MEMORANDUM

TO: Mayor and City Council

FROM: Matthew J. Dixon, City Manager

RE: May 16, 2023 City Council Meeting

WORK SESSION

- ***40th Street Skate Park.*** The Skatepark committee has completed its work to come up with a recommendation for the council's consideration. Spohn Ranch, LLC will be coming to the work session to review the design with the council and accept feedback from the council on the recommended plan. He has provided several renderings of the design as well as a cost estimate. To date, the city has received grant funding from RAMP ($650,000) and the state of Utah's Outdoor Recreation Grant program ($200,000) to help with the project's construction. The committee will also be seeking additional grant funding for this project. With the funding currently awarded, the city's contribution would be $500,000. Originally, the council allocated $750,000 towards this project. Given the cost estimate, the awarded grant funding, and the costs that are not included in the Spohn Ranch estimates, the additional $250,000 can be used to cover shade structures, landscape repairs, camera surveillance, etc.

  With direction from the council, Spohn Ranch will complete their contracted work to finalize the construction drawings. This will enable the city to put the project out to bid for construction. It is expected that construction will begin in late 2023 or early 2024.

  It probably goes without saying, this is one of the nicest skateparks in the state of Utah – certainly in Davis and Weber Counties. The committee of local riders and skatepark enthusiasts has done an amazing job providing input on the design of this project. This will be a park for riders of all skill levels to enjoy.

- ***Strategic Initiative 2.1.1 – Develop list of no-cost/low-cost benefit enhancements.*** Doug Gailey has been working with Department Directors discussing ways the city could possibly add low-cost/no-cost value to employee benefits. He would like to share some ideas with the council to see if there is support for any of the ideas. He'd like to get your feedback prior to spending additional time researching and analyzing the pros and cons of these ideas.

PRESENTATION

E mdixon@southogdencity.com
O 801-622-2702
F 801-622-2713
3950 Adams Ave. Suite 1
South Ogden City, UT 84403
SouthOgdenCity.com
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- ***Bonneville Communities that Care.*** The BCTC Youth Workgroup has asked to take a few minutes during the meeting to make a presentation to the city council.

CONSENT

- ***Advice and consent to appoint a new Planning Commissioner.*** Mayor Porter will be seeking the city council's consent to appoint Stephen Dredge to replace commissioner Mike Layton as a member of the Planning Commission. Mayor Porter has included a copy of Mr. Dredge's resume in the packet materials for your to better understand his background and qualifications to serve on the commission.

DISCUSSION/ACTION ITEMS

- ***Resolution 23-17 – Approving an addendum to the Republic Services 2012 Agreement and renewing the agreement for an additional five years.*** This resolution authorizes an additional (and final) 5-year extension for garbage and recycling services with Republic Services. Following this final 5-year extension, the city will be required to go out to bid for these services. Recently, due to the challenges with inflation, personnel costs, and capital equipment, a few cities (Perry and Willard) who went out to bid have seen significant increases in their rates. Willard's first can (city owns the can) rate went to $7 and Perry's rate is over $8 with recycling can being almost $6 (city owns cans). Staff negotiated this renewal and it is our recommendation that it is in the city's best interests to extend the Republic Services contract for an additional 5 years, based on the terms and conditions of the Addendum. Figure 1 shows some comparable rates from other cities (some better and some worse).

Solid Waste Comparison

	City	First Can	Second Can	Recycling	Fall / Spring Cleanup	Can Provider
Current Rate	Washington Terrace	$ 4.12	$ 1.19	$ 4.79	yes	City
W/ July 3% CPI	Washington Terrace	$ 4.24	$ 1.22	$ 4.93	Yes	City
New Contract Rate	Washington Terrace New	$ 4.95	$ 1.98	$ 4.98	Yes	City
	Riverdale	$ 11.14	$ 2.73	$ 2.62	Yes	Hauler
	Centerville	$ 4.82	$ 3.23	$ 3.95	Yes $20.00/Load	City
	West Point	$ 5.27	$ 1.50	$ 4.29	Yes / $5,000	
	South Ogden	$ 5.46	$ 3.56	$ 2.75	No	Hauler
	Woods Cross	$ 4.85	$ 2.16	$ 4.03	Dumpsters	City
	North Ogden	$ 4.93	$ 2.60	No		City
	Willard City	$ 7.00	$ 3.50	No	No	City
	Salem	$ 5.98	$ 2.85	$ 5.75	Yes, pays extra	City
	Vinyard	$ 5.98	$ 3.69	$ 5.89	Yes, pays extra	Hauler
Recent Bid	Willard City					
	Republic Service	$ 7.00	$ 3.50	No	No	City
	Econo Waste	$ 11.00	$ 3.50	No	No	City
	Waste Management	$ 8.37	$ 3.50	No	No	City

Figure 1

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- ***Resolution 23-18 – Approving the 2022 Wastewater Planning Report.*** This is an annual self-assessment the city is required to complete and submit to the state Department of Environmental Quality. Mr. Andersen will be reviewing the report with the council and answering any questions you may have about the report.
- ***Resolution 23-19 – Approving an agreement with Geneva Rock for construction of the Grant Ave./38th Street and Kiesel Reconstruction Project.*** This project includes the installation of an 8" culinary waterline and the reconstruction of approximately 53,000 sq. ft. of roadway. Staff solicited competitive bids from qualified contractors for the project. Five firms submitted bids with Geneva Rock being determined to be the lowest qualified bidder at a cost of $585,120. In addition to Geneva's contract, it is estimated that the project will have an additional $60,000 in engineering and project management fees. The project will be paid for out of the Water Fund and the Capital Projects (Streets) Fund.
- ***Resolution 23-20 – Approving an amended agreement for Board and Seal Services Rotation.*** In February the council approved this agreement. Since that time, there have been some recommended amendments to the agreement. Chief West will be explaining these amendments and is recommending the council approve the changes. This agreement deals with disaster cleanup companies as well as hazmat companies and how they are selected and utilized by fire agencies within the county.
- ***Ordinance 23-05 – Adopting a new General Plan.*** Staff has completed all the amendments suggested by the council. Staff also updated the Moderate-Income Housing Section with the strategies the council is currently implementing to address affordable housing in the city. Please give the plan one last review to be sure you are comfortable with the final plan. This has been a very long, time-consuming process but is one of the best projects the city has completed within the last few years. Staff recommends approval of the new General Plan. A huge thank you to Madison and Mark with Landmark Design, the South Ogden Planning Commission, residents who served on the committee, and Leesa and Doug.
- ***Ordinance 23-11 – Amending SOC 6-1-5 concerning parking during snowstorms.*** This ordinance makes one small amendment to the city's parking ordinance related to parking during a snowstorm.

DISCUSSION ITEMS

- ***Proposed amendments to the Personnel Policy Manual.***
    - ***URS 457 Automatic Enrollment.*** Doug will be presenting some updates to the city's personnel policy manual dealing with the automatic enrollment of new employees into a 457 plan through Utah Retirement Systems. The automatic enrollment rate will be 1% of the employee's salary. The employee can opt out of the program, if desired.
    - ***Compensatory Time Policy.*** This policy prohibits employees under court-ordered garnishment the ability to choose compensatory time off in lieu of being paid overtime.

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- ***Vacation and Sick Leave.*** This amendment will not allow employees the ability to utilize vacation and/or sick leave hours in the same pay period in which the hours are accrued.

OPEN AND PUBLIC MEETINGS TRAINING

- ***Open and Public Meetings Training.*** Annually, the council is required to receive training on the state's Open and Public Meetings Act. Leesa has provided some training materials in the packet and will be available to answer questions you may have regarding the state requirements. You will also be asked to sign an acknowledgement indicating that you completed the training.

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NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL
WORK SESSION
TUESDAY, MAY 16, 2023, 5PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5 pm Tuesday, May 16, 2023. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the EOC. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the pre-council work session. Discussion of agenda items is for clarification only. Some members of the council may be attending the meeting electronically.

WORK SESSION AGENDA

I. CALL TO ORDER – Mayor Russell Porter

II. REVIEW OF AGENDA

III. DISCUSSION ITEMS

A. 40th Street Skate Park

B. Strategic Initiative 2.1.1- Develop List Of No-Cost/Low-Cost Benefit Enhancements

IV. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on May 12, 2023. Copies were also delivered to each member of the governing body.

Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

CONCEPT DESIGN COST ESTIMATE

40TH STREET SKATEPARK
CITY OF SOUTH OGDEN, UTAH
MAY 10, 2023

SPOHN RANCH, INC.
P 626-330-5803
F 626-330-5503
W SPOHNRANCH.COM
E INFO@SPOHNRANCH
6824 S CENTINELA AVE.
LOS ANGELES, CA 90230

LET'S ROLL.

SCOPE OF WORK:	ESTIMATED COST:
CONSTRUCTION DOCUMENTS	CONTRACTED
MOBILIZATION & GENERAL CONSTRUCTION REQUIREMENTS	$80,000.00
DRAINAGE	$50,000.00
EARTHWORK	$120,000.00
CONCRETE ELEMENTS/TERRAIN	$650,000.00
CONCRETE FLATWORK	$225,000.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	$105,000.00
ENHANCEMENTS (COLOR, TEXTURE, NATURAL ELEMENTS)	$120,000.00
TOTAL ESTIMATED COST:	**$1,350,000.00**

CLIENT TO PROVIDE / PROVIDED BY OTHERS:

- Temporary access to restroom, water source, power source and dumpster within 150' of skatepark footprint
- Export cut material generated by Spohn's bowl excavation and fine grading
- Paving outside of skatepark footprint
- Joints for paving abutting concrete placed by Spohn
- Site amenities including signage, shade structure, spectator benches, etc.
- Site restoration including topsoil, landscaping, irrigation, etc.
- Balance of work not expressly described in Spohn's scope of work

ASSUMPTIONS:

- Estimate does not include prevailing wage
- Estimate does not include bonding
- Estimate does not include permit fees
- Estimate does not include 3rd party testing/inspections
- Estimate does not include wet excavation and dewatering
- Estimate does not include private utility locates
- Estimate does not include relocating existing utilities
- Estimate does not include graffiti removal
- Estimate does not include rock excavation and disposal
- Estimate does not include hazardous material abatement, removal, handling, or disposal
- Estimate does not include taxes other than payroll taxes and sales taxes on materials when project is not tax exempt
- Estimate does not include any work not expressly described in Spohn Ranch's scope of work
- Estimate does not include as-built survey upon completion of construction

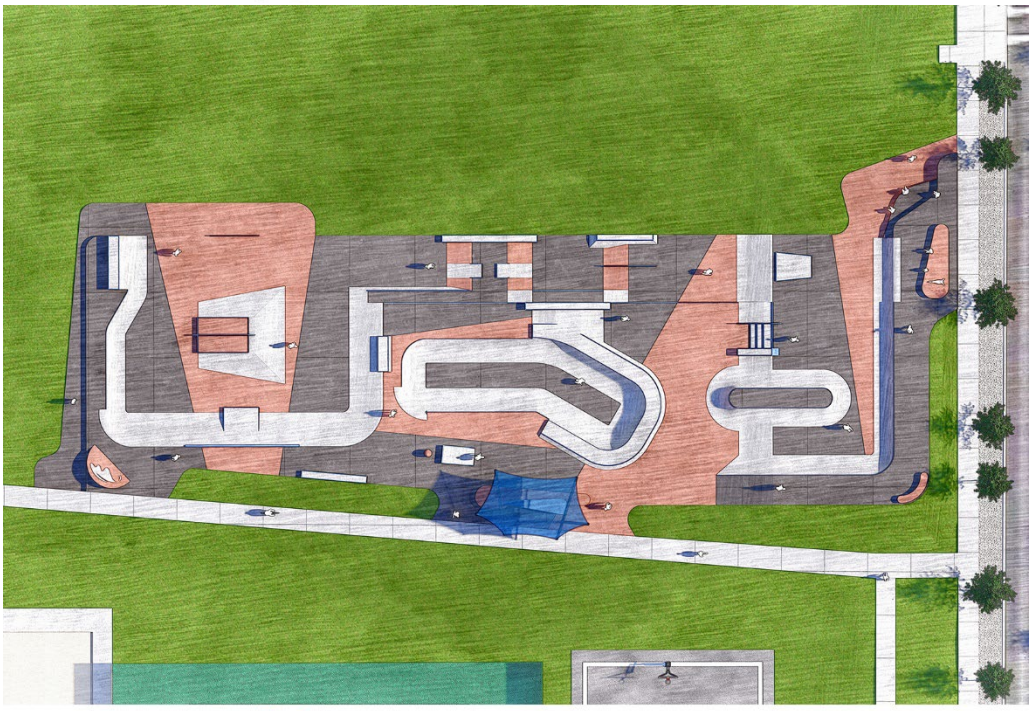
NOTES:

- This cost estimate reflects the concept design prepared on 5/10/23. The final design may vary in shape and structure. An updated cost estimate will be provided once the finalized design is approved.



40TH STREET SKATEPARK CITY OF SOUTH OGDEN, UTAH

CONCEPT DESIGN 5.10.23



40TH STREET SKATEPARK CITY OF SOUTH OGDEN, UTAH

CONCEPT DESIGN 5.10.23



40TH STREET SKATEPARK CITY OF SOUTH OGDEN, UTAH

CONCEPT DESIGN 5.10.23



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CONCEPT DESIGN 5.10.23



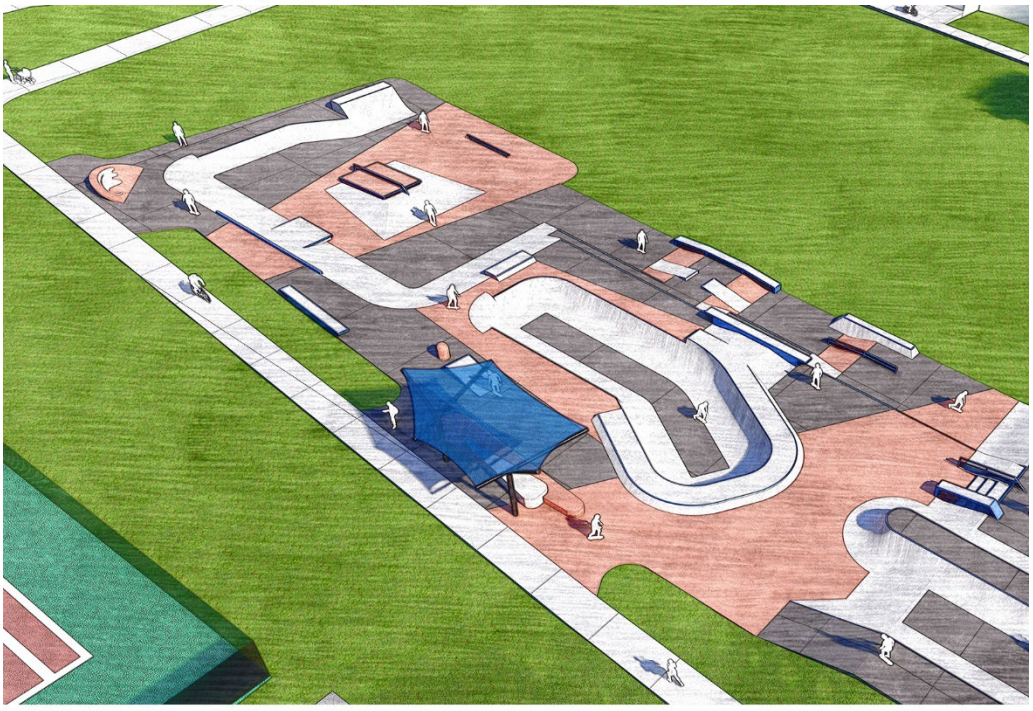
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CONCEPT DESIGN 5.10.23

NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, MAY 16, 2023, 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, May 16, 2023. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the council may be attending the meeting electronically. The meeting will also be streamed live over www.facebook.com/southogdencity.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

A. Call to Order – Mayor Russell Porter
B. Prayer/Moment of Silence -
C. Pledge of Allegiance – Council Member Smyth

II. PRESENTATION

Bonneville Communities That Care Youth Workgroup

III. PUBLIC COMMENTS – This is an opportunity to address the mayor and council with any concerns, suggestions, or praise. No action can or will be taken at this meeting on comments made.

Please limit your comments to three minutes.

IV. RESPONSE TO PUBLIC COMMENT

V. CONSENT AGENDA

A. Approval of May 2, 2023 Council Minutes
B. Advice and Consent to the Appointment of Stephen Dredge to the Planning Commission

VI. DISCUSSION / ACTION ITEMS

- **A.** Consideration of **Resolution 23-17** – Approving an Addendum to the Republic Services 2012 Agreement and Renewing the Agreement for an Additional Five Years
- **B.** Consideration of **Resolution 23-18** – Approving the 2022 Wastewater Planning Report
- **C.** Consideration or **Resolution 23-19** – Approving an Agreement with Geneva Rock for Construction of the Grant Avenue, 38th Street, and Kiesel Reconstruction Project
- **D.** Consideration of **Resolution 23-20** – Voiding Resolution 23-06 and Approving an Amended Interlocal Agreement for Board and Seal Services Rotation
- **E.** Consideration of Previously Tabled **Ordinance 23-05** – Adopting a New General Plan
- **F.** Consideration of **Ordinance 23-11** – Amending SOC 6-1-5 Concerning Parking During Snowstorms

VII. DISCUSSION ITEMS

- **A.** Proposed Amendments to the Personnel Policy Manual, Including Changes to Compensatory Time, Adding an Employee Funded Contribution Program, and Changes to Vacation and Sick Leave Policy

VIII. OPEN AND PUBLIC MEETINGS TRAINING

IX. REPORTS/DIRECTION TO CITY MANAGER

- **A.** City Council Members
- **B.** City Manager
- **C.** Mayor

X. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on May 12, 2023. Copies were also delivered to each member of the governing body.

Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, MAY 2, 2023
WORK SESSION – 5 PM IN COUNCIL ROOM
COUNCIL MEETING – 6 PM IN COUNCIL ROOM

Not Approved

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell L. Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Police Chief Darin Parke, and Recorder Leesa Kapetanov

OTHERS PRESENT

No one else attended this meeting.

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link: https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230502_1607.mp3 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Mayor Porter called the work session to order at 5:11 pm and called for a motion to open the meeting.

00:00:00

Council Member Howard so moved, followed by a second from Council Member Smyth. Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

II. REVIEW OF AGENDA

- No one requested a review of agenda items

III. DISCUSSION ITEMS

A. FY2024 Tentative Budget

- Finance Director Steve Liebersbach lead this discussion

  00:00:10

- During the discussion, the Council directed staff to prepare to go through the Truth in Taxation process to raise property taxes

  00:13:34

IV. ADJOURN

- At 6:00 pm, Mayor Porter called for a motion to adjourn the work session

Council Member Stewart so moved, followed by a second from Council Member Smyth. All present voted aye. 00:49:07

Not Approved

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell L. Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Communications and Events Specialist Jamie Healy, and City Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Roy Yamamoto, Cody Garrett, L. Douglas Olson, Rick Donnelson, Bruce & Joyce Hartman, Doug Peterson, Eli Garcia, Dorothy Hill, South Ogden Firefighters and their family members

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link: https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230502_1701.mp3 or by requesting a copy from the office of the South Ogden City Recorder.

Not Approved

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:04 pm and entertained a motion to begin 00:00:11

Council Member Stewart so moved. The motion was seconded by Council Member Howard. In a voice vote Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Howard led everyone in the Pledge of Allegiance

II. RECOGNITION OF EMPLOYEES

A. Introduction of New Employees

- Police Chief Darin Parke introduced Officer Joshua Morris
  00:01:18
- Public Works Director Jon Andersen introduced Eli Garcia, a parks employee
  00:01:46
- Fire Chief Cameron West introduced new firefighters Brian McCleod, Peter Yoon, Braden Roberts, Zach Rose, Brian Moss, and Cody Garrett
  00:03:08

B. Recognition of Zach Rose & Brian McLeod for Graduation from Paramedic Program

- Deputy Fire Chief Brandon Storey recognized Zach Rose and Brian McLeod for their hard work and dedication to graduate from the paramedic program
  00:04:00

III. PUBLIC COMMENTS

- Dorothy Hill 00:07:22

IV. RESPONSE TO PUBLIC COMMENT

- Mayor Porter 00:08:35

V. CONSENT AGENDA

A. Approval of April 4 and April 18, 2023 Council Minutes

B. Set Date for Public Hearing (June 20, 2023 at 6 pm or as soon as the agenda permits) to Receive and Consider Comments on the FY2024 Interim Budget

C. Approval of Proclamation Declaring May 14-20 as National Nursing Home Week in South Ogden City

- Mayor Porter read through the items on the consent agenda, including portions of the proclamation 00:09:02
- The mayor asked if there were any questions or comments on the consent agenda items. Seeing none, he called for a motion to approve the consent agenda
  00:10:24

Council Member Smyth so moved, followed by a second from Council Member Strate. The voice vote was unanimous in favor of the motion.

Not Approved

VI. PUBLIC HEARING

To Receive and Consider Proposed Changes to SOC 4-2-2 Concerning the Maintenance of Alleys

- Mayor Porter announced the reason for the public hearing and called for a motion to open it

00:10:38

Council Member Stewart so moved. Council Member Smyth seconded the motion. All present voted aye.

