...expressed great enthusiasm for the use which would help create more of a city center feel. They felt adjacent properties to the West, South and North would be great for multi-family housing.
- Most were very supportive of the roundabout at Elberta and Washington. Some were just afraid of roundabouts in general and said it was due to inexperience and not knowing how to use them. There are numerous ways to address the school children issues. Two who had experience in Europe emphasized the need to make this roundabout large enough...They stated that the reason most U.S. roundabouts did not work to maximum efficiency was the area to circle (ie. the diameter of the space in the center) was not large enough to allow easy entrance...there was not enough space to feel safe entering the flow even when other vehicles were exiting... those who wanted to enter did not know where those in the que were going to exit and were afraid to merge. I think given the growth projected, this is an excellent point. In addition, when this roundabout goes in there should be a real effort to educate the public on how to use it. Most have not experienced the 12 lane (6 in each direction) roundabouts in Rio de Janero.
- Virtually everyone supported the idea of an identifiable downtown. Some very old-timers said it reminded them of the good old days with the Chick Chick Inn, Post Office, Dry Cleaners, Barker's Service Station (which was like a Bank where most of us cashed small checks), Buck Homes Phillips 66, the Trolly Stops, etc.
- After the changing population demographics and preferences were explained along with the tax advantages of upscale multi-family dwellings virtually everyone expressed support for that in the areas selected and discussed, not up the hillside. This concept needed explanation to overcome built in reservations from many with whom I visited. The point about out of control HOA's perhaps should be addressed in the zoning ordinances.
- Lots of support for a crafts store. Perhaps a scientific survey would be useful in selling "Hobby Lobby" or some other "destination" craft store to locate here.

- Many complained that Washington and 2600 was already too congested and widening Washington up the hill would just make that worse. As much of the new growth is going to be to the North, Washington will take most of this traffic. That means we need to find ways to reduce traffic going or coming from the East and West to keep the load on Washington through the down town area as reasonable as possible.
- Many concerns that 2600 going East to West into the Washington Blvd. intersection by Wells Fargo and 7-11 needs to have a designated left turn lane, a go straight lane and a right turn lane. One person said not having to sit behind an idiot waiting for no good reason to turn right would solve 90% of his road rage and reduce his need for repentance...*(Could be an overstatement).*
- I met the one person who said they felt elected officials should educate themselves and handle these decisions...However, he sure had a lot of concerns and suggestions and told me how much he appreciated the format and opportunity.
- There was a large number of folks who expressed the desire the road behind the old Smiths be expanded and the fear this "alley"would be tied up with deliveries to the loading docks behind the old Smiths.
- Lots of support for lowering the speed limit from Zions to 2600 for a more down town feel and atmosphere...provided there were good alternative routes for commuters.
- I will restate my concerns re. traffic.
- I am very frightened we are being too short sighted. The bypasses which we have designed will not solve the potential long term congestion. This future bottleneck will need to be fixed despite Wall Ave and Monroe completion and construction of the long anticipated Skyline Drive.
- As we mix commuter traffic with consumer traffic, neither will be well served. Ask anyone who lives in Roy and commutes on Riverdale Road.
- The designed bypasses off Washington Blvd. are too close to the critical junction. I am confident future generations will hate this.
- The time to address this is now. We need to create what is almost a belt route around our new down town. We will never feel bad about doing this. I am convinced down the road (stated this way purposefully) those of us still alive will feel bad about the problems that will arise if we do not address this with vision.
    - West...going from about 2300 North on Washington and angling over to near the West side of the city...then going North would connect through 2600/2700 North to Pleasant View Drive very easily. Going all the way to 3100 North would mean shaving a little off the retention basin (we could make it make it deeper if needed) and shaving a little off the West Side of the park which is not even significantly developed yet. Most of the rest of this Western Route except for the Old Roy Snooks Home goes through what is now agricultural land. It is going to be far cheaper to do this now rather than fixing this in 30 or 40 years.
    - East...Going East on 2300 North and angling up behind the new Smiths, East of the Senior Citizen Center and East of the Police Building would mean purchase of several homes and apartments. Little of this property is already developed. This purchase will:
        - faciltate Commuter Flow
        - reduce traffic congestion going to the new Smiths
        - allow an area for future expansion/replacement of the Police Building;
        - Allow for expanded City Offices;
        - provide a home for the Skate Park nice and close to the Police...All these expansions will happen and should be anticipated now. Much of this land purchase will be needed to achieve governmental economies of scale. This will