- City Manager Matt Dixon gave an overview of the reason behind the proposed changes concerning the maintenance of alleys

00:11:12

The mayor opened the floor for public comment:

- Doug Olsen, business owner along an alley

00:18:17

- Doug Peterson, property owner abutting an alley

00:29:59

- Aisha Enriquez, written comments submitted via email before public hearing. See Attachment A

- Mayor Porter asked if there were any more comments. He then asked if any online comments had been submitted. There were none. The mayor called for a motion to close the public hearing

00:33:49

Council Member Orr so moved. The motion was seconded by Council Member Strate. The voice vote was unanimous in favor of the motion.

VII. DISCUSSION /ACTION ITEMS

A. Consideration of **Ordinance 23-09** – Voiding Ordinance 23-08 and Re-Adopting Amendments to SOC 4-2-2 Concerning the Maintenance of Alleys

- Comments by City Manager Dixon

00:34:09

- Council discussion 00:37:37

Council Member Strate moved to approve (the ordinance), followed by a second from Council Member Smyth. Mayor Porter asked if there was further discussion. Council Member Orr said she had issues with the alleys and asked some questions of staff. Once the questions were answered, **the mayor called the vote**:

Not Approved

Council Member Orr-	**No**
Council Member Strate -	**Yes**
Council Member Stewart -	**No**
Council Member Howard -	**Yes**
Council Member Smyth-	**Yes**

The motion stood. Ordinance 23-09 was adopted.

B. Consideration of **Ordinance 23-10** – Amending the Consolidated Fee Schedule for Recreation Fees

- Staff overview 00:53:56
- Discussion 00:56:03
- Mayor Porter called for a motion approve Ordinance 23-10 00:56:44

Council Member Howard so moved. The motion was seconded by Council Member Orr. The mayor called the vote:

Council Member Smyth - -	**Yes**
Council Member Howard -	**Yes**
Council Member Stewart -	**Yes**
Council Member Strate -	**Yes**
Council Member Orr-	**Yes**

The new fees were approved.

- The mayor announced he would go to item D next. There was no opposition from the Council. 00:57:08

D. Consideration of **Resolution 23-15** – Approving an Agreement With Landscape Specialties Inc. for Friendship Park Playground Construction

- Staff overview 00:57:12
- Discussion 00:59:49
- Motion 01:07:49

Council Member Strate moved to adopt Resolution 23-15. Staff then requested the motion specify which agreement to use; the one with the shade structures or the one without.
Council Member Strate amended his motion to specify the agreement with shade structures should be used. Council Member Howard seconded the motion. Mayor Porter asked if there was further discussion, and seeing none, he called the vote:

Not Approved

Council Member Howard - Yes
Council Member Strate - Yes
Council Member Stewart - Yes
Council Member Orr - No
Council Member Smyth- Yes

Resolution 23-15 was adopted with the agreement that included the shade structures for the Friendship Park playground.

C. Consideration of **Resolution 23-14** – Approving Interlocal Agreements With Weber County for Use of RAMP Grant Funds

- Staff overview 01:09:25
- Questions/Discussion 01:10:29
- During discussion, Council Member Stewart pointed out an incorrect date in one of the interlocal agreements. Staff would correct the date before submitting the agreement to the County.
- Mayor Porter called for a motion to adopt Resolution 23-14

01:12:57

Council Member Smyth so moved, followed by a second from Council Member Strate. The mayor called the vote:

Council Member Orr - Yes
Council Member Smyth - Yes
Council Member Strate - Yes
Council Member Howard - Yes
Council Member Stewart- Yes

The interlocal RAMP Grant agreements were approved.

E. Consideration of **Resolution 23-16** – Adopting the FY2024 Tentative Budget

- Staff overview 01:13:16
- There was no discussion on this item by the Council
- The mayor entertained a motion to approve Resolution 23-16

01:16:43

Council Member Strate so moved. The motion was seconded by Council Member Smyth. After determining there was no further discussion, the mayor called the vote:

Council Member Orr- Yes
Council Member Strate - Yes

Not Approved

Council Member Stewart- Yes
Council Member Howard- Yes
Council Member Smyth- Yes

Resolution 23-16 was adopted.

VII. DISCUSSION ITEMS

A. Proposed Changes to Ordinance 10-5.1A-8-3 and 10-5.1B-8-3 Concerning Angled Parking In Parking Lots

- Staff overview 01:17:05
- Discussion by Council 01:18:16
- The Council determined this item should be brought back for more clarification

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

- Council Member Strate - 01:27:54
- Council Member Orr - 01:28:29
- Council Member Smyth - 01:31:57
- Council Member Stewart - 01:33:26
- Council Member 01:35:56

B. City Manager Dixon 01:37:19

C. Mayor Porter 01:47:48

VI. ADJOURN

- At 7:55 pm, the mayor called for a motion to adjourn 01:50:06

Council Member Howard so moved, followed by a second from Council Member Strate. The voice vote was unanimous in favor of the motion.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Work Session and Council Meeting held Tuesday, May 2, 2023.

Leesa Kapetanov, City Recorder

Date Approved by the City Council

Not Approved

ATTACHMENT A

Submitted Written Comment for Public Hearing

Not Approved

Leesa Kapetanov

From: Aisha Enriquez <aishamarie77@yahoo.com>
Sent: Monday, May 1, 2023 12:23 PM
To: Leesa Kapetanov
Subject: Public alley maintenance

Hello,

I would like to bring to your attention that if maintenance of alleys is turned to property owner's responsibility that there are businesses on the other side of these alleys that should be responsible. It should be considered who uses the alley to enforce maintenance.

I do not have direct access to the alley due to concerns of the traffic that the alleys bring. I see people frequently dumpster diving and stealing through this alley. The business directly behind my home has torn down their property fence and uses the alley. If they would like to use the alley and have no concerns of the the trespassers their business brings they should take care of the alley.

I will not be adding access to my yard from the alley any time in the near future and live in the middle of the block. Getting to the alley is not something I have any desire to do. If you choose to make it my property I will gladly extend my fence line and therefore take care of the areas. By doing this there will be no alley behind my property. Which is fine by me.

Two options I've provided: Whoever has access to alley should provide maintenance. Or move my property line so there is no longer alley access behind my home. I will then move my fence line to close off and maintain.

Thank you for your consideration on this matter.

Aisha Enriquez
3651 Ogden Ave

Stephen Dredge

Dredgerealestate@gmail.com (801) 644-8816 https://www.linkedin.com/in/sdredge/

Education

Utah State University
- BS International Business
- Minor in Portuguese

Graduation: Fall 2019

Work and Experience

Realtor, Utah — 2021-Present
- Self-Employed realtor in the state of Utah, ReMax Associates - Layton

United States Cold Storage (Assistant Superintendent), Clearfield Utah — 7/21 - 8/22
- Manage/hire and oversee a team of 30-45 people on any given day
- Assist in the development and growth of new systems and programs
- Distribute/store 10,000+ cases of frozen goods per day

Coldsweep Dry Ice Blasting Solutions (Superintendent), Morgan Utah — 12/19 – 7/21
- Perform Dry Ice blasting and other forms of surface cleaning
- Assisted with overseeing projects, lead generation and job quoting

SEED Internship (*Small Enterprise Education and Development*), Ghana Africa — 01/17 – 04/17
- Worked with Mentors International to teach basic business principles
- Increased in cultural understanding and international experience
- Later became an ambassador for the program for 1 year at Utah State

Capstone Nutrition: Lean/Purchasing Summer Intern, Ogden Utah — 04/19 – 08/19
- Work on and complete projects for the Lean office (video editing experience)
- Spearhead the new tariff changes/impact for materials purchased

SS Johnson Construction: Construction worker, Logan Utah — 09/17 – 09/19
- Assist in the erection of steel/metal buildings
- Skilled in assembly, problem solving, and machinery/tools operations

Logan River Academy: Dorm Counselor, Logan Utah — 02/15 – 01/16
- Supervised troubled youth (Kleptomania, anger management, sex offenders)

Extracurricular Leadership and Service

Boy Scouts of America
- Eagle Scout

Volunteer: Non-Profit Church Organization, Angola Africa — 11/12 – 11/14
- Developed strong work ethic by working 15-hour days teaching and providing service
- Supervised, at times, up to 26 people
- Fluent in reading/writing Portuguese and intermediate Spanish abilities

Volunteer: The Hope Alliance, Guatemala — 05/15
- Assisted dentist and Anesthesiologists with dental procedures
- Helped oversee and construct a pavilion at a senior center

Resolution No. 23-17

RESOLUTION OF SOUTH OGDEN CITY APPROVING AND AUTHORIZING ADDENDUM #2 TO THE 2012 RESIDENTIAL SOLID WASTE & RECYCLING COLLECTION & DISPOSAL CONTRACT WITH REPUBLIC SERVICES OF NORTHERN UTAH FOR THE PROVISION OF GARBAGE COLLECTION AND RELATED SERVICES ON BEHALF OF THE CITY; AUTHORIZING THE CITY MANAGER TO SIGN THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY TO GIVE EFFECT TO THE INTENT HEREOF; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council finds that the City of South Ogden (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with the provisions of UCA § 10-3-71% the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property; and,

WHEREAS, the City Council finds that there is an ongoing need for garbage collection and related services for South Ogden City; and,

WHEREAS, the City Council finds that Republic Services of Northern Utah has shown, during the past 11 years the professional capability in supplying garbage collection and related services for South Ogden City; and,

WHEREAS, the City Council now wishes to approve an addendum to the original 2012 Agreement with Republic Services of Northern Utah, allowing the City to renew the agreement for an additional five years; and,

WHEREAS, the City Council finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION 2 - ADDENDUM AUTHORIZED

That "Addendum #2" Attached Hereto As **Attachment "A"** And By This Reference Fully Incorporated Herein, Is Hereby Approved And Adopted; And That The City Manager Is Authorized To Negotiate, Finalize, And Sign, And The City Recorder Authorized To Attest, Any And All Documents Necessary At This Time, Or Subsequently, To Give Effect To This Authorization And Approval.

SECTION 3 - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION 4 - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION 5 - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION 6 - DATE OF EFFECT

This Resolution shall be effective on the 16th day of May, 2023, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 16th day of May, 2023.

SOUTH OGDEN CITY

_____

Russell L. Porter
Mayor

ATTEST:

_____

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

Resolution No. 23-17

Resolution Of South Ogden City Approving And Authorizing Addendum #2 To The 2012 Residential Solid Waste & Recycling Collection & Disposal Contract With Republic Services Of Northern Utah For The Provision Of Garbage Collection And Related Services On Behalf Of The City; Authorizing The City Manager To Sign The Necessary Documents On Behalf Of The City To Give Effect To The Intent Hereof; And, Providing For An Effective Date.

16 May 23

Addendum #2

To Residential Solid Waste & Recycling Collection & Disposal Contract

This addendum #2 to the Residential Solid Waste & Recycling Collection & Disposal Contract (the "Addendum") is entered into the _____day of _____, 2023 by and between South Ogden City, a corporation of the State of Utah (the "City") and Allied Waste Services of North America, LLC, a Delaware limited liability company d/b/a Republic Services of Northern Utah (the "Contractor").

WHEREAS, the Contractor has previously provided automated curbside solid waste collection and recycling collection and disposal services within the boundaries of the City and to perform such work as may be incidental thereto pursuant to that certain Residential Solid Waste & Recycling Collection & Disposal Agreement, dated May 3, 2012, (the "Agreement") and pursuant to Addendum #1, dated December 16, 2016, (the "Addendum #1).

WHEREAS, the City desires to have Contractor continue to provide residential automated curbside solid waste collection and recycling collection and disposal services in accordance with the terms of the Agreement for an extended 5-year term per the Agreement at the rates specified in this Addendum.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Agreement Extension**. The parties agree that the Agreement shall be extended for an additional five (5) years beginning July 1, 2023 and expiring on June 30, 2028 (the "Extended Term.")

   Parties agree that this will be the final contract extension. At the termination of the extension agreed to herein, the City will solicit competitive proposals for residential solid waste and recycling collection and disposal services from qualified service providers.

2. **Pricing**. Rates shall be the following at the start of the Extension Term.

   1st MSW Container: $5.68
   Addt'l MSW Containers: $5.25
   Recycling Containers: $3.78
   Per Exhibit 12 of Agreement:
   Roll-off Clean-up Hauls: *$119/haul ($75 delivery)
   *City will pay disposal for clean-up hauls

3. **Annual Increase**. Effective July 1, 2024, and each July 1st thereafter, Contractor shall increase the rates for services using the amount equal to the average 12-month Garbage & Trash Index (CPI-U) for the full preceding calendar year (Jan – Dec) with a ceiling of 7.2%. Contractor reserves the right to negotiate an additional price increase if inflation goes to unexpected levels. The negotiated additional increase will not be unreasonably withheld by the City.

4. **Christmas Tree Collection**. Section 4.03 (Pg. 18) of the Agreement will be removed from consideration as a possible provided service.

All terms of this Addendum are subject to the Agreement terms and specifications as amended, except as modified herein.

SOUTH OGDEN CITY

BY (signature): _____ Title: _____

Name (Printed): _____

Attest signature): _____ Title: _____

Name (Printed): _____

Date: _____

ALLIED WASTE SERVICES OF NORTH AMERICA, LLC a Delaware limited liability company d/b/a Republic Services of Northern Utah

BY (signature): _____ Title: _____

Name (Printed): _____

Attest signature): _____ Title: _____

Name (Printed): _____

Date: _____

STAFF REPORT

SUBJECT: Municipal Wastewater Planning Program 2022
AUTHOR: Jon Andersen
DEPARTMENT: Public Works
DATE: 5-16-23

RECOMMENDATION

City Staff recommends adopting the 2022 Municipal Wastewater Planning Program (MWPP) for South Ogden City. It will help the City meet requirements for the Department of Environmental Quality (DEQ).

BACKGROUND

The Municipal Wastewater Planning Program is a self-assessment report for South Ogden's sewer system. The Department of Environmental Quality requires the city to file this report annually to them. The self-assessment report is a self-evaluation of the sewer system that city staff currently maintains. The report is completed for each calendar year and is done on an annual basis. The system was installed in 1936 and is in fairly good condition. The report gives the DEQ an evaluation of how South Ogden City maintains the sewer system and any problems that have occurred along with any future projects the City would like to complete

ANALYSIS

This is a report that needs to be filed with the DEQ annually. The date to turn this report in, usually beteween March and May of each year. The have changed the format form past years to have a little more detail in the report. The report has been filed with the DEQ in a timely manner to keep the City in good standing.

SIGNIFICANT IMPACTS

No budget impacts

ATTACHMENTS

Municipal Wastewater Planning Program – Self Assessment Report 2022

Resolution No. 23-18

RESOLUTION OF SOUTH OGDEN CITY APPROVING THE SOUTH OGDEN CITY WASTEWATER PLANNING REPORT FOR THE YEAR ENDING 2022, AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AND FINAL PASSAGE.

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC")§ 10-3-717 the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal wastewater systems and infrastructure; and,

WHEREAS, the City Council finds it necessary to address wastewater management operations and maintenance needs within the city consistent with state and federal requirements; and,

WHEREAS, the City Council finds that the city has previously created a South Ogden City Wastewater Planning Program to meet the requirements of state and federal agencies and for protecting the public; and,

WHEREAS, the City Council finds that creating such a Municipal Wastewater Planning Program will materially assist in providing services and activities to meet the city's health and safety needs through effective collection and distribution of wastewater effluent; and,

WHEREAS, the City Council finds that in compliance with state requirements the City must annually submit a report to the Utah Department of Water Quality concerning the South Ogden City Wastewater Planning Program, and that said report must be approved by the City Council; and,

WHEREAS, the City Council finds that the public convenience, health, and necessity requires the actions contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION 2 – Approval of South Ogden City Wastewater Planning Program Report

The South Ogden City Wastewater Planning Program Report Attached Hereto As

Attachment "A", And By This Reference Fully Incorporated Herein, Is Hereby Approved And Adopted; And The City Manager Is Authorized To Sign, And The City Recorder Is Authorized To Attest, All Documents Necessary To Effect This Authorization And Approval.

The foregoing recitals are fully incorporated herein.

SECTION 3 - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part repealed.

SECTION 5 - SAVINGS CLAUSE

If any provision of this Resolution be held or deemed or shall be invalid, inoperative or unenforceable such will render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION 6 - DATE OF EFFECT

This Resolution will be effective on the 16th day of May, 2023, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 16th day of May, 2023.

SOUTH OGDEN CITY

_____

Russell L. Porter
Mayor

ATTEST:

_____

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

Resolution No. 21-12

Resolution Of South Ogden City Approving The South Ogden City Wastewater Planning Report For The Year Ending 2022, And Providing That This Resolution Shall Become Effective Immediately Upon Posting And Final Passage.

20 Apr 21

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2022
SOUTH OGDEN CITY

Thank you for filling out the reqested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

Download PDF

SUBMIT BY APRIL 15, 2023

Are you the person responsible for completing this report for your organization?

- (●) **Yes**
- ( ) No

This is the current information recorded for your facility:

Facility Name:	SOUTH OGDEN CITY
Contact - First Name:	Joshua
Contact - Last Name:	Sully
Contact - Title	Sewer Dept. Manager

Contact - Phone:	[illegible]
Contact - Email:	jsully@southogdencity.gov

Is this information above complete and correct?

- (●) **Yes**
- ( ) No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION
Grade: III

(if applicable)

Classification: -
Grade: -

Is this correct?
WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

- (●) **Yes**
- ( ) No

Click on a link below to view a previous year's examples of sections in the survey:
(Your wastewater system is described as Collection & Financial)

MWPP Collection System.pdf
MWPP Discharging Lagoon.pdf
MWPP Financial Evaluation.pdf
MWPP Mechanical Plant.pdf
MWPP Non-Discharging Lagoon.pdf

Will multiple people be required to fill out this form?

○ Yes

◉ **No**

Financial Evaluation Section

Form completed by:

Josh Sully

Part I: GENERAL QUESTIONS

	Yes	No
Are sewer revenues maintained in a dedicated purpose enterprise/district account?	◉	○

	Yes	No
Are you collecting 95% or more of your anticipated sewer revenue?	◉	○
Are Debt Service Reserve Fund[6] requirements being met?	○	◉

What was the annual average User Charge[16] for 2022?

290.88

Do you have a water and/or sewer customer assistance program * (CAP)?

◉ Yes

○ No

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems[15]?	○	◉

	Yes	No
Are sewer revenues[14] sufficient to cover operations & maintenance costs[9], and repair & replacement costs[12] (OM&R) at this time?	◉	○
Are projected sewer revenues sufficient to cover OM&R costs for the *next five years*?	◉	○
Does the sewer system have sufficient staff to provide proper OM&R?	◉	○
Has a repair and replacement sinking fund[13] been established for the sewer system?	○	◉
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	○	◉

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements[3] projects?	◉	○
Has a Capital Improvements Reserve Fund[4] been established to provide for anticipated	○	◉

capital improvement projects?

	Yes	No
Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?	◉	○
Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?	◉	○
Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?	○	◉

Part IV: FISCAL SUSTAINABILITY REVIEW

	Yes	No
Have you completed a Rate Study[11] within the last five years?	◉	○
Do you charge Impact fees[8]?	○	◉

	Yes	No
Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?	○	◉
Do you maintain a Plan of Operations[10]?	◉	○
Have you updated your Capital Facility Plan[2] within the last five years?	◉	○

	Yes	No
Do you use an Asset Management[1] system for your sewer systems?	◉	○

Describe the Asset Management System (check all that apply)

- [ ] Spreadsheet
- [ ] GIS
- [x] **Accounting Software**
- [ ] Specialized Software
- [ ] Other

	Yes	No
Do you know the total replacement cost of your sewer system capital assets?	◉	○

2022 Replacement Cost =

498,187.37

	Yes	No
Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?	○	◉
What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?	○	◉

What is the sewer/treatment system annual asset renewal * cost as a percentage of its total replacement cost?

0

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost	Purpose of Improvements		
	Please enter a valid numerical value	Replace/Restore	New Technology	Increase Capacity
2023	588,848	☑	☐	☐
2023 thru 2027	624,923	☑	☐	☐
2028 thru 2032	0	☐	☐	☐
2033 thru 2037	0	☐	☐	☐
2038 thru 2042	0	☐	☐	☐

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

☑ **Yes**

Collections System Section

Form completed by:
May Receive Continuing Education /units (CEUs)

Josh Sully

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

21

What is the average depth of the collection system (in feet)?

8

What is the total length of sewer pipe in the system (length in miles)?

55

How many lift/pump stations are in the collection system?

0

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

0

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

- ○ Yes
- ◉ **No**

What year was your collection system first constructed (approximately)?

1937

In what year was the largest diameter sewer pipe in the collection system

constructed, replaced or renewed? (If more than one, cite the oldest)

1952

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

(a) affects more than five private structures;
(b) affects one or more public, commercial or industrial structure(s);
(c) may result in a public health risk to the general public;
(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the state.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2022

	Number Number
Number of Class 1 SSOs in Calendar year	0
Number of Class 2 SSOs in Calendar year	3

Please indicate what caused the SSO(s) in the previous question.

Debris in mainline-tShirt, asphalt Protruding lateral Roots

Please specify whether the SSOs were caused by contract or tributary community, etc.