be a great Eastern Anchor for down town. I know there are some projects in the works but ...approval can be rescinded far easier than dealing with this after ground is broken for a project. After new homes are in place it becomes almost fiscally impossible. A roundabout at 550 East and 2600 North would make this alternative a real traffic boon and facilitate commuter flow around the "downtown" consumer area. This would significantly reduce the current Westbound pressure at 2600 North and Washington as those wanting to commute South would go South via this roundabout and avoid several stop lights rather than turning left (South) on Washington. In addition it wold provide a real alternative route into Smith Marketplace from the South, the North and the East. Anyone tried to turn at the intersection South of the Weber State Credit Union lately? Just wait 10 years. There are numerous ways to address the school children issues.

APPENDIX L

Parks and Trails Maps

Parks and Trails Map
Future Parks Map
Parks Map - with Labels
Parks Map - Not Labeled
Trails Map

PARKS AND TRAILS MAP

North Ogden Potential Boundary
Trails
Proposed Trails
Streets
Streams
Undeveloped Park
North Ogden Parks

N
0 437.5875 1,750 2,625 3,500 Feet

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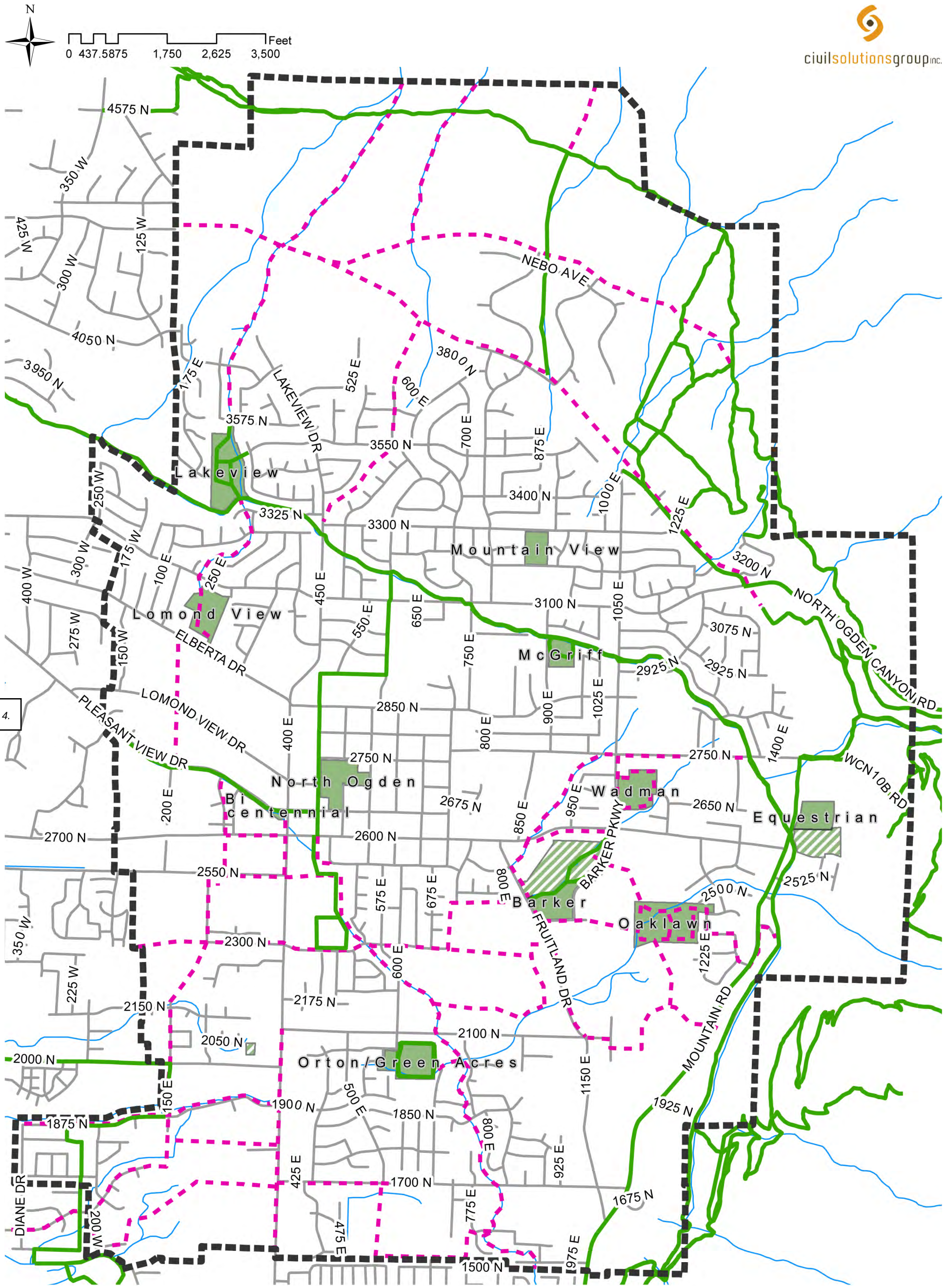

FUTURE PARKS MAP

Future Park Needed

North Ogden Potential Boundary

Streets

Undeveloped Park

North Ogden Parks

Within 1/4 mile of park

Within 1/2 mile of park

N

0 437.5875 1,750 2,625 3,500 Feet

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4575 N
350 W
425 W
300 W
125 W
4050 N
3950 N
175 E
LAKEVIEW DR
525 E
600 E
380 0 N
NEBO AVE
3575 N
3550 N
700 E
875 E
Lakeview
250 W
3325 N
3400 N
1000 E
1225 E
3300 N
Mountain View
300 W
175 W
100 E
250 E
400 W
450 E
3200 N
NORTH OGDEN CANYON RD
Lomond View
3100 N
1050 E
650 E
550 E
275 W
150 W
ELBERTA DR
750 E
McGriff
3075 N
2925 N
2925 N
LOMOND VIEW DR
2850 N
900 E
1025 E
PLEASANT VIEW DR
400 E
800 E
2750 N
2750 N
1400 E
WCN10B RD
North Ogden
Bi centennial
200 E
2675 N
950 E
Wadman
850 E
2650 N
Equestrian
2700 N
2600 N
BARKER PKWY
2550 N
2525 N
800 E
Barker
2500 N
Oaklawn
575 E
675 E
350 W
2300 N
1225 E
FRUITLAND DR
600 E
225 W
2175 N
MOUNTAIN RD
2150 N
2100 N
2050 N
2000 N
Orton/Green Acres
1150 E
150 E
500 E
1900 N
1925 N
1850 N
1875 N
800 E
925 E
425 E
1700 N
1675 N
DIANE DR
775 E
200 W
475 E
975 E
1500 N