SSO's were caused by residential community

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

- ○ Yes
- ◉ **No**

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

- ○ Yes
- ◉ **No**

Number of new commercial/industrial connections in the last year

0

Number of new residential sewer connections added in the last year

4

Equivalent residential connections[7] served

5,287

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

12

Approximate population served

17,800

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Josh Sully	IV	jsully@southogdencity.gov

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	Shane Douglas
Collection Grade IV:	

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS[17] Grade I:	
Collection Grade I:	
Collection Grade II:	Tim Zampedri
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	Mike Thompson, Josh Sutherland, Parker Ebert, Doug Olson, Parker Maltby, Jonah Howell, Riley Brown

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

- (●) **Yes**
- ( ) No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	◉	○
Have you updated the collection system operations and maintenance manual within the past 5 years?	◉	○
Do you have a written emergency response plan for sewer systems?	◉	○
Do you have a written safety plan for sewer systems?	◉	○
Is the entire collections system TV inspected at least every 5 years?	○	◉
Is at least 85% of the collections system mapped in GIS?	◉	○

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	◉	○
Has the SSMP been adopted by the permittee's governing body at a public meeting?	◉	○
Has the completed SSMP been public noticed?	◉	○
During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?	○	◉

Date of Public Notice

During 2022, was any part of the SSMP audited as part of the five year audit?

- ○ Yes
- ◉ **No**

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

- ◉ **Yes**
- ○ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

The sewer collection system is in mostly good shape. If and when problems arise we take care of them.

What sewerage system capital improvements[3] does the utility need to implement in the next 10 years?

700 East sewer re-route project 1300 East manhole drop rebuild project Henry Miller Sewer Reconstruction/Lining Project CDBG Project Chimes View Drive Sewer Lining Project

What sewerage system problems, other than plugging, have you had over the last year?

Protruding laterals not allowing access for camera/root cutting/cleaning equipment. Broken manhole lid, buried manhole.

Is your utility currently preparing or updating its capital facilities plan [2]?

- (●) **Yes**
- ( ) No

Does the municipality/district pay for the continuing education expenses of operators?

- (●) **100% Covered**
- ( ) Partially cover
- ( ) Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

- (●) **Yes**
- ( ) No

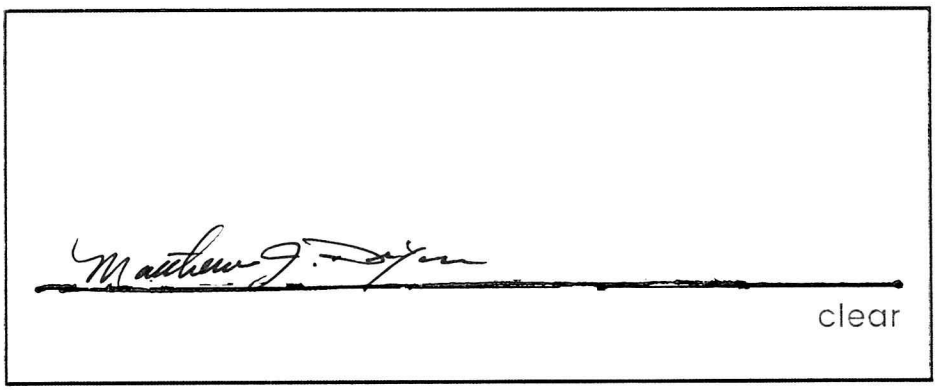
Any additional comments?

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

- [x] **Yes**

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.



clear

Has this been adopted by the council? If no, what date will it be presented to the council?

- ○ Yes
- ◉ **No**

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

05/16/2023

Please log in.

Email

PIN

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. Completion of the collection section meets the annual reporting requirement for the USMP. If you received financial assistance from the Water Quality Board, annual submittal of this report is a

condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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STAFF REPORT

SUBJECT: Grant Ave., 38th , and Kiesel Ave. Reconstruction Project
AUTHOR: Jon Andersen
DEPARTMENT: Public Works
DATE: May 16, 2023

RECOMMENDATION

Staff reccomends the approval of the Grant Ave., 38th and Kiesel Reconstruction Project to Geneva Rock.

BACKGROUND

The area of Grant Ave., 38th and Kiesel has been a road in need of repair for a while. Before the road can be addressed other issues needed to be fixed so the road could be repaired. This project will include utility work from the r.oads projects and the water enterprise fund. Install approximately 1490 feet of 8" dia. culinary waterline and reconstruct approximately 53,000 sq. ft. of roadway. The new waterline will replace the aging waterline within existing streets. The waterline replacement work includes pipe, valves, fittings, fire hydrants, water services, testing, disinfection, and associated work as indicated in the contract documents. Roadway reconstruction will include excavation and full-depth replacement of the structural pavement (4" thick HMA/10" thick UTBC). Sections of curb & gutter, sidewalk, and drive approaches will be replaced and added

ANALYSIS

City Staff had this project bid and closed May 11 , 2023, 2023 at 2:00pm., five bids were received.

1- Paragon Construction	$780,219.41
2- Leon Poulsen Construction	$720,000.00
3-Braegger & Sons Construction	$672,855.00
4-Granite Construction	$641,799.00
5-Geneva Rock	$585,120.0

SIGNIFICANT IMPACTS

An impact of approximatley $585,000.00 and an estimated $60,000 in engineering/project management fees will be divided accordingly from the following funds: Streets and Water.

ATTACHMENTS

Wasatch Civil Recommendation Memo

Bid tabulation

Engineering/ Project Managemet estimate

Memorandum

To: Jon Anderson, Public Works Director
South Ogden City

From: John Bjerregaard
Wasatch Civil Consulting Engineering

Date: May 11th, 2023

Subject: **Grant Ave, 38th Street, & Kiesel Ave Reconstruction Project**

Summary

An invitation to bid for the Grant Ave, 38th Street, and Kiesel Ave Reconstruction Project was advertised from April 27th – May 11th, 2023. In response, five bids were received by the May 11th deadline. The low bid was $585,120.00 from Geneva Rock Products. The engineer's project estimate was $614,000.00. The bid from Geneva Rock Products has been reviewed and found to be complete and consistent with the bid requirements. Geneva Rock Products is an experienced local contractor and has completed similar work in Northern Utah.

Recommendation

We recommend that South Ogden City award the contract for the Grant Ave, 38th Street, and Kiesel Ave Reconstruction Project to Geneva Rock Products for $585,120.00. If you agree with this recommendation, please have the Mayor sign the attached Notice of Award and Contract Agreement. Once notified, the Contractor will have 14 days to respond with the following:

1. Signed Contract Agreement
2. Acknowledgment of Notice of Award
3. Certificate of Insurance, Performance Bond, and Payment Bond

When all the required documents have been submitted, we will schedule a pre-construction meeting for the project, and the Notice to Proceed will be issued to the Contractor at the meeting. Construction can commence thereafter.

Background

This project includes the installation of 1,490 feet of 8" dia. culinary waterline and reconstruction of approximately 53,000 sq. ft. of roadway. The new waterline will replace the aging waterline within existing streets. The waterline replacement work includes pipe, valves, fittings, fire hydrants, water services, testing, disinfection, and associated work as indicated in the Contract Documents. Roadway reconstruction will include excavation and full-depth replacement of the structural pavement (4" thick HMA/10" thick UTBC). Sections of curb & gutter, sidewalk, and drive approaches will be replaced and added.

Grant Ave, 38th Street, & Kiesel Ave Reconstruction Project

South Ogden City Corporation

Bid Opening Date: May 11, 2023

				Engineer's Estimate		Geneva Rock Products, Inc.		Granite Construction Company		Braegger & Son's Construction, LLC	
	Description	Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization and Traffic Control	1	L.S.	$30,000.00	$30,000.00	$30,300.00	$30,300.00	$90,092.00	$90,092.00	$41,000.00	$41,000.00
2	8" Dia. PVC C900 DR18 Pipe (Owner Supplied Materials)	1490	L.F.	$84.00	$125,160.00	$29.65	$44,178.50	$53.00	$78,970.00	$40.00	$59,600.00
3	6" Coupler (Owner Supplied Material)	1	Each	$800.00	$800.00	$5,070.00	$5,070.00	$750.00	$750.00	$600.00	$600.00
4	8" Coupler (Owner Supplied Material)	4	Each	$800.00	$3,200.00	$5,070.00	$20,280.00	$750.00	$3,000.00	$700.00	$2,800.00
5	8" D.I. 45 Degree Bend (Owner Supplied Material)	6	Each	$1,000.00	$6,000.00	$1,330.00	$7,980.00	$1,000.00	$6,000.00	$700.00	$4,200.00
6	8" D.I. 90 Degree Bend (Owner Supplied Material)	1	Each	$1,000.00	$1,000.00	$1,330.00	$1,330.00	$1,000.00	$1,000.00	$700.00	$700.00
7	8" Thru X 8" Branch Tee (Owner Supplied Material)	4	Each	$1,500.00	$6,000.00	$1,330.00	$5,320.00	$950.00	$3,800.00	$1,200.00	$4,800.00
8	8" x 6" Reducer(Owner Supplied Material)	1	Each	$1,000.00	$1,000.00	$1,330.00	$1,330.00	$500.00	$500.00	$700.00	$700.00
9	8" Gate Valve w/ Valve Box (Owner Supplied Material)	5	Each	$2,000.00	$10,000.00	$1,015.00	$5,075.00	$675.00	$3,375.00	$1,200.00	$6,000.00
10	Fire Hydrant Assembly (Owner Supplied Material)	2	Each	$5,000.00	$10,000.00	$3,370.00	$6,740.00	$1,500.00	$3,000.00	$4,000.00	$8,000.00
11	1" Water Services (Owner Supplied Material)	14	Each	$1,800.00	$25,200.00	$2,035.00	$28,490.00	$2,200.00	$30,800.00	$2,000.00	$28,000.00
12	Granular Backfill Borrow	1000	Tons	$22.00	$22,000.00	$25.80	$25,800.00	$24.00	$24,000.00	$27.00	$27,000.00
13	Remove Existing Fire Hydrant	2	Each	$1,000.00	$2,000.00	$415.00	$830.00	$1,700.00	$3,400.00	$500.00	$1,000.00
14	Remove Existing Valve and Valve Box	4	Each	$900.00	$3,600.00	$415.00	$1,660.00	$900.00	$3,600.00	$400.00	$1,600.00
15	Concrete Plug for End of Abandoned Waterline	15	Each	$300.00	$4,500.00	$315.00	$4,725.00	$225.00	$3,375.00	$200.00	$3,000.00
16	Remove Curb & Gutter	450	L.F.	$10.00	$4,500.00	$11.75	$5,287.50	$9.00	$4,050.00	$10.00	$4,500.00
17	Remove Waterway	640	S.F.	$8.00	$5,120.00	$5.90	$3,776.00	$4.70	$3,008.00	$10.00	$6,400.00
18	Remove Sidewalk	850	S.F.	$4.00	$3,400.00	$5.90	$5,015.00	$2.00	$1,700.00	$8.00	$6,800.00
19	Remove Drive Approach	1200	S.F.	$5.00	$6,000.00	$5.90	$7,080.00	$3.00	$3,600.00	$8.00	$9,600.00
20	Remove Trees (20"-32" Diameter)	1	L.S.	$4,570.00	$4,570.00	$2,240.00	$2,240.00	$2,100.00	$2,100.00	$15,000.00	$15,000.00
21	Curb & Gutter	700	L.F.	$26.00	$18,200.00	$41.25	$28,875.00	$38.00	$26,600.00	$38.75	$27,125.00

Grant Ave, 38th Street, & Kiesel Ave Reconstruction Project

South Ogden City Corporation

Bid Opening Date: May 11, 2023

				Engineer's Estimate		Geneva Rock Products, Inc.		Granite Construction Company		Braegger & Son's Construction, LLC	
	Description	Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
22	Concrete Waterway	320	S.F.	$15.00	$4,800.00	$14.65	$4,688.00	$16.25	$5,200.00	$10.50	$3,360.00
23	Sidewalk (4" Thick Concrete)	1000	S.F.	$6.50	$6,500.00	$10.60	$10,600.00	$7.00	$7,000.00	$8.75	$8,750.00
24	Drive Approach (6" Thick Concrete)	1500	S.F.	$8.00	$12,000.00	$11.75	$17,625.00	$8.50	$12,750.00	$10.50	$15,750.00
25	Pedestrian Ramps	2	Each	$1,500.00	$3,000.00	$2,355.00	$4,710.00	$2,100.00	$4,200.00	$1,500.00	$3,000.00
26	Pre-Lower Manholes	10	Each	$500.00	$5,000.00	$353.00	$3,530.00	$435.00	$4,350.00	$1,000.00	$10,000.00
27	Raise and Collar Manholes	10	Each	$500.00	$5,000.00	$940.00	$9,400.00	$675.00	$6,750.00	$1,000.00	$10,000.00
28	Raise and Collar Valves	6	Each	$700.00	$4,200.00	$590.00	$3,540.00	$500.00	$3,000.00	$500.00	$3,000.00
29	Remove Existing Asphalt	53300	S.F.	$0.50	$26,650.00	$0.40	$21,320.00	$0.35	$18,655.00	$0.70	$37,310.00
30	Excavate to Subgrade for 14" Typical Asphalt Pavement Section	52200	S.F.	$1.35	$70,470.00	$0.95	$49,590.00	$1.17	$61,074.00	$1.80	$93,960.00
31	Driveway Asphalt (3" HMA)	1100	S.F.	$1.50	$1,650.00	$11.05	$12,155.00	$10.00	$11,000.00	$5.00	$5,500.00
32	Roadway Pavement (10" UTBC/4" HMA)	52200	S.F.	$3.40	$177,480.00	$3.80	$198,360.00	$4.00	$208,800.00	$4.00	$208,800.00
33	SWPPP and Stormwater BMPs	1	L.S.	$5,000.00	$5,000.00	$8,220.00	$8,220.00	$2,300.00	$2,300.00	$15,000.00	$15,000.00
					$ 614,000.00		**$ 585,120.00**		**$ 641,799.00**		**$ 672,855.00**

Contractor:
4 - Leon Poulsen Construction
5 - Paragon Construction

Total:
$ 720,000.00
$ 780,219.41

Project Engineer
John Bjerregaard

WASATCH CIVIL
CONSULTING ENGINEERING

May 11, 2023

Jon Andersen
jandersen@southogdencity.gov
(801) 940-0051

Subject: Proposed Engineering Fee for the Grant Ave., 38th Street, and Kiesel Ave. Reconstruction Project

Dear Jon,

We are pleased to submit a proposal to provide engineering and construction management for the above-referenced project.

Project Description

The proposed project includes approximately 1,490 feet of 8" dia. culinary waterline and the reconstruction of approximately 53,000 sq. ft. of roadway. The project will replace the aging waterline within existing streets.

Task 1 – Engineering Design ($30,000)

The initial task will consist of culinary waterline design, including the following:

- Topographic Survey
- Preparation of a Base Map
- Waterline Design
- Roadway Design

Task 2 – Construction Management ($30,000)

The second task will include construction management for the proposed project, including

- Construction Administration
- Design Support During Construction
- Construction Staking

Thank you for allowing Wasatch Civil Consulting Engineering to propose our Engineering Services. Please don't hesitate to call if you have any questions or need clarification.

Sincerely,

Jory Wahlen, PE
President
Wasatch Civil Consulting Engineering, Inc.

Resolution No. 23-19

RESOLUTION OF SOUTH OGDEN APPROVING AN AGREEMENT WITH GENEVA ROCK PRODUCTS, INC. FOR CONSTRUCTION OF THE GRANT AVENUE, 38TH STREET, AND KIESEL AVENUE RECONSTRUCTION PROJECT, AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AND FINAL PASSAGE.

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") § 10-3-717 the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property and programs; and,

WHEREAS, the City Council finds it necessary to address certain reconstruction needs for Grant Avenue, 38th Street, and Kiesel Avenue; and

WHEREAS, the City Council finds that city staff now recommends the city contract with Geneva Rock Products, Inc. for the Grant Avenue, 38th Street, and Kiesel Avenue Reconstruction project; and,

WHEREAS, the City Council finds that Geneva Rock Products, Inc. has the professional ability to provide for these services to meet the city's needs; and,

WHEREAS, the City Council finds that the City now desires to further those ends by contracting with Geneva Rock Products, Inc. to provide such services; and,

WHEREAS, the City Council finds that the public convenience and necessity requires the actions contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION 2 - CONTRACT AUTHORIZED

That The **"Contract Agreement**" For The Grant Avenue, 38th Street, and Kiesel Avenue Reconstruction Project, Attached Hereto As **Attachment "A"** And By This Reference Fully Incorporated Herein, Is Hereby Approved And Adopted; And That The City Manager Is Authorized To More Fully Negotiate Any Remaining Details Under The Agreement On Behalf Of The City And Then To

Sign, And The City Recorder Authorized To Attest, Any And All Documents Necessary To Effect This Authorization And Approval.

The foregoing Recitals are incorporated herein.

SECTION 3 - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 5 - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION 6 - DATE OF EFFECT

This Resolution shall be effective on the 16th day of May, 2023, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 16th day of May, 2023.

SOUTH OGDEN CITY

_____

Russell L. Porter
Mayor

ATTEST:

_____

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

Resolution No. 23-19

Resolution Of South Ogden Approving An Agreement With Geneva Rock Products, Inc. For Construction Of The Grant Avenue, 38th Street, And Kiesel Avenue Reconstruction Project, And Providing That This Resolution Shall Become Effective Immediately Upon Posting And Final Passage.

16 May 23

CONTRACT AGREEMENT

THIS AGREEMENT is by and between **SOUTH OGDEN CITY CORPORATION** (hereinafter called OWNER) and **GENEVA ROCK PRODUCTS, INC.** (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1- WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

> Install approximately 1490 feet of 8" dia. culinary waterline and reconstruct approximately 53,000 sq. ft. of roadway. The new waterline will replace the aging waterline within existing streets. The waterline replacement work includes pipe, valves, fittings, fire hydrants, water services, testing, disinfection, and associated Work as indicated in the contract documents. Roadway reconstruction will include excavation and full-depth replacement of the structural pavement (4" thick HMA/10" thick UTBC). Sections of curb & gutter, sidewalk, and drive approaches will be replaced and added.

ARTICLE 2-THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

Grant Ave, 38th Street, & Kiesel Ave Reconstruction Project

ARTICLE 3- ENGINEER

3.01 The Project has been designed by Wasatch Civil Consulting Engineering, who is hereinafter called ENGINEER and who is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4- CONTRACT TIMES

4.01 *Time of the Essence:* All time limits for completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Dates for Completion and Final Payment*: The Work will be completed within **60** days following Notice to Proceed.

4.03 *Liquidated Damages:* CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof,

OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER $200.00 for each day that expires after the time specified in paragraph 4.02 for Completion until the Work is accepted.

ARTICLE 5- CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to the paragraph below:

For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the actual quantity of that item as measured in the field.

UNIT PRICE WORK

No.	Item	Quantity	Unit	Unit Price	Amount
1	Mobilization and Traffic Control	1	L.S.	$30,300.00	$30,300.00
2	8" Dia. PVC C900 DR18 Pipe (Owner Supplied Materials)	1490	L.F.	$29.65	$44,178.50
3	6" Coupler (Owner Supplied Material)	1	Each	$5,070.00	$5,070.00
4	8" Coupler (Owner Supplied Material)	4	Each	$5,070.00	$20,280.00
5	8" D.I. 45 Degree Bend (Owner Supplied Material)	6	Each	$1,330.00	$7,980.00
6	8" D.I. 90 Degree Bend (Owner Supplied Material)	1	Each	$1,330.00	$1,330.00
7	8" Thru X 8" Branch Tee (Owner Supplied Material)	4	Each	$1,330.00	$5,320.00
8	8" x 6" Reducer(Owner Supplied Material)	1	Each	$1,330.00	$1,330.00
9	8" Gate Valve w/ Valve Box (Owner Supplied Material)	5	Each	$1,015.00	$5,075.00
10	Fire Hydrant Assembly (Owner Supplied Material)	2	Each	$3,370.00	$6,740.00
11	1" Water Services (Owner Supplied Material)	14	Each	$2,035.00	$28,490.00
12	Granular Backfill Borrow	1000	Tons	$25.80	$25,800.00
13	Remove Existing Fire Hydrant	2	Each	$415.00	$830.00
14	Remove Existing Valve and Valve Box	4	Each	$415.00	$1,660.00
15	Concrete Plug for End of Abandoned Waterline	15	Each	$315.00	$4,725.00
16	Remove Curb & Gutter	450	L.F.	$11.75	$5,287.50
17	Remove Waterway	640	S.F.	$5.90	$3,76.00
18	Remove Sidewalk	850	S.F.	$5.90	$5,015.00
19	Remove Drive Approach	1200	S.F.	$5.90	$7,080.00

20	Remove Trees (20"-32" Diameter)	1	L.S.	$2,240.00	$2,240.00
21	Curb & Gutter	700	L.F.	$41.25	$28,875.00
22	Concrete Waterway	320	S.F.	$14.65	$4,688.00
23	Sidewalk (4" Thick Concrete)	1000	S.F.	$10.60	$10,600.00
24	Drive Approach (6" Thick Concrete)	1500	S.F.	$11.75	$17,625.00
25	Pedestrian Ramps	2	Each	$2,355.00	$4,710.00
26	Pre-Lower Manholes	10	Each	$353.00	$3,530.00
27	Raise and Collar Manholes	10	Each	$940.00	$9,400.00
28	Raise and Collar Valves	6	Each	$590.00	$3,540.00
29	Remove Existing Asphalt	53300	S.F.	$0.40	$21,320.00
30	Excavate to Subgrade for 14" Typical Asphalt Pavement Section	52220	S.F.	$0.95	$49,590.00
31	Driveway Asphalt (3" HMA)	1100	S.F.	$11.05	$12,155.00
32	Roadway Pavement (10" UTBC/4" HMA)	52200	S.F.	$3.80	$198,360.00
33	SWPPP and Stormwater BMPs	1	L.S.	$8,220.00	$8,220.00

TOTAL OF ALL UNITS: **Five Hundred and Eighty-Five Thousand, One Hundred and Twenty Dollars ($585,120.00)**.

As provided in paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in paragraph 9.08 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03 of the General Conditions.

ARTICLE 6- PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments:* CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 *Progress Payments; Retainage:* OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the **15th** day of each month during performance of the Work as provided in paragraphs 6.02.A. 1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work, based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

A. 95% of Work completed (with the balance being retained). If the Work has been 50% completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, OWNER, on recommendation of ENGINEER, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no retainage on account of Work subsequently completed, in which case the remaining progress payments prior to Substantial Completion will be in an amount equal to 100% of the Work completed less the aggregate of payments previously made; and

B. 25% of cost of materials and equipment not incorporated in the Work (with the balance being retained).

2. Upon Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 100% of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions.

6.03 *Final Payment:* Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07

ARTICLE 7- INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of **1%** per annum.

ARTICLE 8- CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site which has been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions.

E. CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto

F. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. CONTRACTOR is aware of the general nature of Work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

H. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9- CONTRACT DOCUMENTS

9.01 *Contents:*

A. The Contract Documents consist of the following:

1. This Agreement;

2. Performance Bond;

3. Payment Bond;

4. General Conditions;

5. Supplementary Conditions;

6. Specifications as listed in the table of contents of the Project Manual;

7. Drawings as listed in the table of contents of the Project Manual;

8. Exhibits this Agreements;

1. Notice to Proceed;

2. CONTRACTOR's Bid;
3. Documentation submitted by CONTRACTOR prior to Notice of Award;

9. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

Written Amendments;
Work Change Directives;
Change Order(s).

B. The documents listed in paragraph 9.01 A are attached to this Agreement (except as expressly noted otherwise above).
C. There are no Contract Documents other than those listed above in this Article 9.
D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.05 of the General Conditions.

ARTICLE 10- MISCELLANEOUS

10.01 *Terms:* Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 *Assignment of Contract:* Assignment by a party hereto of any rights under or interests in the Contract will not be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns:* OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability:* Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

This Agreement will be effective on _____. 2023, (which is the Effective Date of the Agreement).

OWNER:	**CONTRACTOR:**
SOUTH OGDEN CITY CORPORATION	GENEVA ROCK PRODUCTS, INC.
By:_____	By:_____
[CORPORATE SEAL]	[CORPORATE SEAL]
Attest:_____	Attest:_____
Address for giving notices:	Address for giving notices:
_____	_____
_____	_____
_____	_____

(If CONTRACTOR is a corporation or a partnership, attach evidence of authority to sign)

Designated Representative:	
Name:_____	Name:_____
Title:_____	Title:_____
Address:_____	Address:_____
Phone:_____	Address:_____

STAFF REPORT

SUBJECT: **Inter-local Agreement for Seal and Secure and Hazardous Materials Services Rotation List**
AUTHOR: **Cameron West**
DEPARTMENT: **Fire**
DATE: **May 16, 2023**

RECOMMENDATION

City staff is recommending the Mayor and City Council approve the Inter-local Agreement for Seal and Secure and Hazardous Materials Services Rotation List.

BACKGROUND

This is an update to the agreement that was approved in February. After this agreement was approved, the attorney for one of the other cities had an issue with a few minor things. These adjustments have been approved by our legal.

Disaster cleanup services are required when an emergency scene is determined unsafe and in need of some means to make it secure. It has been determined that all agencies within the county will continue to use a rotation list for disaster cleanup companies when an emergency scene dictates.

ANALYSIS

This is a renewal and improvement of a previous Inter-local agreement that began in 2014. The relationships with the various disaster cleanup companies as well as the hazmat companies with fire departments are being scrutinized. In order for South Ogden to remain unbiased, it is recommended that South Ogden continue to participate in the agreement to remove the possibility of showing favorites.

SIGNIFICANT IMPACTS

This will eliminate the city from being accused of favoring one company over another. There is no impact to the city financially.

ATTACHMENTS

Inter-local Agreement

Resolution No. 23-20

A RESOLUTION VOIDING RESOLUTION 23-06 APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED INTERLOCAL AGREEMENT BETWEEN SOUTH OGDEN CITY, WEBER COUNTY, WEBER COUNTY CITIES, MORGAN COUNTY, AND MOUNTAIN GREEN FOR CREATION OF AND PARTICIPATION IN A BOARD AND SEAL SERVICES ROTATION LIST; AUTHORIZING THE CITY MANAGER TO SIGN SUCH AN AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") §10-3-717, the City Council as the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, the City Council finds that in conformance with UC §10-3-717, the City Council as the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, the City Council finds that under the Utah Interlocal Co-operation Act UC §11-13-1, et seq., Utah Code Ann., 1953, as amended, (the " Act"), any power or powers, privileges or authority exercised or capable of exercise by a public agency of the state (defined as any political subdivision of the state, including municipalities and special districts of various kinds) may be exercised and enjoyed jointly with any other public agency, and that any two or more public agencies may enter into agreements with one another that will benefit their citizens and make the most efficient use of their resources; and,

WHEREAS, the City Council finds that UC §11-13-5 requires that governing bodies of governmental units adopt resolutions approving an Interlocal Agreement before such agreements may become effective; and,

WHEREAS, the City Council finds that it previously adopted a resolution entering into an agreement with the following parties: Weber Fire District and North View Fire District, each a political subdivision of the state of Utah, and the following cities, each of which is a municipal corporation of Utah: Ogden, Roy, Riverdale, Mountain Green, Plain City, Washington Terrace, and South Ogden City; Morgan County, a Political Subdivision , and The Weber Area Dispatch 911 and Emergency Services District, ("Parties") for the provision of post-incident "board and seal services" for members of the public who are in need of such services; and

WHEREAS, the City Council finds that following its adoption of Resolution 23-06 changes were made to the approved agreement concerning board and seal services; and,

WHEREAS, the City Council finds it will be beneficial to the City to re-adopt the agreement for board and seal services with the changes and re-enter into a contractual relationship with the other parties for the provision of these mutually beneficial services; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH OGDEN UTAH THAT:

The Governing Body Of South Ogden City, State Of Utah, Declares Null And Void Resolution 23-06 And Adopts And Authorizes Entry Into The Attached Amended Interlocal Agreement For Board And Seal Services Rotation List **(Attachment "A");** And Authorizes The City Manager To Sign Any And All Documents Necessary To Consummate Said Agreement; And, Authorizes The City Recorder To Sign Any Documents As Required Attesting To The City Manager Having Been Duly Authorized To Enter Into Such Arrangements For The City.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its passage.

SECTION 2 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which are in conflict with this Resolution, are, to the extent of such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 3 - PRIOR RESOLUTIONS:

The body and substance of any and all prior Resolutions, with their specific provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 5 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution and this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION 6 - DATE OF EFFECT:

This Resolution shall be effective on the 21st day of February, 2023, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 16th day of May, 2023.

SOUTH OGDEN CITY

_____

Russell L. Porter, Mayor

Attested and recorded

_____

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

Resolution No. 23-20

A Resolution Voiding Resolution 23-06 Approving And Authorizing The Execution Of An Amended Interlocal Agreement Between South Ogden City, Weber County, Weber County Cities, Morgan County, And Mountain Green For Creation Of And Participation In A Board And Seal Services Rotation List; Authorizing The City Manager To Sign Such An Agreement; And Providing For An Effective Date

16 May 23

INTERLOCAL COOPERATION AGREEMENT
FOR SEAL AND SECURE AND HAZARDOUS
MATERIALS SERVICES ROTATION LIST

This Agreement, made and entered into this _____ day of _____ pursuant to the provisions of the Interlocal Cooperation Act, Section 11-13-101, et. seq., Utah Code Annotated, 1953 as amended, by and between Ogden City, a Utah Municipal Corporation, hereinafter referred to as "Ogden City," Weber Fire District, a political subdivision of the State of Utah, hereinafter referred to as "Weber Fire," North View Fire District, a political subdivision of the State of Utah, hereinafter referred to as "North View Fire," Riverdale City, a Utah Municipal Corporation, hereinafter referred to as "Riverdale City," Roy City, a Utah Municipal Corporation, hereinafter referred to as "Roy City," and South Ogden City, a Utah Municipal Corporation, hereinafter referred to as "South Ogden City," Morgan County, a political subdivision of the State of Utah, hereinafter referred to as “Morgan County”, Mountain Green Fire Protection District, a political subdivision of the State of Utah, hereafter referred to as “Mountain Green”, Plain City, a Utah Municipal Corporation, hereafter referred to as “Plain City”, Washington Terrace, a Utah Municipal Corporation, hereafter referred to as “ Washington Terrace”, and the Weber Area Dispatch 911 and Emergency Services District, hereinafter referred to as "Weber Area Dispatch," the parties. The parties, other than Weber Area Dispatch, may be referred to herein as "Agency" or "Agencies."

WITNESSETH

WHEREAS, the Utah Interlocal Cooperation Act, Utah Code Ann. § 11-13-101 et seq., (the “Act”), permits local governmental units including cities, counties, and other political subdivisions of the State to make the most efficient use of their powers by enabling them to cooperate with other public agencies on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities for the overall promotion of the general welfare of the state; and

WHEREAS, in the normal course of business, the Agencies have a need to arrange for post-incident seal and secure services and hazardous materials recovery and cleanup for members of the public who need such services; and

WHEREAS, to take advantage of the service level requirements and other economies, the Agencies desire to participate in Ogden City's agreements with private contractors who can provide seal and secure and hazardous material recovery and cleanup services which agree to participate on a rotation list.

WHEREAS, Ogden City is willing to have the Agencies be parties to its contracts for seal and secure and hazardous material recovery and cleanup services, the dispatching of those services, as the Agencies desire; and

WHEREAS, Weber Area Dispatch is willing to receive the Agencies' requests for seal and secure and hazardous material recovery and cleanup services either communicate those requests directly to private contractors on a rotation list or contract with a third-party dispatch service to implement a rotation list for each service type.

Now therefore, upon the mutual promises, and other good and satisfactory consideration, the parties agree as follows:

SECTION ONE
EFFECTIVE DATE AND DURATION

This Agreement shall be effective on the date it is signed by the parties, and shall continue through December 31, 2033, unless extended or sooner terminated as provided herein.

SECTION TWO
ADMINISTRATIVE ENTITY

No separate legal or administrative entity is created by this Agreement. This Agreement shall be administered by the parties and each party shall appoint a representative to facilitate performance of this Agreement.

SECTION THREE
PURPOSE

This Agreement is established for the purpose of allowing certain political subdivisions of the State of Utah to cooperate in the sharing of agreements and the utilization of Weber Area Dispatch or a private dispatch service and to set forth the respective duties and responsibilities of the parties in conjunction therewith.

SECTION FOUR
OBLIGATIONS OF THE PARTIES

The Agencies agree to join Ogden City's agreements with private contractors for provision of post-incident seal and secure and hazardous material cleanup services. Private contractor rotation lists are separately created for three service types as follows: Seal and secure residential and commercial structures post incident, law enforcement requests for seal and secure services, and hazardous material recovery and cleanup services. An Agency may enter into its own agreements with private contractors for provision of seal and secure and hazardous material cleanup services and still join Ogden City's rotation list. In that event, the Agency agrees to include in its contract for provision of seal and secure or hazardous materials recovery and cleanup services the requirement that the company pay fees to Weber Area Dispatch, or a private dispatch service as requested, and that failure to pay will be grounds for termination of the agreement between Agency and company. Participating Agencies collectively shall establish one policy, including provisions for handling complaints; addressing potential suspension or termination from the rotation list; and an appeal process. Ogden City agrees to maintain records associated with the agreements for seal and secure, and hazardous material cleanup services, and this Agreement.

SECTION FIVE
OBLIGATION OF WEBER AREA DISPATCH

Weber Area Dispatch agrees to receive the Agencies' requests for seal and secure, and hazardous material recovery and cleanup services and agrees to communicate such requests to private contractors on a rotation list or to a private

dispatch provider to implement the rotation list for each type of service request. Weber Area Dispatch may enter into separate agreements with third parties as necessary to facilitate the dispatch of seal and secure and hazardous materials recovery and cleanup calls for service.

SECTION SIX
INDEPENDENT CONTRACTORS

In the performance of this Agreement, the parties are independent contractors, and as such shall have no authorization, expressed or implied, to bind any other party to any agreements, settlements, liability, or understanding whatsoever, and agree not to perform any such acts as agent for any other party except as expressly set forth herein.

SECTION SEVEN
HOLD HARMLESS

Each party shall indemnify, defend, and hold the other parties, their officers, agents, and employees harmless from any and all claims, demands, liabilities, costs, expenses, penalties, damages, losses, and liens, including, without limitation, reasonable attorney's fees, arising out of or any way related to any act, omission or event occurring as a consequence of each party's own negligent acts made while performing under this Agreement. Each party shall be responsible for its own negligent acts and agrees to indemnify and hold the other parties harmless therefrom.

SECTION EIGHT
GOVERNMENTAL IMMUNITY

All parties to this agreement are governmental entities as defined in the Utah Governmental Immunity Act found in Title 63G Chapter 7 of the Utah Code. Nothing in this agreement shall be construed as a waiver by any party of any rights, limits, protections, or defenses provided by the Act. Nor shall this agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this agreement is otherwise entitled. Subject to the Act, each party will be responsible for its own actions and will defend any lawsuit brought against it and pay any damages awarded against it.

SECTION NINE
MANNER OF FINANCING

This Agreement and the matters contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Agreement and shall be responsible for any costs incurred as a result thereof.

SECTION TEN
FILING OF AGREEMENT

A copy of this Agreement shall be placed on file in the Office of the Recorder of any participating Agency or maintained with the parties' other official records and shall remain on file for public inspection during the term of this Agreement.

SECTION ELEVEN
GOVERNING LAW, JURISDICTION, AND VENUE

This Agreement is made and entered into subject to the provisions of the laws of the State of Utah, which laws shall control the enforcement of this Agreement. The parties also recognize that certain Federal laws may be applicable. In the event of any conflict between this Agreement and the applicable State or Federal law, the State or Federal law shall control.

SECTION TWELVE
ANNUAL REVIEW

The parties, through their appointed representatives shall meet at least annually to review this Agreement. The parties shall review and assess the usage of a private dispatch provider. The objective of the parties during their annual review is to make any necessary revisions or amendments to this Agreement and to extend or terminate it.

SECTION THIRTEEN
TERMINATION

Any party may terminate any rights and obligations under this agreement at any time by giving thirty (30) days written notice to the other parties of its intent to withdraw from this Agreement. In addition, the parties may mutually agree to terminate the Agreement prior to the expiration of the term.

SECTION FOURTEEN
COMPLIANCE WITH LAWS

In connection with their activities under this Agreement, the parties shall comply with all applicable federal, state, and local laws and regulations.

SECTION FIFTEEN
PROPERTY

No real or personal property shall be acquired, nor improvements constructed by the parties because of this Agreement.

SECTION SIXTEEN
GENERAL PROVISIONS

A. Severability. If any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

B. Entire Agreement. This Agreement contains the entire agreement between the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties. All prior understandings, negotiations, or agreements are merged herein and superseded hereby.

C. Amendments. This Agreement may be modified only by a written amendment signed by each of the parties hereto.

D. Not Assignable. This Agreement is specific to the parties hereto and is therefore not assignable.

E. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

F. No Partnership, Joint Venture, or Third-Party Rights. Nothing in this Agreement shall be construed as creating any partnership, joint venture, or business arrangement among the parties hereto, nor any rights or benefits to third parties.

IN WITNESS WHEREOF, the below signing parties have signed and executed this Agreement, after resolutions duly and lawfully passed on the dates listed below.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Weber Area Dispatch 911
And Emergency Services District

WEBER FIRE DISTRICT

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Weber Fire District

OGDEN CITY

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Ogden City

SOUTH OGDEN CITY

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for South Ogden City

ROY CITY

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Roy City

RIVERDALE CITY

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Riverdale City

NORTH VIEW FIRE DISTRICT

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for North View Fire District

MORGAN COUNTY

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Morgan County

MOUNTAIN GREEN FIRE PROTECTION DISTRICT

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Mountain Green Fire Protection District

PLAIN CITY

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Plain City

WASHINGTON TERRACE

By: _____
Its _____

Attest:
By: _____
Its _____

APPROVED AS TO FORM AND COMPATIBILITY
WITH THE LAWS OF THE STATE OF UTAH:

_____
Attorney for Washington Terrace

ORDINANCE NO. 23-05

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, ADOPTING A COMPREHENSIVE GENERAL PLAN, INCLUDING ALL MAPS AND APPENDICES; AND ESTABLISHING AN EFFECTIVE DATE.

Section I - Recitals:

WHEREAS, SOUTH OGDEN City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC")§ 10-3-717, and UC§ 10-3- 701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, in conformance with UC §10-9a-401, the governing body of the city must adopt a Comprehensive General Plan; and,

WHEREAS, Utah Code Ann. § 10-9a-404 also provides that the Council may not adopt a Comprehensive General Plan unless it is first submitted to the Planning Commission for its recommendation; and

WHEREAS, the Planning Commission must provide notice as required by UCA 10-9a-204(1)(a) and hold a public hearing on the proposed Comprehensive General Plan; and

WHEREAS, the Planning Commission met all notification requirements and held a public hearing as set out in UCA 10-9a-204(1)(a), and that said public hearing was held on March 9, 2023; and

WHEREAS, the Planning Commission has made a recommendation to the City Council to adopt the 2023 Comprehensive General Plan, including all maps and appendices as laid out in Attachment A of this Ordinance; and

WHEREAS, the City Council finds that the public convenience, necessity, public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the 2023 South Ogden City Comprehensive General Plan be adopted as fully set out in Attachment "A", including all maps, charts, tables and other explanatory, regulatory, and advisory language and by this reference incorporated, and shall be effective from the effective date of this Ordinance forward, and shall be considered as the South Ogden City General Plan.

Section II - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section III - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section IV - Savings Clause:

If any provision of this Ordinance be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason will not render any other provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

Section V - Date of Effect

This Ordinance will be effective on the 21st day of March, 2023, and after publication or posting as required by law.

PASSED, ADOPTED AND ORDERED POSTED by the City Council of South Ogden City, Utah this 21st day of March, 2023.

SOUTH OGDEN CITY, a municipal corporation

by: _____

Russell Porter, Mayor

Attested and recorded

_____

Leesa Kapetanov, CMC
City Recorder

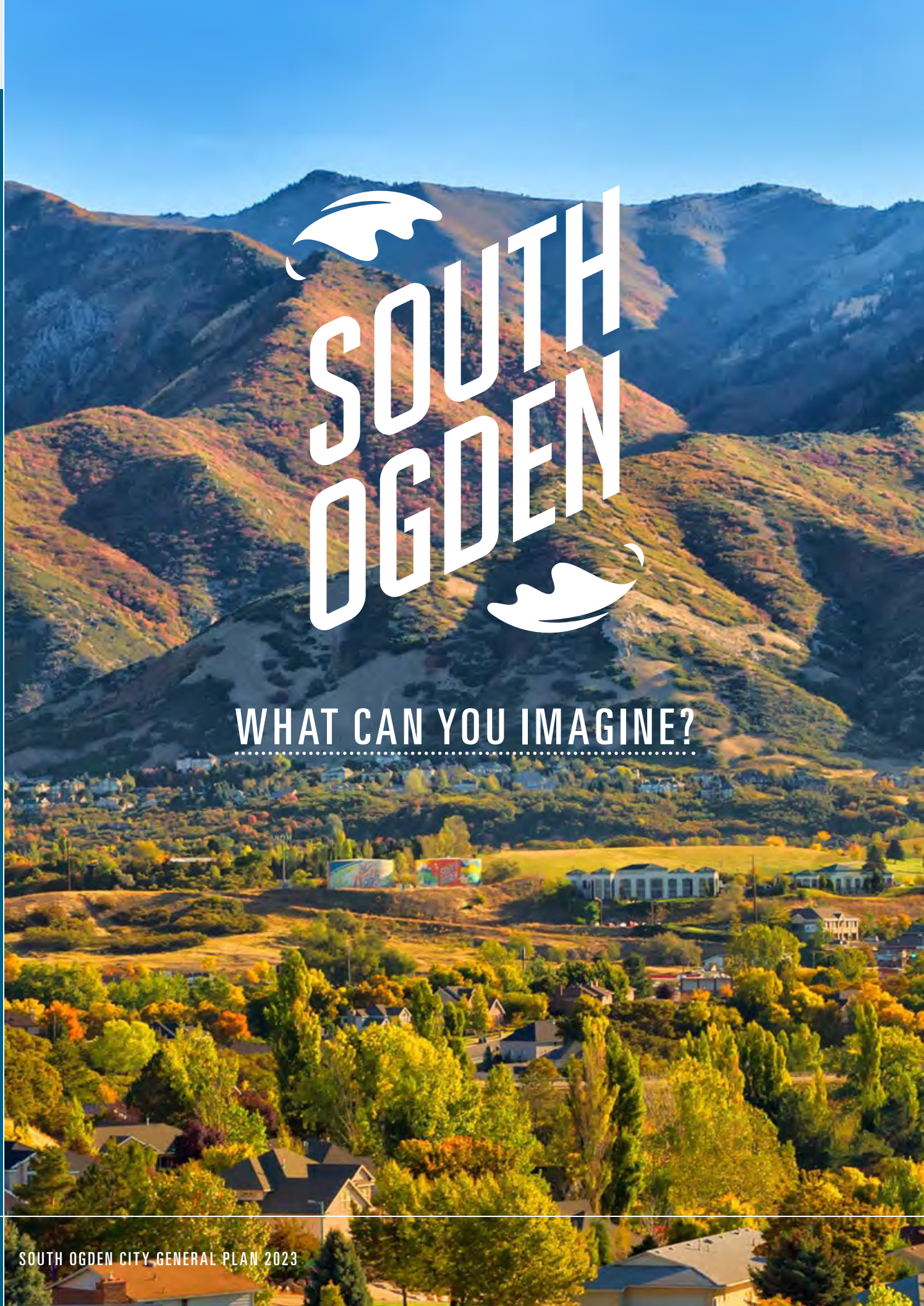
ATTACHMENT A

ORDINANCE NO. 23-05

An Ordinance Of South Ogden City, Utah, Adopting A Comprehensive General Plan Update, Including All Maps And Appendices; And Establishing An Effective Date.