PARKS MAP - WITH LABELS

North Ogden Potential Boundary

Streets

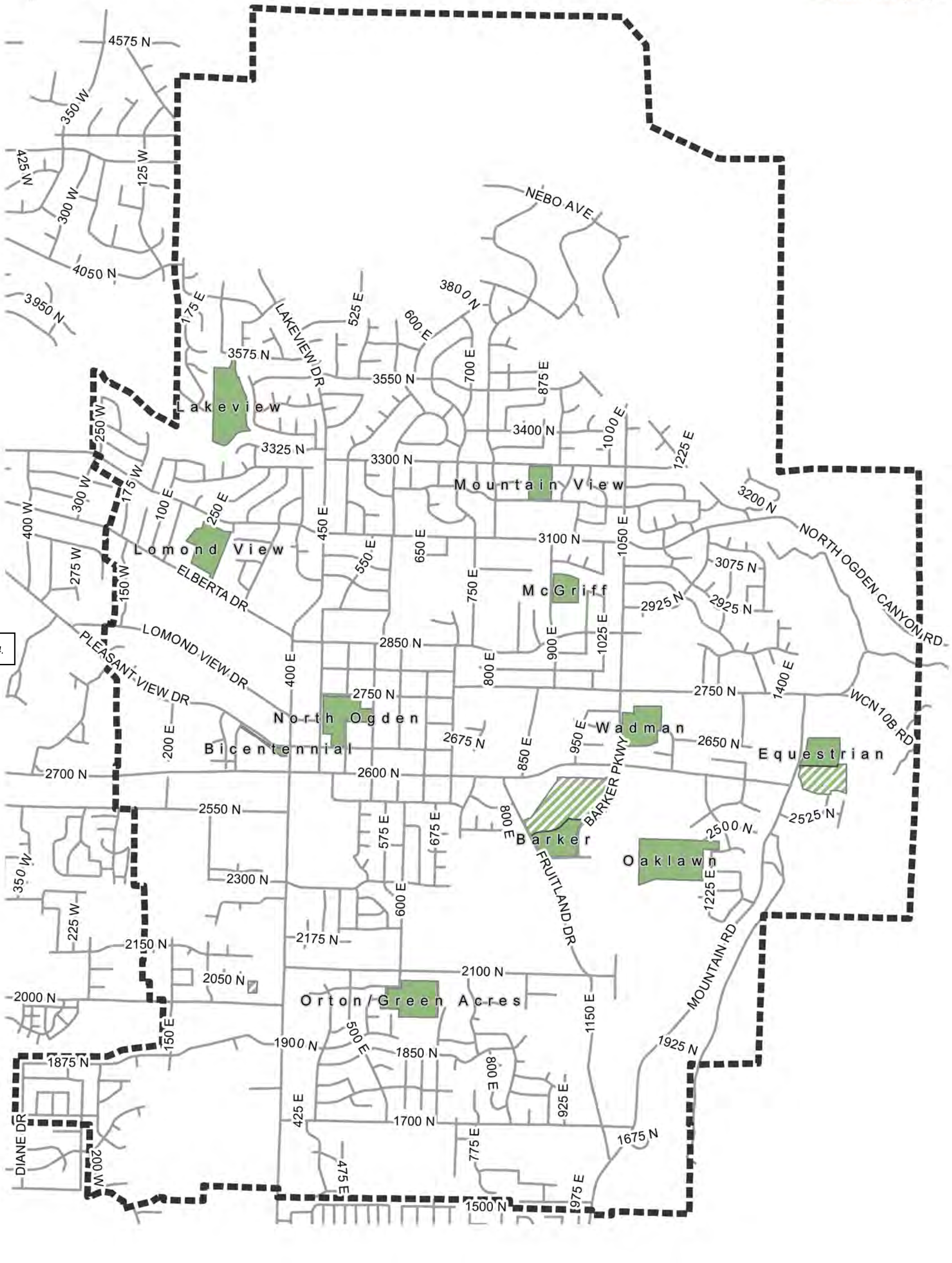
Undeveloped Park

North Ogden Parks

N

0 437.5875 1,750 2,625 3,500 Feet

civilsolutionsgroup inc.