21 Mar 23

IMAGINE SOUTH OGDEN - 2023 GENERAL PLAN UPDATE



DRAFT
5/10/23

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ACKNOWLEDGMENTS

ADVISORY COMMITTEE

Jeremy Howe, Planning Commissioner
Jerry Jones, Former Planning Commissioner
Jon Andersen, Director of Public Services
Juan Arce, Citizen Representative
Katie Wahlquist, Citizen Representative
Mike Howard, City Council Representative
Shannon Sebahar, Former Planning Commissioner
Susan Stewart, City Council Member
Todd Heslop, Former Planning Commissioner

CITY STAFF

Matt Dixon, City Manager
Doug Gailey, Assistant City Manager
Leesa Kapetanov, City Recorder

MAYOR & CITY COUNCIL

Russell L. Porter, Mayor
Brent Strate, City Council Member
Jeanette Smyth, City Council Member
Mike Howard, City Council Member
Sallee Orr, City Council Member
Susan Stewart, City Council Member

PLANNING COMMISSION

Jeremy Howe. Chair
Angela Snowden
John Bradley
Mike Layton
Nic Mills
Robert Bruderer
Steve Pruess

PLANNING CONSULTANTS

LANDMARK DESIGN

Mark Vlasic, PLA, AICP, Principal-in-Charge
Madison Merrill, PLA, AICP, Project Manager
Aubrey Larsen, Project Planner

TOWNSHIP + RANGE

Tim Sullivan, AICP, Transportation Planner
Sophie Bellina, Transportation Planner

LEWIS, YOUNG, ROBERTSON & BURNINGHAM

Fred Philpot, Housing Planner
Logan Loftis, Housing Planner

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CHAPTER 1

BACKGROUND & INTRODUCTION

- About the General Plan
- Context/ History
- Community Profile
- Community Engagement Summary
- Community Vision & Guiding Principles

ABOUT THE GENERAL PLAN

PURPOSE OF THE GENERAL PLAN

The purpose of the General Plan is to establish a unified long-term vision for the City as it moves forward through the next several decades. City officials and staff use the General Plan to guide their decisions and to make or update policies and regulations. The General Plan is used to prioritize budget-related decisions on capital improvements and evaluate whether development proposals are aligned with the community vision. It also serves as a reminder of the goals and ideas of South Ogden residents and business owners.

Residents can use the General Plan to stay informed on what is expected to happen in the community and how that relates to what is happening in their neighborhood, as well as in the broader Wasatch Front region. South Ogden City business and property owners can use the General Plan to understand the anticipated growth and trajectory of the City.

WHY IS SOUTH OGDEN UPDATING ITS GENERAL PLAN?

Many cities update their General Plan every five to ten years, depending on how much and how quickly change is happening. As with most other communities located along the Wasatch Front, South Ogden has experienced accelerated growth and development pressure during the past few years, which is a direct departure from past decades of slow and metered growth. Providing affordable housing has emerged as one of our most critical challenges, and the City is taking a close look to ensure new housing opportunities are supported in order to meet and exceed state requirements (see Chapter 5 for details).

In addition to updating the general plan, updates to the zoning ordinance have been implemented in recent years. A form-based code was adopted to facilitate better development and redevelopment with a focus on improving land use compatibility and the form and relationships between buildings.

DO WE NEED A GENERAL PLAN?

Yes! The State of Utah recognizes the integrated relationship between land use, transportation, and housing and their important role in long-range planning within its counties and cities. Each City and Town is required by Utah Code to prepare and adopt a comprehensive, long-range general plan. **Figure 1.1** presents a timeline of South Ogden's General Plans and companion technical plans for the past quarter century.

CONTEXT & HISTORY

LOCAL CONTEXT

South Ogden City is primarily a bedroom community, but has emerged over time to include two robust business districts located on the north (City Center) and south (South Gateway) edges of the City.

South Ogden is a maturing City, with only small remnants of vacant, developable land to accommodate growth and development. As a result, the City is in the midst of a new era of targeted growth and change focused within those business districts as well as several smaller commercial nodes. These growth areas are generally connected by major roadways such as US-89. Washington Boulevard, Harrison Boulevard and 40th Street.

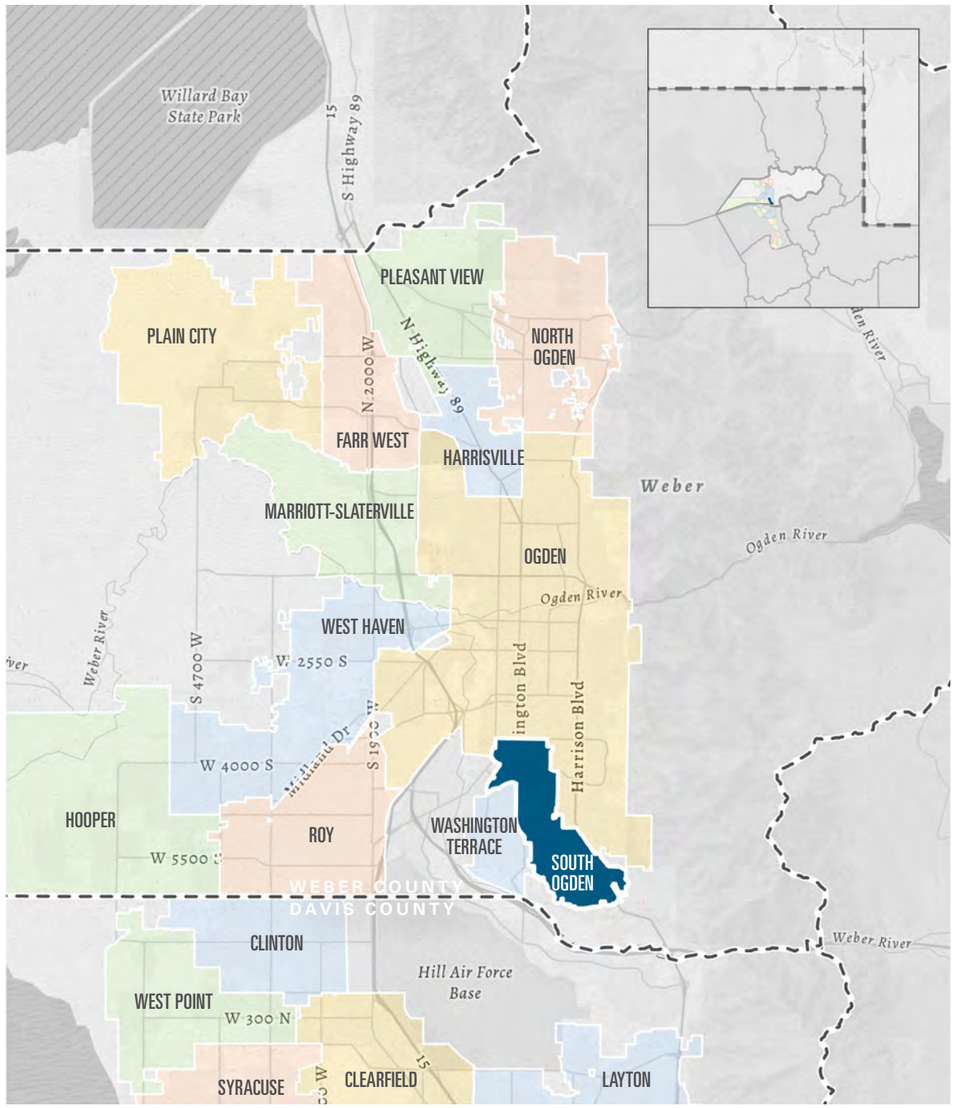
As is typical in built-out communities, redevelopment is typically more intense and diverse than the uses it replaced, bringing a new level of access and efficiency to the City. This means the City is likely to continue to see slightly higher growth rates than in recent decades, when growth was limited to new development at relatively low densities.

As illustrated in **Map 1.1**, South Ogden is bounded by several other communities, including Uintah Highlands/Weber County to the south, Washington Terrace and Riverdale to the west, and Ogden to the north and east.

FIGURE 1.1 - TIMELINE OF GENERAL PLAN & RELATED TECHNICAL PLANS/ STUDIES.

1997	2001	2008	2009	2013	2015	2016	2019	2020	2021/ 2022
Original General Plan Adopted	2001 General Plan Update & Quality of Life Plan	2008 General Plan Update	Traffic Capital Facilities Plan & Impact Fee Analysis	Storm Drain Capital Facilities Plan & Impact Fee Analysis Sewer Capital Facilities Plan & Impact Fee Analysis	Updated Annexation Policy Plan	Bike Plan Addendum Retail Leakage & Surplus Analysis (Between 2015 - 2019)	Parks Capital Facilities Plan Culinary Water Capital Facilities Plan & Impact Fee Analysis City Council Strategic Plan 40th Street CRA Approved	Tri-City Active Transportation Plan	2021/ 2022 General Plan Update

MAP 1.1 - REGIONAL CONTEXT.



ABOUT SOUTH OGDEN

Located in Weber County just over 30 miles north of Utah's state capital, South Ogden City is framed by a backdrop of the Wasatch Mountains to the east and the Great Salt Lake to the west. From its early moniker as the "City of Homes," South Ogden City has evolved into a community with a balanced mix of residential neighborhoods, shopping centers, business areas, parks, open space and entertainment. South Ogden's geographic location is well-positioned in its regional setting. It is within close proximity to larger employers in Weber and Davis counties which are easily accessible through transportation options such as US-89, Interstate-15, and the FrontRunner commuter rail line.

Regional growth and a strong economy are attracting new development and triggering the revitalization of the City. The vision from previous planning efforts has guided growth and revitalization, focusing on establishing a discernible City center in the north and a steady business district in the south.

The accelerated pace of new growth is impacting the quantity and availability of smaller, historically affordable, workforce housing. As a result, the updated General Plan is structured around goals and policies that aim to strike the right balance between growth and preservation.

SOUTH OGDEN: THE BEGINNINGS

The beginnings of South Ogden date to 1848 when the pioneer-era Burch family established roots near the base of a canyon and creek known today as Burch Creek. Two years later Weber County was established, The fledgling agricultural settlement became known as Burch Creek, supported by irrigation projects that distributed canyon stream water to fields and homes. At the end of the 19th century, Burch Creek slowly transformed into what would eventually become known as South Ogden with the development of vacant and agricultural land near the current location of City Hall into small-scale residential and commercial uses and neighborhoods.

Burch Creek Elementary and Junior High School was constructed shortly thereafter, and was considered "one of the most modern" schools in the state of Utah at the time. Early City growth focused in the area between 36th and 40th Streets, supporting nearby commercial uses. Ogden Golf and Country Club was established 1914, and by the 1930s the community of approximately 800 people found themselves in need of more water, a modern sewer system, and improved roads and sidewalks. A committee was formed to petition the Weber County Commissioners for incorporation after annexation into nearby Ogden failed. The petition was eventually granted and the Town of South Ogden was incorporated on July 6, 1936. This change stimulated more development, the population approaching 1,500 by the 1940 Census. Soon after the town was designated a City.

South Ogden absorbed a significant amount of a growth just before and during World War II, which was stimulated by the building of the Defense Depot Ogden, Naval Supply Depot, and Hill Air Force Base. Federal Housing Administration (FHA) housing policies spurred additional post-war growth beginning in 1949, establishing momentum through 1970. During this time period South Ogden was growing 2-3 times faster than Weber County as a whole.

SOUTH WHO OR WHAT? THE CITY'S NAME

South Ogden's name is a derivative of its northern neighbor Ogden which, along with the river flowing through it and the canyon through which it flows, was named for the early fur trader, trapper and explorer Peter Skene Ogden. Explorer Ogden traversed the western United States and passed through Utah as part of his association with the Hudson Bay company. He first explored Northern Utah in 1824- 25, and the Weber River vicinity from 1828-29.

INDIGENOUS LAND ACKNOWLEDGMENT

We acknowledge that this land, a gathering place for Indigenous peoples which is named for the Ute Tribe, is the traditional and ancestral homeland of the Shoshone, Paiute, Goshute, and Ute Tribes. South Ogden City recognizes and respects the enduring relationship that exists between many Indigenous peoples and their traditional homelands.

IMAGE 1.1 - SHOSHONI VILLAGE



Caption: Shoshoni Village. Chief Washakie (standing center front, slightly blurred) and his band in front of tipis. By William H. Jackson, Wind River Mts., Wyoming, 1870. Credit: Smithsonian Institution Nat. Anthropological Archives, Bur. American Ethnology Col. Neg. No. 1666.

EVOLUTION OF SOUTH OGDEN

PRE & EARLY SETTLEMENT

Overlapping with early settlement, the Ogden & Weber Rivers and canyons are frequent gathering places for Indigenous people including the Eastern Shoshone & Goshute Tribes.



1820 - 1840

Fur trappers & traders explore the vicinity of the Weber & Ogden Rivers and form permanent settlements.

1848

Families settle in the area which becomes known as Burch Creek.

1850

Weber County is established.



1852

Weber Canal built; Daniel Burch builds a gristmill near what is now Riverdale.

1890S

Development begins with investments in the land on the North end of the City.

1897

Burch Creek Elementary & Junior High is the first school in the area.

1914

Establishment of the Ogden Golf and Country Club.

1934

Federal Drought Relief Agency finances a water supply line from Burch Creek Canyon.

1936

South Ogden incorporates on July 6th as the Town of South Ogden; population 800 people.



1940

Census population of 1,407.

1940S

Housing boom related to South Ogden's proximity to Hill Air Force Base and Defense Depot Ogden. Estimated population of 3,600 by 1946.

1950

Census population of 3,763.

1953

New municipal building constructed which also served as the fire station.

EVOLUTION OF SOUTH OGDEN CONTINUED

1960
Census population of 7,405.

1970
Census population of 9,971.

1971
Weber County Comprehensive Land Use Master Plan: Southeast Planning Area, 1970 - 1990 predicts continuing high growth and a 1990 population of 19,700. Less than half of the land is developed in the City; 37% vacant; 24% agriculture.



1980
Census population of 11,366.

1990
Census population of 12,105.

1996
Population estimated at 14,293.



1997
South Ogden General Plan is adopted.

2000
Census population of 14,377.

2001
Quality of Life Plan Addendum to General Plan.

2008
Update / Addendum to General Plan.

2010
Census population of 16,532.

2019
Population estimated at 17,199.

2022
Update to General Plan: Imagine South Ogden

FIGURE 1.2 - KEY EVENTS IN SOUTH OGDEN'S HISTORY WHICH HAVE HAD AN IMPACT ON CITY PLANNING AND DEVELOPMENT.

COMMUNITY PROFILE

In order to understand existing conditions and future needs, it is essential to have a clear understanding of the demographic makeup of South Ogden. The following is a summary of key demographic characteristics, including population, age and household composition.

POPULATION CHARACTERISTICS

POPULATION CHANGE

South Ogden's 2020 population was 17,080, constituting 6.5% of Weber County's population. Table 1.1 shows a comparison of similarly sized and neighboring communities and their average annual growth rate (AAGR). The data was compiled from Redistricting Data, the American Community Survey (ACS) 5-year estimates and the Census Bureau's population estimate (PEP) for 2021.

As one of the slowest growing communities in Weber County, the local growth rate has continued to slow over the past decade with an average annual growth rate of just 0.67% between 2010-2020 (**Figure 1.3**). This growth trend is expected to continue over the next three decades. The Wasatch Front Regional Council forecasts South Ogden City will reach an estimated population of 23,446 residents by 2050 (Figure 1.4) –though the City anticipates to exceed this projection.

AGE

The City's demographics relative to age have shifted from 2010 to 2020. The 2020 data illustrates a younger population, with a concentration in the zero to 19 years of age and 25 to 39. Noticeable shifts also occurred in the age range of 20 to 24 and 50 to 64 years of age, with 2010 data showing a higher percent of total in these ranges (**Figure 1.5**). However, a comparison of the median age illustrates the City is still slightly younger than the County on average (**Figure 1.6**).

HOUSEHOLDS & BUILDING PERMIT ACTIVITY

The total number of households in South Ogden as of the 2020 American Community Survey was 6,434. Of the total housing units, 93% are occupied and 7% unoccupied. Weber County has approximately 91.5% housing occupancy rate, compared to the State at 90.4%. Estimates indicate there were 7,873 total households as of 2020 at (**Figure 1.7**).

The Kem C. Gardner Policy Institute tracks building permit activity across the State and according to research results, South Ogden showed a rebound from recessionary conditions with permit activity increasing through 2014. New permits, however, slumped again through 2015 with volatility from 2016 through 2021. New non-residential value was also volatile with spikes in 2007, 2011, and 2014 (**Figure 1.8**).

TABLE 1.1 - COMPARISON OF CITY POPULATION & AVERAGE ANNUAL GROWTH RATES (AAGR)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 (AAGR)
Clinton	**19,031**	19,717	20,201	20,574	20,796	21,036	21,210	21,353	21,618	21,890	22,191	1.55%
North Ogden	**16,779**	17,075	17,354	17,570	17,743	18,006	18,289	18,525	18,943	19,392	19,930	1.74%
Ogden	**81,054**	82,118	82,749	83,363	83,767	84,273	84,900	85,497	86,126	86,833	87,175	0.73%
Pleasant Grove	**31,457**	32,565	33,330	34,010	34,858	35,771	36,678	37,439	38,066	38,380	38,474	2.03%
Riverdale	**8,189**	8,323	8,415	8,476	8,532	8,610	8,636	8,685	8,727	8,752	8,826	0.75%
Riverton	**35,991**	37,307	38,480	39,458	40,274	40,912	41,521	41,997	42,680	43,250	43,793	1.98%
Roy	**35,843**	36,416	36,854	37,194	37,472	37,670	37,853	38,013	38,238	39,040	39,243	0.91%
South Ogden	**15,970**	16,251	16,447	16,612	16,702	16,805	16,893	16,918	17,010	17,063	17,080	0.67%
Spanish Fork	**31,851**	33,293	34,547	35,525	36,337	36,916	37,565	38,171	38,673	39,371	40,069	2.32%
Sunset	**5,129**	5,167	5,137	5,139	5,145	5,163	5,176	5,207	5,229	5,278	5,309	0.35%
Washington Terrace	**8,917**	9,001	9,058	9,108	9,140	9,119	9,150	9,122	9,138	9,162	9,181	0.29%
West Haven	**9,058**	9,611	10,230	10,642	10,996	11,323	11,639	12,109	12,916	13,782	15,003	5.18%

INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. As of 2020, the Utah State Tax Commission reports the South Ogden MAGI was $55,900, which was slightly higher than the Weber County MAGI of $54,200. The State MAGI according to the US Census Bureau was slightly lower than South Ogden at $51,562 (**Figure 1.9**).

EDUCATIONAL ATTAINMENT

Educational attainment statistics provide insights into other data such as average household income. Areas that have higher levels of education generally have higher average household incomes, lower unemployment rates, and higher literacy rates than those with lower levels of education. According to the 2020 ACS five-year estimates, approximately 39% of South Ogden's population 25 years and over has an associate's degree or higher, compared to Weber County with 34% and the State of Utah at 45 % (**Figure 1.10**).

EMPLOYMENT

The Utah Department of Workforce Services' 2020 Annual Report indicates the unemployment rate in Weber County was 4.8% which is lower than the national average of 8.1%. The State of Utah's unemployment rate is slighly more favorable at 4.7%. As of July 2022, the unemployment rate in Weber County was 2.1% as compared to Utah at 2.0% and the United States at 3.6% (**Figure 1.11**).

SUMMARY

South Ogden City is projected to continue to grow slowly but steadily during the next thirty years, consistent with the previous two decades. While population growth is anticipated to be relatively slow in comparison to many of the adjacent communities, job and workplace development, and growth will continue to be strong, surpassing residential growth and bringing with it a separate set of needs and requirements.

South Ogden grew at less than half the pace of Weber County between 2010 and 2020, with growth anticipated to continue to slow and level off by 2050. Household income in South Ogden is similar to levels for Weber County.

As the City continues to grow, develop and fill-in, it will be important to maximize the opportunities that exist for a City approaching buildout, including securing property and sites to meet the service needs of the City. A particularly critical goal for a maturing South Ogden is to apply a balanced approach for meeting the needs and expectations of existing and future residents of the City.

DEMOGRAPHICS SNAPSHOT

FIGURE 1.3 - AVERAGE ANNUAL GROWTH RATE 2010- 2020

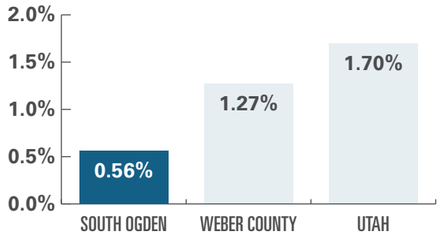


FIGURE 1.4 - PROJECTED GROWTH 2020-2050 (TAZ DATA)

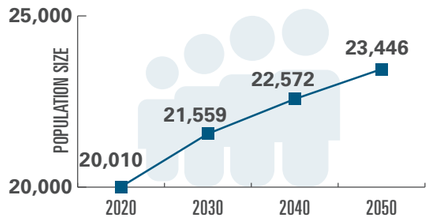


FIGURE 1.5 - AGE DISTRIBUTION AS % OF TOTAL

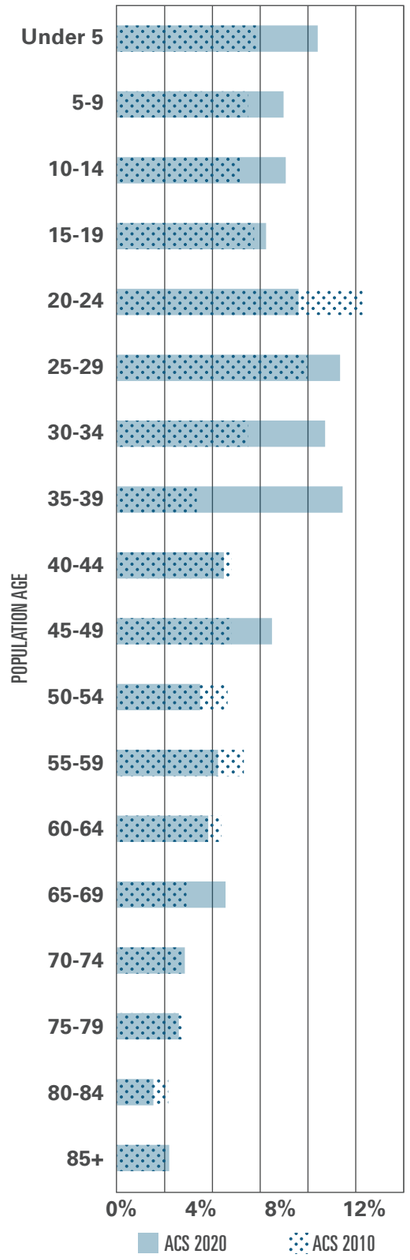


FIGURE 1.6 - 2020 MEDIAN AGE



FIGURE 1.7 - OCCUPANCY RATE & TOTAL HOUSEHOLDS

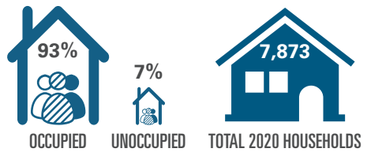


FIGURE 1.8 - RESIDENTIAL VALUE & PERMITS

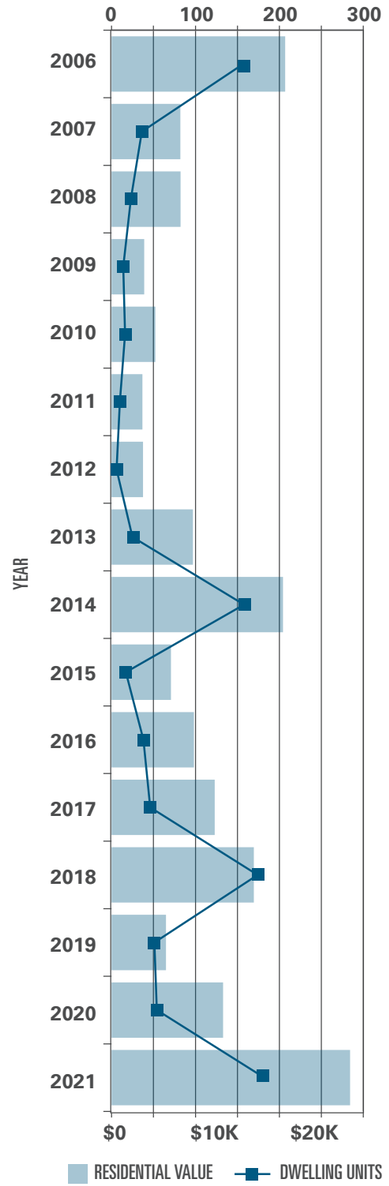


FIGURE 1.9 - 2020 MEDIAN ADJUSTED GROSS INCOME (MAGI)

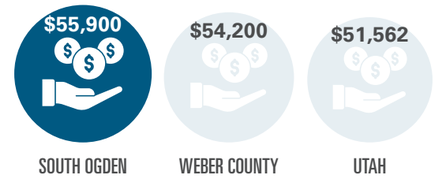


FIGURE 1.10 - 2020 POPULATION 25+ WITH AN ASSOCIATE'S DEGREE OR HIGHER

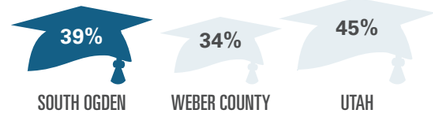
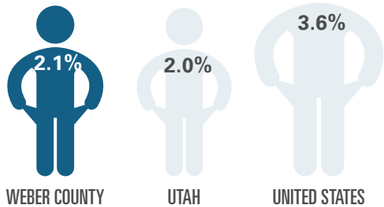


FIGURE 1.11 - 2022 UNEMPLOYMENT RATE



COMMUNITY ENGAGEMENT SUMMARY

The planning process for the South Ogden General Plan update included a comprehensive public engagement effort to help understand the needs and desires of South Ogden residents and stakeholders. The process commenced in June 2022 and concluded in October 2022. It encompassed five public surveys, an interactive booth at the 2022 South Ogden Days, online map engagement utilizing a location-based tool called Social Pinpoint, and a project website used primarily to disseminate information and facilitate questions (**Appendix A**).

PUBLIC SURVEYS

A series of five short surveys addressing different planning topics were released weekly over the course of August 2022. These surveys were open-access and were advertised via the project website and the City's social media accounts, monthly newsletter, and survey email list (comprised of residents and stakeholders who have subscribed to take City surveys). Each survey received between 215-388 responses. The topics of the five surveys follow:

- **Survey 1:** General Visioning
- **Survey 2:** Housing
- **Survey 3:** Transportation
- **Survey 4:** Parks & Recreation
- **Survey 5:** Water Use & Preservation

SOUTH OGDEN DAYS

The planning team hosted a booth at South Ogden Days on Friday, June 17, 2022, where residents and visitors were invited to respond to a variety of questions and prompts regarding South Ogden's future. Over 70 comments were received.

SOCIAL PINPOINT

Social Pinpoint is a web-based platform that allows residents and stakeholders to leave location-based comments on an interactive map. Thirty-four comments were received by six unique stakeholders, and the page was viewed 326 times by 92 unique users.

PROJECT WEBSITE

A project website, imaginesouthogden.org, was established during the early stages of the planning process, providing an avenue for the public to participate and provide comments and for the planning team to disseminate information and provide project updates. Key input tools include comment and email sign-up forms and links to the public surveys and Social Pinpoint. The website was linked to the South Ogden City website and social media accounts in order to encourage the broadest participation possible.

FIVE FOUNDATIONAL THEMES

The following five trends emerged as the key themes from the public engagement process. Moving forward, the following findings will lay the foundation for the South Ogden General Plan.

1. AFFORDABLE HOUSING IS IMPORTANT

Affordable housing was ranked as the number one issue facing the City, with over 90% of respondents indicating they were concerned about housing affordability. Conversely, participants also indicated that they are concerned about higher density development, which is generally considered the primary type of housing that will help bring affordability to the City. It should also be noted that renters and low/moderate income households were underrepresented throughout all engagement efforts, which may contribute to the prevalence of these contrasting findings.

2. PRESERVING & ENHANCING EXISTING NEIGHBORHOODS

In the survey, preserving existing neighborhoods was the highest-ranked objective for South Ogden's future and the City's biggest housing challenge. Other highly-ranked objectives included preserving open space, limiting traffic impacts, and maintaining infrastructure capabilities – all of which are heavily related to preserving existing neighborhoods.

3. MORE ALTERNATIVE MODES OF TRANSPORTATION

Survey participants indicated that South Ogden's infrastructure is currently most conducive to driving. The results, however, indicate a desire for more infrastructure that supports safe and comfortable travel by foot, bike and transit. The most desired transportation improvements included additional or upgraded sidewalks and trails, better road maintenance, and safer pedestrian crossings. More destinations within walking distance was also popular.

4. ACCESSIBLE PARKS & TRAILS

Having parks and trails within walking distance (1/4 mile) of home was very important to survey participants, who gave it a score of 8.8 out of 10 (10 being extremely important). Additionally, trails and walking paths were indicated as being the most used and desired facilities in the City, with the South Ogden Nature Park being the most frequented park in the City.

5. WATER CONSERVATION IS A CONCERN

97% of survey respondents were at least somewhat concerned about water use and preservation, with 54% being very concerned. The most popular conservation strategies among participants included: incentivizing water-conserving landscapes, planting water-conserving trees, and converting underutilized lawn areas in South Ogden public parks to water conserving landscapes.

COMMUNITY VISION

Vision Statement: "South Ogden City will stand out as a friendly, safe, and inviting place to live, work, and visit; where residents feel at home and enjoy a high quality of life in a vibrant community."

GUIDING PRINCIPLES

A SUSTAINABLE AND RESILIENT COMMUNITY

- Ensure South Ogden meets changing environmental conditions.
- Protect existing open spaces, steep slopes and sensitive lands.
- Conserve and protect water resources to ensure future needs are met.
- Enhance existing programs and policies to ensure water is conserved.
- Implement water-conserving practices on a City-wide basis.







A COMPLETE AND INTERCONNECTED COMMUNITY

- Improve regional linkages and transportation connections.
- Provide safe and connected pedestrian and cycling linkages between local parks, open spaces and destinations.
- Focus new growth and development in mixed-use centers and along multi-modal corridors.
- Provide access to a park, trail or open space within walking distance of every home.
- Establish South Ogden as a multi-modal transportation community.
- Improve traffic safety throughout the City.
- Establish new parks and trails in areas of the City where growth is anticipated.






A SAFE AND HEALTHY COMMUNITY

- Proactively plan for future public infrastructure needs.
- Transform major roadways and intersections into distinctive corridors and nodes.
- Enhance existing and establish new parks and trails to maintain high quality recreational experiences.






A FORWARD-THINKING COMMUNITY WITH STRONG CONNECTIONS TO IT'S PAST

- Leverage the positive characteristics of a built-out City through focused redevelopment, revitalization and infill.
- Preserve and protect existing neighborhoods.
- Improve and upgrade the City's well-loved and distinct neighborhoods through targeted streetscape, gateway and public realm improvements.






A DIVERSE AND MULTI-LAYERED COMMUNITY

- Provide a full range of housing options to meet the needs of existing and future residents at all stages of life.
- Enhance the local economic base and support local businesses.






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CHAPTER 2

LAND USE

- Existing Conditions
- Future Land Use
- Major Corridors
- Green Structure
- Centers, Gateways, & Urban Design
- Neighborhoods
- Composite Placemaking Plan

INTRODUCTION

A clear land use and placemaking vision is essential for guiding future growth and ensuring infrastructure investments are well-utilized. Since South Ogden is nearly built out, this plan promotes targeted redevelopment and infill development as the primary methods for meeting future needs. The ideas presented in this chapter clarify community desires and aspirations, building upon the guiding principles established in Chapter 1. They include broad concepts followed by specific planning actions and unified policies to help guide future growth and change in South Ogden.







PLACEMAKING DEFINED

Placemaking is the process of creating quality places where people want to live, work, play, and learn. Quality places are marked by the following conditions:

- They have a **mix of human-scale uses**
- They are **walkable** and **bikeable**
- They include a variety of **transportation options**
- They provide a range of **housing options**
- They incorporate existing **historic structures and landscapes**
- They **respect community heritage** and values
- They incorporate the **creative arts** and provide **cultural opportunities**
- They include **green space** connected by robust **trail systems**

PUBLIC INPUT SUMMARY: LAND USE

The following are key takeaways from the public engagement process regarding land use. Further details can be found in **Appendix A**.

- **Preserving existing neighborhoods is a key objective for the future.**
- **Affordable housing is the number one issue facing the City.**
- **South Ogden does not have an obvious or attractive City center.**
- **Having parks and trails within walking distance of home is very important.**

EXISTING LAND USE

South Ogden is a small and almost completely built-out City, encompassing an area slightly less than four square miles or 2,500 acres. **Map 2.1** and **Table 2.1** illustrate existing land use patterns in South Ogden. They also provide an overview of past growth and development trends and help pinpoint future growth and development opportunities.

TABLE 2.1 - EXISTING LAND USE

NAME	ACRES	PERCENT
Single-Family Residential	1,002	40%
Multi-Family Residential	231	9%
Commercial	286	11%
Industrial	0.4	0%
Institutional	142	6%
Cemetery	29	1%
Golf Course	122	5%
Park	97	4%
Open Space	12	0%
Roads & Utilities	513	20%
Vacant or Agriculture	74	3%
Total	**2,508**	**100%**

The bulk of developed land in the City consists of lower-density, detached residential neighborhoods interspersed with civic uses such as City Hall, schools, churches, and various parks and open spaces. Pockets of multi-family and similar uses are located along the edges of some single-family neighborhoods, serving as transitions with adjacent commercial uses.

The City is home to two commercial districts. The first - City Center - marks the north entrance to the City and the second - South Gateway - encompasses the southern commercial zone of the City. Both districts are linked by US-89, which is a primary north-south roadway that extends through the City. City Center is the oldest commercial area and is laid out as a series of sprawling strip developments. City Center has a similar development pattern to many of the commercial districts in Ogden to the north. The newer South Gateway is a newer commercial district that is composed of larger, isolated commercial developments with more controlled access from US-89, typical of development from the era.

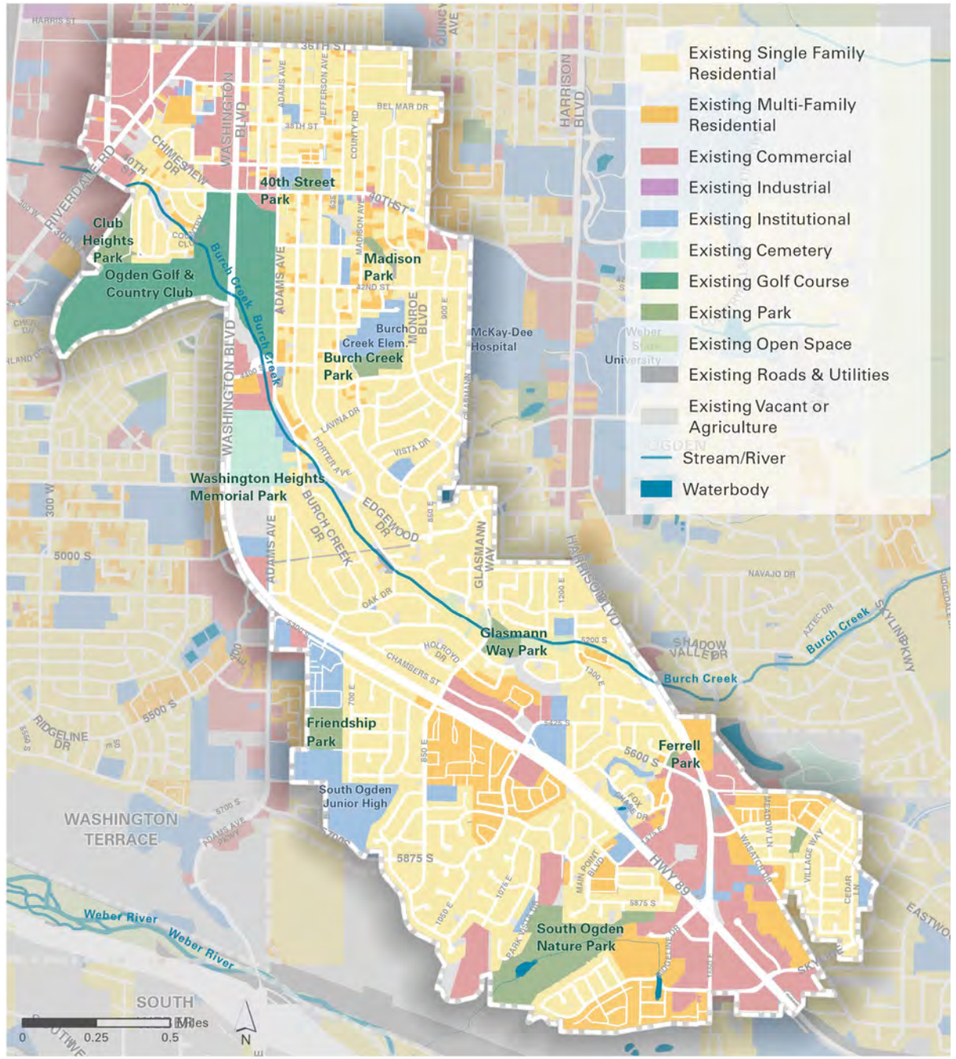
Other key land uses include Ogden Golf and Country Club (which straddles both sides of US-89 near 40th Street), Washington Heights Memorial Park (a cemetery located on the east side of US-89), and a series of smaller commercial/mixed-use nodes and destinations located along the edges of major roadways. The large role that roads and infrastructure play is notable, with one-fifth of the total land area occupied by roads and utilities.

SUMMARY

There is very little vacant or undeveloped land left in South Ogden, and most of the land that is available is significantly constrained by challenging environmental conditions. As a result, future growth and development are most likely to take place as part of redevelopment, infill, and selective densification strategies.

LAND USE & PLACEMAKING

MAP 2.1 - EXISTING LAND USE

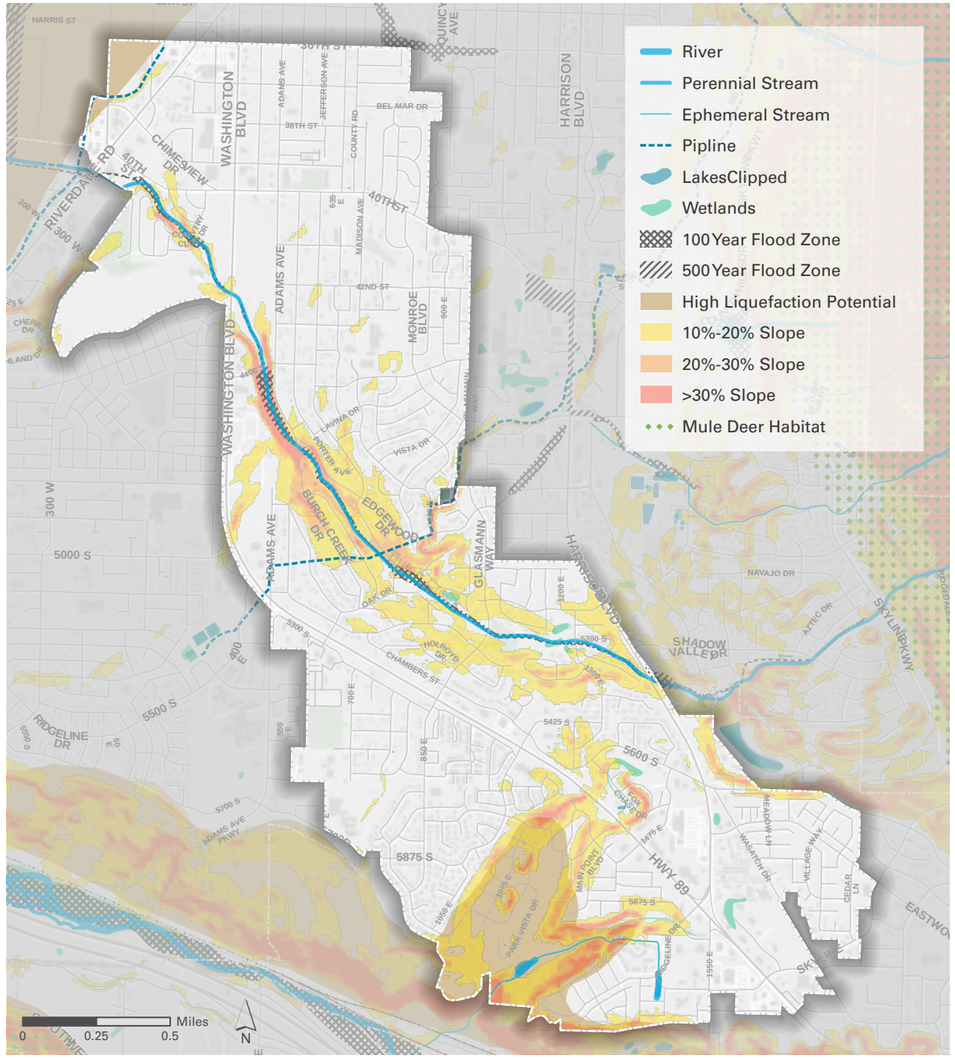


ENVIRONMENTAL CONDITIONS AND CONSIDERATIONS

South Ogden's land uses and development patterns reflect cultural development trends and natural conditions that underlay the City. Slope and topography, steep drainages such as Burch Creek, and historic agricultural uses have had significant bearing on the placement of roads and buildings over time, resulting in the establishment of the various neighborhoods, subdivisions, housing projects, and commercial developments that are now in place.