PARKS MAP - NOT LABELED

North Ogden Potential Boundary

Streets

Undeveloped Park

North Ogden Parks

N

0 437.5875 1,750 2,625 3,500 Feet

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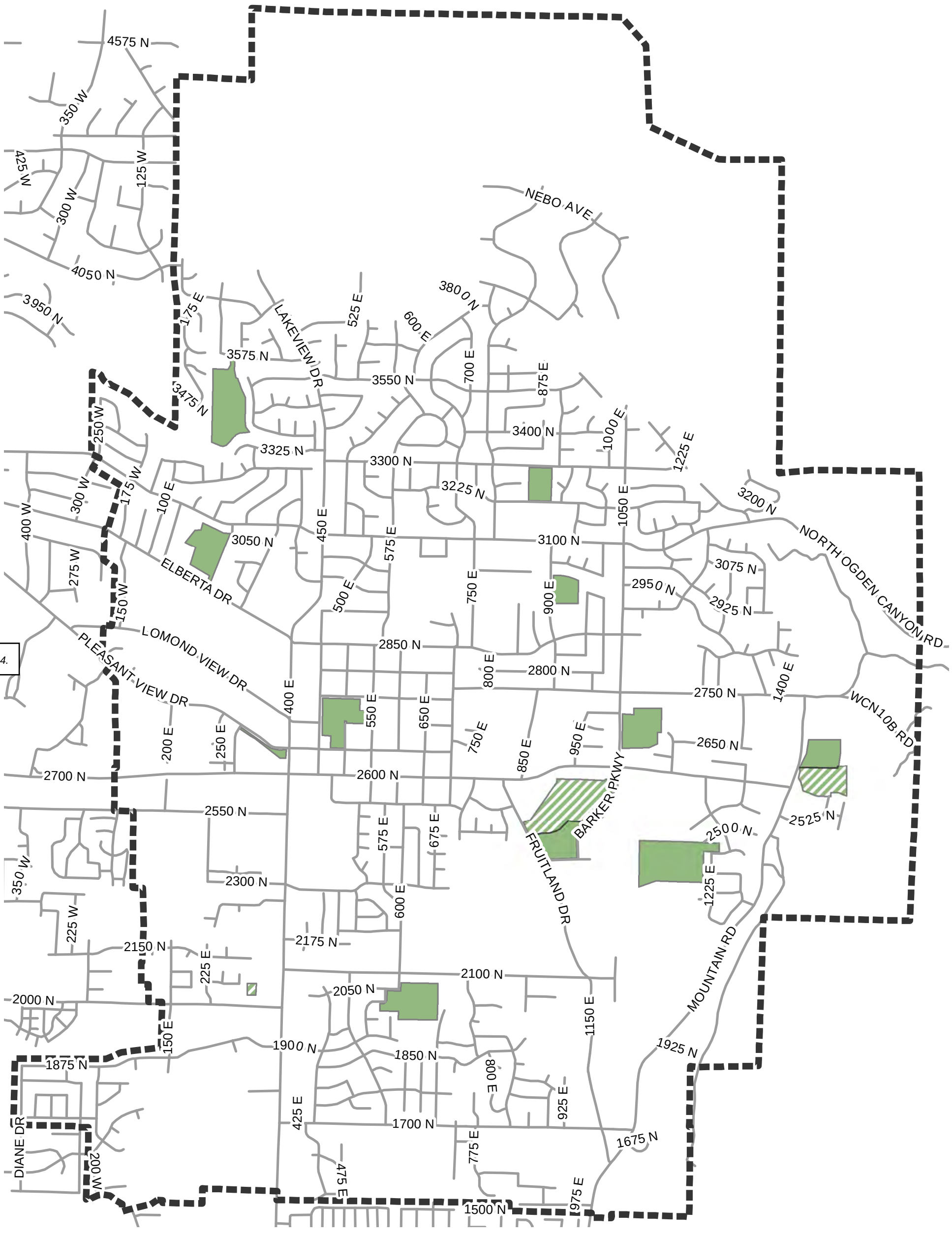

TRAILS MAP

North Ogden Potential Boundary

Trails

Proposed Trails

Streams

Undeveloped Park

North Ogden Parks

N

0 437.5875 1,750 2,625 3,500 Feet

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