As illustrated in **Map 2.2**, the limited amount of vacant land tends to be challenging for development and is often encumbered by steep slopes and deeply-incised stream corridors. For example, the undeveloped land around South Ogden Nature Park is dominated by steep slopes and land with high liquefaction potential, making it challenging and impractical to develop. Proactive planning over the years has resulted in the establishment of environmental overlays for many of these areas, restraining growth and development in acknowledgment of the sensitive nature of these sites. In contrast, most of the land associated with the Burch Creek corridor has been preserved within private yards or small parcels of public open space, making it difficult to access or utilize the corridor as a public amenity.

MAP 2.2 - ENVIRONMENTAL CONDITIONS



FUTURE LAND USE & PLACEMAKING

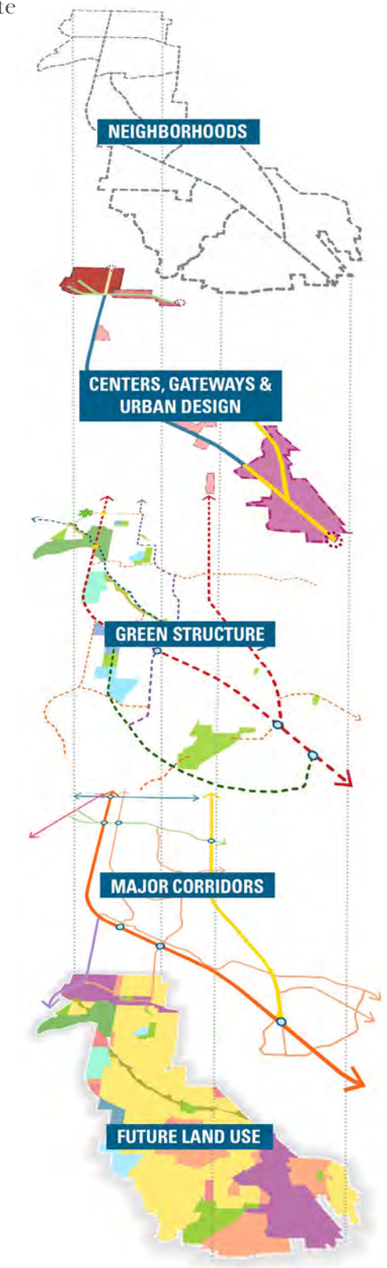
ESTABLISHING A VISION

Conventional planning often places land use as a separate and distinctive element from the other aspects of the general plan. However, the reality is that the other aspects are directly connected to land use and are equal players in forming the City and establishing the local "sense of place."

This section attempts to bring land use together with other important aspects that contribute to the physical structure of the City, as part of a Placemaking Plan. The relationship between land use and transportation (major corridors) is particularly critical, as one has influence on the other and vice-versa.

While the ideas in this section paint a vision of the future of South Ogden as a whole, they are multi-faceted and are most likely to be implemented a single project at a time rather than collectively. The Placemaking Plan has therefore been "deconstructed" into five layers or aspects which are individually analyzed and detailed throughout this chapter (**Figure 2.1**). The chapter concludes with a Composite Placemaking map, which resembles the deconstructed layers and presents a holistic picture of the future City.

FIGURE 2.1 - DECONSTRUCTED CITY DIAGRAM

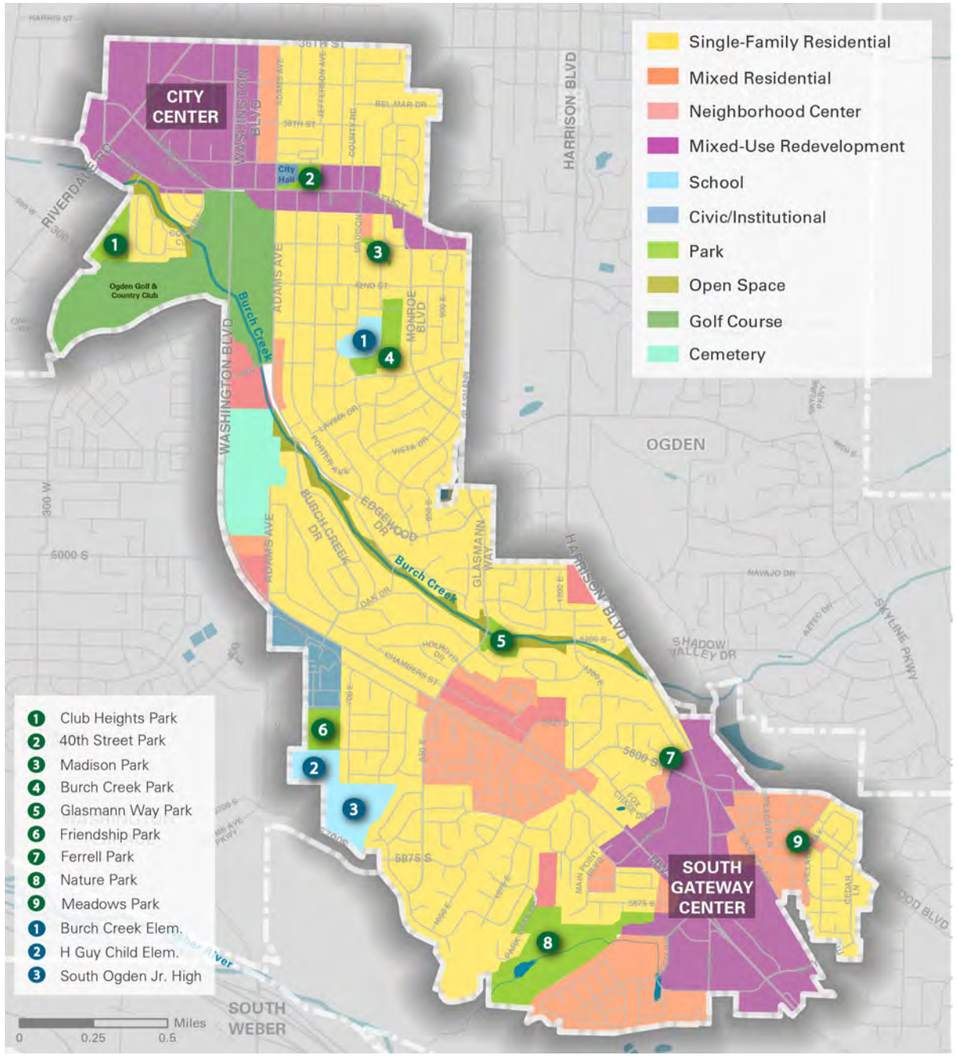


LAYER 1: FUTURE LAND USE

One of the primary functions of this plan is to establish a clear yet realistic land use vision to guide future growth and development. **Map 2.3** illustrates the Future Land Use Plan for South Ogden for the next 20+ years. This map is accompanied by **Table 2.2**, which details the acreages and percentages of anticipated land uses in the future.

A key feature of the future land use concept is the attempt to strike a balance between meeting future growth needs while safeguarding the established land use patterns and the special

MAP 2.3 - FUTURE LAND USE



qualities that South Ogden is known for. It envisions the preservation of established single-family residential neighborhoods and supports the application of transitional uses and buffers that will help minimize the impact of redevelopment on established residential districts in particular.

Another key land use concept supports the preservation and enhancement of the park and open space system. Key actions to ensure the investment and care that has been placed in the City's "green structure" is continued with a new focus on establishing a robust trail and trailhead system, and the long-term transformation of Burch Creek corridor into a "green link" trail and bikeway system that will connect the City from southeast-to-northwest.

TABLE 2.2 - FUTURE LAND USE

NAME	ACRES	PERCENT
Single-Family Residential	1,286	51%
Mixed Residential	291	12%
Neighborhood Center	73	3%
Mixed-Use Redevelopment Area	441	18%
School	47	2%
Civic/Institutional	32	1%
Park	109	4%
Open Space	43	2%
Golf Course	137	5%
Cemetery	50	2%
Total	2,508	100%





Imagine what it would be to explore Burch Creek up close.

City Center and South Gateway districts are projected to be redeveloped into mixed-use destinations over time, providing new housing, commercial, civic, and cultural services to help meet the needs and demands of the City. The transformation of City Center is anticipated to happen faster than South Gateway, creating the downtown destination that has been missing for so many years (see Centers, Gateways, & Urban Design section on page 48 for details).

FUTURE LAND USE TYPES

The following pages describe the proposed future land uses in greater detail. The general vision protects existing land use patterns and neighborhoods while introducing a wider variety of residential and commercial uses. The majority of single-family neighborhoods are preserved and protected, with higher-density residential and mixed uses encouraged at existing and new centers. Transitional uses should be used to buffer existing low-density neighborhoods from higher-density areas.

SINGLE-FAMILY+ RESIDENTIAL

Existing single-family neighborhoods are preserved according to current zoning. Consisting primarily of detached single-family homes, this category also includes existing, duplex, triplex and four-unit residences. The few vacant sites that remain which are suitable for development should be infilled in a manner that is consistent with the character of the surrounding neighborhood. New types of residential uses such as Accessory Dwelling Units (ADUs) are encouraged to introduce easy-to-achieve housing affordability to these areas and the City as a whole.








Examples of Single-Family+ Residential

MIXED-RESIDENTIAL

These are transitional residential areas that serve as buffers between mixed-use and higher-density areas and existing single-family neighborhoods. Typical uses might include smaller lot single-family and "Missing Middle" housing types, including patio homes, townhomes, multiplexes, assisted living, and similar uses with maximum heights up to three or four stories. ADUs should also be encouraged in these areas to increase the supply of affordable housing in established neighborhoods.





Examples of Mixed Residential

MIXED-USE REDEVELOPMENT AREAS

These areas provide the greatest potential for targeted growth in the City, typically as part of redevelopment efforts. They offer the highest density and are intended to bring energy and vitality to the City. Mixed-use redevelopment areas are not only places to live but places where people can access goods and services, recreate, gather, and celebrate together. These areas typically include a community destination, a retreat, or a place to hang out. They provide both economic and social vitality to the City and enhance the local "sense of place" when carefully designed and implemented.

Mixed-use land uses typically bring commercial and residential uses together in a single area. Retail-oriented centers, for example, feature small-scale retail businesses that provide goods and services to both local residents and pass-through traffic on US-89 and Washington Boulevard. These centers may include businesses such as grocery stores, convenience stores, pharmacies, and specialty boutique retailers, but should also include a mix of residential uses. Restaurants and other food service businesses are also encouraged in these pedestrian-friendly places (see Centers, Gateways, & Urban Design section on page 48 for details).








Examples of Mixed-Use Redevelopment Areas

NEIGHBORHOOD CENTERS

Neighborhood centers are intended to provide meaningful destinations for residents of adjacent neighborhoods, usually within walking distance from home. They should be small and intimate in nature, with an emphasis on meeting the daily living and service needs of residents through the inclusion of local businesses such as eateries and boutique retail operations. However, they may also include offices, civic use, parks and plazas (see Centers, Gateways, & Urban Design section on page 48 for details).





Examples of Neighborhood Centers

CIVIC, INSTITUTIONAL, & SCHOOLS

The key existing civic use is City Hall, which is located in City Center/40th Street district and serves as a transition between well-established residences and newer higher-intensity commercial and mixed-use areas. City Hall is envisioned to be maintained as the primary civic destination for the long term, with additional park and recreation amenities added to enhance its role as a key public destination. South Ogden's schools are also key institutions in the community and should be well incorporated and supported indefinitely.





South Ogden City Hall and examples of other Civic, Institutional, & School uses

PARKS & OPEN SPACES IN SOUTH OGDEN

South Ogden is home to a robust and wide range of parks and open spaces. As highlighted in Chapter 6, existing facilities should be maintained and enhanced, and new parks and public spaces established in the emerging City Center to help meet needs and maintain existing levels of service. Natural open space, including the critical environment along Burch Creek, should be maintained and preserved as natural preserves and to remind future generations of the natural setting upon which the City was built. (See Layer 3: Green Structure on page 35 for more detail).



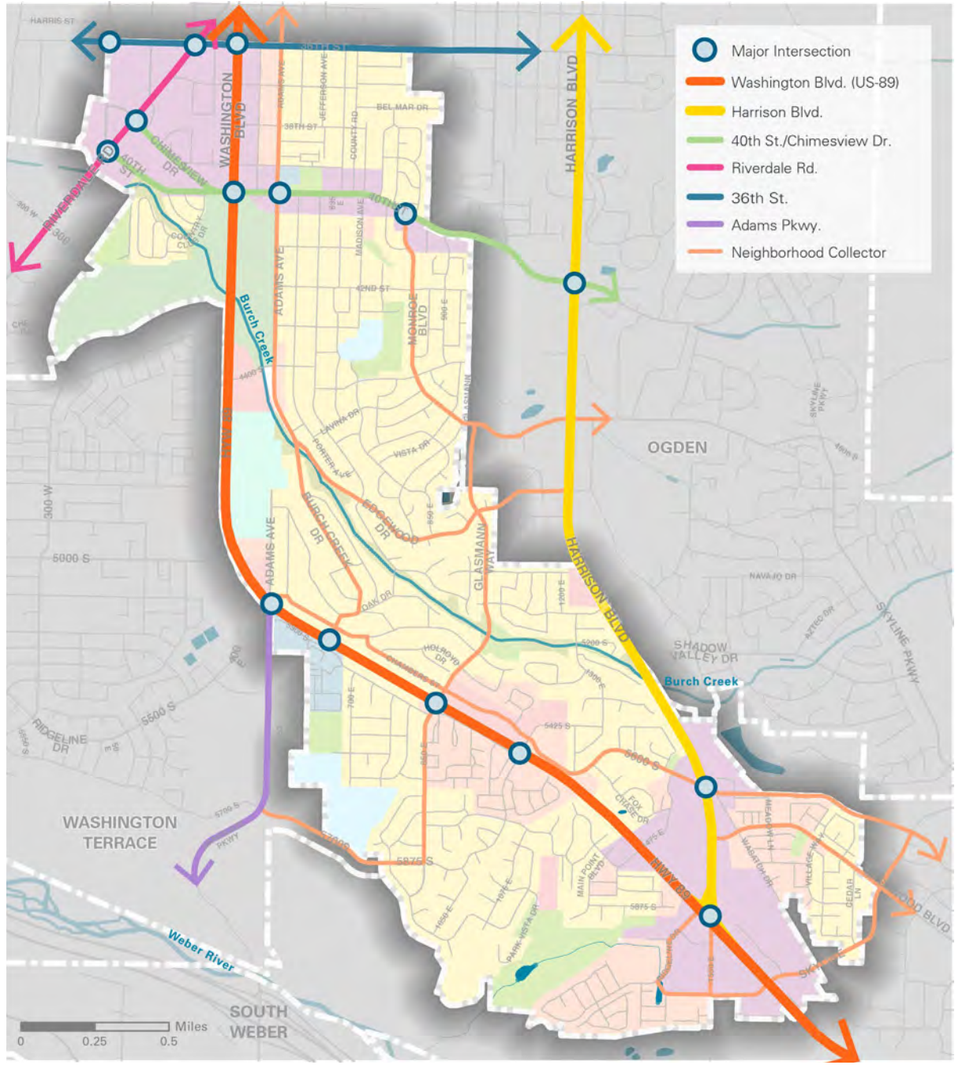


Examples of Parks & Open Space

LAYER 2: MAJOR CORRIDORS

As one of several cities within the greater Ogden region, South Ogden is crossed by several major corridors, providing both opportunities and challenges for the community. These corridors are illustrated in **Map 2.4** and followed by descriptions and enhancement ideas focused on the accommodation of all types of traffic, including pedestrians and cyclists as well as vehicles (See Chapter 3: Transportation for additional detail).

MAP 2.4 - MAJOR CORRIDORS



MAJOR CORRIDORS

US-89/WASHINGTON BOULEVARD

US-89 runs in a north-to-southeast direction, linking South Ogden to Ogden in the north and to I-84/Davis County to the south. It is the primary north/south connector in the City, linking City Center and South Gateway districts together. As the key roadway in the City, it is essential that it is a safe environment for all users.

For analysis purposes, Washington Boulevard has been divided into north, central and south segments. The **north segment** extends from 36th to 40th street, passing through City Center and the "heart" of the community. It is in this area that the highway becomes a distinct urban corridor, and where the name of US-89 changes to Washington Boulevard. This segment of Washington Boulevard is the "main street" of the City.

The **central segment** provides a direct connection between City Center and South Gateway while also providing limited access to local neighborhoods. In contrast to the north segment, this portion of the roadway functions primarily as a high-speed highway.

The **south segment** traverses South Gateway, extending from Crestwood Drive in the north to the southern boundary of the City. This segment has been upgraded over the years and has better access control than the other segments, with clear but limited access points to adjacent commercial uses.


US-89, North Segment


US-89, Central Segment


US-89, Historic Main Street Section


US-89, South Segment

HARRISON BOULEVARD

Harrison Boulevard is a north-to-southwest roadway that connects with US-89 in the heart of South Gateway area. The corridor is an alternative to Washington Boulevard and serves as a regional connection between US-89, McKay-Dee Hospital, and Weber State University. Similar to US-89, the size and speed of the road and two major intersections within the South Gateway area make it difficult for pedestrians to cross.



Harrison Boulevard near the City Boundary



Harrison Boulevard near US-89

40TH STREET

40th Street is an important east-west connection. Located in the northern portion of the City, the roadway has sidewalks on both sides of the street but lacks cycling infrastructure. The roadway connects nearby residents to various community locations, such as South Ogden's City Center, 40th Street Park, and McKay-Dee Hospital. The City recently added three new pedestrian crossings with rectangular rapid flashing beacons on 40th Street east of Washington Boulevard, which are intended to make access across 40th Street safer and easier. The City also investigated the feasibility of implementing bicycle infrastructure on 40th Street but determined it prohibitively challenging due to the limited width of the road right-of-way. Recent and planned housing developments along 40th Street will increase the number of people who walk, cycle, and drive in the area, making it important that additional access improvements are undertaken in the future.



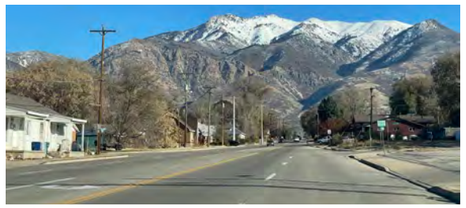
40th Street looking East



40th Street looking East

36TH STREET

36th Street serves as the northern boundary of South Ogden and is also an important east-west connection. A short buffered bike lane segment is located on the eastern end of the roadway, which turns into a parking shoulder.



36th Street looking east



36th Street looking west

RIVERDALE ROAD

Riverdale Road is located in the northwestern corner of South Ogden. It is a principal arterial roadway that provides a direct connection between I-15 and US-89. The roadway environment is unwelcoming to cyclists and pedestrians due to high traffic volumes and speeds, numerous curb cuts, and shoulders that transition into turning lanes at intersections. The Riverdale Road and 40th Street intersection experiences particularly high traffic volumes and is a primary route to McKay Dee Hospital and Weber State University to the east.

Riverdale Road looking south

Riverdale Road/40th Street Intersection

OPPORTUNITIES FOR IMPROVEMENT

The following enhancements are suggested to make South Ogden's major corridors more safe, functional and accessible to local residents and visitors.

US-89/WASHINGTON BOULEVARD

- Incorporate an off-street multi-use path along the roadway edges. This should be a safe, fully-separated, and comfortable pedestrian and cycling facility.
- Add enhanced street crossings typical for downtown areas such as those found in Ogden. These could include pedestrian underpasses, HAWK beacon signaled crosswalks, and additional automatic signalized intersections.

- Improve the street's side treatments with improved sidewalks, a multi-use trail, street trees, and other landscape enhancements as illustrated in **Figure 2.4** and **Figure 2.5** on page 58.
- Introduce a new transit route or shuttle service linking City Center with South Gateway to enhance access to the various activity centers and neighborhoods along US-89.

HARRISON BOULEVARD

- Provide easily-accessible and safe pedestrian infrastructure within the Harrison Boulevard and US-89 intersection, including safe and efficient crosswalks.
- Improve the street's side treatment with improved sidewalks, a multi-use trail, street trees, and other landscape enhancements as illustrated in **Figure 2.7** on page 60.

40TH STREET

- Improve pedestrian access to the corridor, particularly from adjacent neighborhoods. Improvements could include adding sidewalks on Porter Avenue and Jefferson Avenue.

36TH STREET

- Extend this buffered bike lane west to Wall Avenue to provide a safer cycling connection with existing bicycle routes, such as Wall Avenue, Lincoln Avenue, and Riverdale Road

RIVERDALE ROAD

- Reduce the curb corner radii and increase crosswalk timing at the 40th Street/ Riverdale Road intersection to improve the overall pedestrian crossing experience.
- Add a multi-use path or protected bike lanes along Riverdale Road.

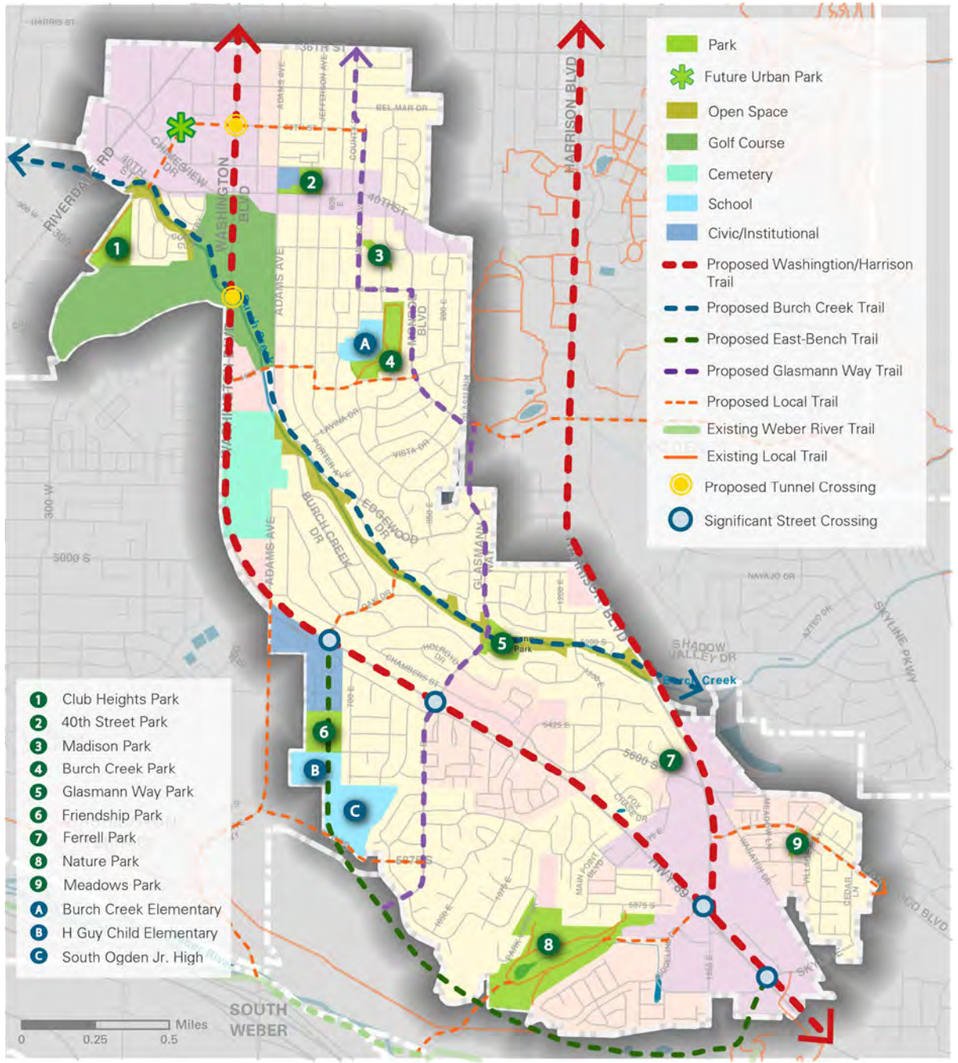


Examples of Major Corridor Improvements

LAYER 3: GREEN STRUCTURE

As illustrated in **Map 2.5**, this section solidifies the vision for parks, open spaces, trails, and other recreational facilities. It also addresses the number, size, distribution, features, and condition of existing recreational facilities, and indicates how current recreation needs are being met and what is needed to improve access and equity.

MAP 2.5 - GREEN STRUCTURE



EXISTING CONDITIONS

EXISTING PARKS

South Ogden is fortunate to have nine public parks that comprise a total of 109 acres of land. **Map 2.5** illustrates the location of existing parks, open spaces, and trails in the City. Each park provides a variety of recreational opportunities and amenities, which taken together help meet the recreational and open space needs of the community. **Table 2.3** provides a detailed inventory of each park and the amenities they contain.

TABLE 2.3 - PARK AMENITY MATRIX

NAME	ACRES	RESTROOM	PAVILION	MULTIPURPOSE FIELD	BASEBALL/SOFTBALL	TENNIS	PICKLEBALL	VOLLEYBALL	BASKETBALL	PLAYGROUND	WALKING PATH	WATER ACCESS	OTHER
Community Parks (10+ acres)													
Nature Park	54.7	1	1	0	0	0	0	0	0	2	Y	Y	*
Friendship Park	10.7	1	1	1	3	1	0	0	0	1	Y	N	-
Burch Creek Park	14.4	1	1	1	0	0	8	0	2	4	Y	N	-
Club Heights Park	10.9	1	1	1	1	0	0	0	0	1	N	N	-
Subtotal	**90.7**	**5**	**4**	**3**	**4**	**1**	**8**	**0**	**2**	**8**	-	-	-
Neighborhood Parks (3-10 acres)													
40th Street Park	5.5	1	1	1	0	2	0	0	1	2	N	N	-
Glasmann Way Park	7.6	1	3	1	0	0	0	0	0	0	Y	Y	-
Subtotal	**13.1**	**2**	**4**	**2**	**0**	**2**	**0**	**0**	**1**	**2**	-	-	-
Local Parks (<3 acres)													
Ferrell Park	1.1	0	1	1	0	0	0	0	0	1	N	N	-
Madison Park	2.0	1	1	1	0	0	0	0	0	0	N	N	-
Meadows Park	2.4	0	0	1	0	0	0	0	0	1	N	N	-
Subtotal	**5.5**	**1**	**2**	**3**	**0**	**0**	**0**	**0**	**0**	**2**	-	-	-
TOTAL	**109**	**8**	**10**	**8**	**4**	**3**	**8**	**0**	**3**	**12**	-	-	-

* Nature Park also has a splashpad and amphitheater



Burch Creek Park



Friendship Park



Nature Park

To determine whether South Ogden's existing parks, open space, and trails meet community needs, two different analyses were undertaken. The first is a Level-of-Service (LOS) Analysis, which examines park acreage in relation to population. The second is a Distribution Analysis, which evaluates the geographic distribution and influence of parks and trails within the City, which helps identify areas where service gaps exist.

EXISTING LEVEL-OF-SERVICE ANALYSIS

Level-of-Service (LOS) Analysis is a method that was developed by the National Recreation and Parks Association (NRPA) several decades ago to assist communities in evaluating whether their park resources are sufficient for meeting anticipated needs. LOS is calculated as a ratio, which is derived by dividing the total acres of parkland by the population and multiplying by 1,000. The resulting ratio represents the number of park acres available for every thousand residents.



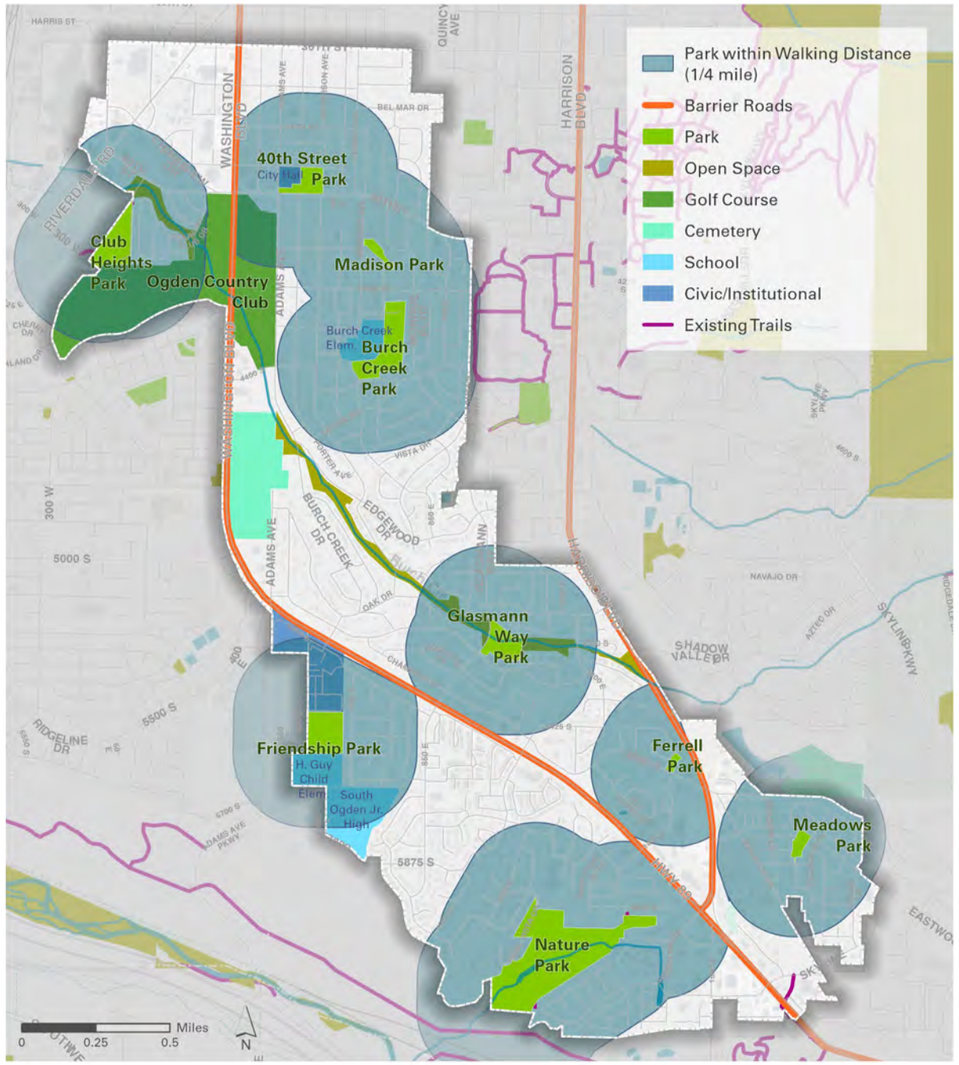
According to this method, South Ogden has an existing park LOS of 6.3 acres for every 1,000 residents. This was determined by dividing the total park acreage (109.3) by the 2020 population (17,488) and multiplying by 1,000. Civic building sites, local school fields and grounds, private parks, and similar public properties such as retention basins were excluded from the calculations since they are either owned/managed by others, are not freely available to the general public, or do not meet traditional park needs.

LOS Analysis is a useful tool that can help South Ogden gauge the existing supply of parks and determine whether additional parkland is required to meet the future vision of the City as it continues to grow and mature. Based on a review of comparable communities in the region, South Ogden significantly surpasses the level of service provided in other cities approaching buildout, which is a testament to the proactive planning that has taken place here over time.

EXISTING DISTRIBUTION ANALYSIS

During the public engagement process, residents indicated that it is extremely important to have trails and parks within walking distance of homes (**Appendix A**). **Map 2.6** illustrates the areas within the City that are within a quarter-mile of a park or trail, which roughly equates to a 15-minute walk. Overall, the City has a generally good distribution of parks, although the lack of trails and trailheads makes it difficult for neighborhoods that lack direct access to a nearby park to easily and safely access them along a dedicated trail. Since there is little vacant land remaining to develop new parks, the provision of additional trails to facilitate park access should be a recreational priority for the future. It is also recommended that a new park be located within City Center to help meet the needs of a growing downtown district (see for page 46 details).

MAP 2.6 - EXISTING PARKS & TRAILS WITHIN WALKING DISTANCE OF HOME



PARK AMENITIES & CONDITIONS

Another assessment tool considers the quality and defining characteristics of existing parks, including their setting, design, condition, and amenities. South Ogden has been making progressive and substantial enhancements to the park system in recent years, increasing both the number and quality of parks systemwide. Within the past five years alone, the City has added two new parks to the system — Burch Creek Park and upper Club Heights Park — and is currently preparing to upgrade Meadows Park. The City is also in the process of designing a new skate park at 40th Street Park near City Hall. As indicated by the high marks provided by survey participants, the local park system and the high level of service are key contributing factors to the high quality of life in South Ogden.

EXISTING OPEN SPACE

Natural and undeveloped open space is an essential component of a comprehensive and balanced parks and recreation system. This is particularly true in South Ogden, where Burch Creek runs through several of its neighborhoods before extending into Ogden Golf and Country Club. Public input indicates strong support for access to open space, particularly near Burch Creek and other natural features. The South Ogden Nature Park is the most popular park, further highlighting the importance of natural lands to City residents.

Natural open space provides a host of ecological benefits which are equally important. For example, natural open space can help purify soil, water, and air, and can even help absorb and deflect noise, wind, and visual disturbances. Natural lands can also help store stormwater, absorb carbon and reduce urban heat. They can also provide wildlife habitat, cool hot winds, and provide a pleasing psychological connection to nature within the City.

In contrast to parks, Level of Service (LOS) and similar analyses are not typically used to assess open space, since such lands and sites are naturally occurring and not sited or developed to meet specific needs. Instead, open spaces are typically acquired on a case-by-case basis as opportunities arise. Priority should be placed on acquiring additional open spaces that expand the existing public open space system or preserve natural drainages and other sensitive lands. In contrast, small and disconnected open spaces should be avoided as they provide limited positive impact and can be difficult to access and maintain.

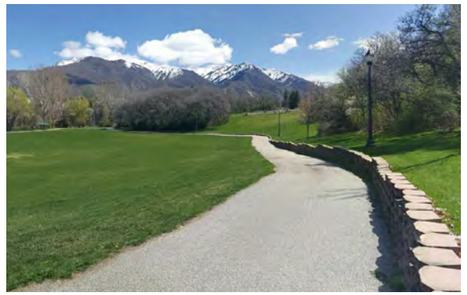

South Ogden Nature Park


Burch Creek

EXISTING TRAILS

Trails are essential transportation and recreational amenities that provide connections between home, work, and play. They also serve a wide range of users (walkers, runners, and cyclists, for example) and user groups (individuals, families, athletes, youth, seniors, commuters, and casual recreationists).

According to the results of the public engagement process, trails are the most desired and used type of recreational facility in South Ogden, which is somewhat of a surprise when considering that the South Ogden trail system is small, with designated trails limited to locations in existing parks. For example, South Ogden Nature Park is the City's most used park and encapsulates the majority of the City's trail system. Since the City is almost entirely built-out, trail construction will be challenging, but should nevertheless be among the City's highest long-term priorities.



Glasmann Way Park Perimeter Trail



South Ogden Nature Park Trail

FUTURE PARK AND TRAIL IMPROVEMENTS

With an existing level-of-service that exceeds six acres per 1,000 residents, access to quality parkland is relatively high. It is therefore recommended that the City focus on the following enhancements as the City continues to grow and evolve:

- Provide a comprehensive and robust network of multi-use trails throughout the City;
- Continue to update and enhance existing South Ogden Parks to meet changing resident needs; and
- Develop a new "urban park" within the heart of City Center to serve the needs of new residents in the area and to accommodate special events and activities.

A COMPREHENSIVE NETWORK OF TRAILS

As already indicated, there is strong public support for additional trails in South Ogden. The provision of additional trails and related amenities was the most requested recreational amenity by residents in the community survey. South Ogden currently has a very limited trail system that only exists within its public parks. As a result, trail development should be a key focus as the City continues to grow.

Map 2.5 illustrates a proposed system of interconnected trails and trail corridors. The suggested routes are conceptual in nature, with detailed alignments to be determined with the acquisition and development of each route. The proposed network consists of four major trail corridors that connect and serve local neighborhoods with parks and key destinations in the City and beyond. These corridors include Washington and Harrison Trails, Burch Creek Trail, East-Bench Trail, and the Glasmann Way Trail. Additionally, secondary connector trails are proposed, providing connections between major trails and key parks and destinations in the City. Each trail corridor is described in greater detail below. This plan acknowledges that implementation of the trail vision may take generations to realize, and that interim solutions may be necessary in the short term before fully-separated trail corridor easements can be acquired.

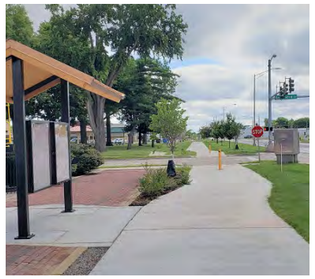
WASHINGTON & HARRISON TRAILS SYSTEM

Washington and Harrison Trails run adjacent to South Ogden's two major highways: Washington Boulevard (US-89) and Harrison Boulevard (SR-203). These trails serve as the spine of the South Ogden trail system, providing a direct connection from City Center to South Gateway Center, and linking with all other existing and envisioned trails.

Washington and Harrison Trails are intended to serve as regional routes, extending into adjacent communities and beyond. They should be wide enough to accommodate pedestrian and bicycle traffic in both directions and be offset from the road as much as possible to mitigate traffic noise and safety concerns. Street Trees and other landscape enhancements should be used to buffer the trails from the high-speed traffic traversing the adjacent roadways and for providing shade to trail users. Special design considerations will be needed at major intersections to ensure users are able to cross intersections safely, comfortably, and efficiently.







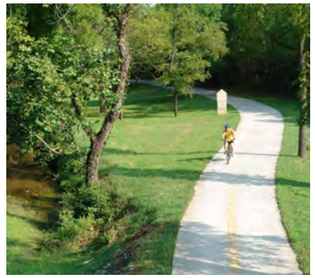
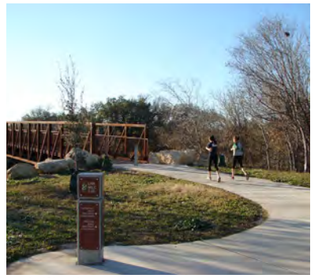
Inspirational examples for the Washington & Harrison Trails

BURCH CREEK TRAIL

Burch Creek is one of the greatest natural assets found in South Ogden. It is a major drainage conveying water westward from the steep Wasatch slopes in the east toward the Weber Valley, Weber River, and eventually the Great Salt Lake far to the west. Despite the important role the creek plays, public access is limited due to challenging topography and a location that extends through private property. The establishment of a complete Burch Creek Trail would be beneficial to the community, as it would serve as a significant trail corridor while also providing public access to a unique natural waterway and open space feature. Implementing a trail along the creek would allow people to access Burch Creek and experience the beauty offered along the route. The trail would also provide an important connection to the well-loved Burch Creek Trail in Wasatch Mountains to the East, Weber River to the west, and City Center in between.

Since establishing a trail along Burch Creek will be challenging, it should be viewed as a long-term goal that may take several decades to fulfill. The City should work to obtain access and trail easements to Burch Creek as opportunities arise, and consider negotiating public access agreements along the edges of the creek where it passes through Ogden Golf and Country Club.

In some areas, trail development along Burch Creek may be challenging due to site conditions and access restrictions on private property. In such cases, the trail may need to be diverted to adjacent streets to ensure the corridor is complete and intact. Such solutions should only be undertaken once other options prove unworkable, as the intrinsic value of the trail will be significantly diminished once street-side.


Inspirational examples for the Burch Creek Trail





Example design solutions for street-adjacent trail segments where a creekside trail is not feasible

EAST BENCH TRAIL

East Bench Trail runs along the City's Southwest boundary, adjacent to the South Ogden Nature Park and continuing past South Ogden Jr. High, H. Guy Child Elementary and Friendship Park. While the majority of the trail is likely to be located within unincorporated Weber County, the trail would be highly beneficial to the South Ogden community, providing access to natural open space and sweeping views across the valley and beyond.

Depending on the results of detailed assessments yet to come, the East Bench Trail may be best suited as an unpaved trail, similar to the Bonneville Shoreline Trail. A trail connection from the East Bench Trail down to the Weber River Regional Trail would be a major asset, and should be pursued.





Inspirational examples for the East Bench Trail

GLASMANN WAY TRAIL

Glasmann Way Trail is a street-adjacent trail that would provide a mid-City connection, linking the Washington, Burch Creek, and East Bench Trails and three South Ogden public parks (Glasmann Way Park, Burch Creek Park, and Madison Park). This is an important neighborhood connection, as it runs through seven of South Ogden's eleven neighborhoods.

The trail runs along 850 East, Glasmann Way, Monroe Boulevard, and Madison Avenue - all of which have wide street right-of-ways that could accommodate a street-adjacent trail. The inclusion of street trees, trail lighting, and enhanced intersection crossings should be considered as the trail is designed and implemented.

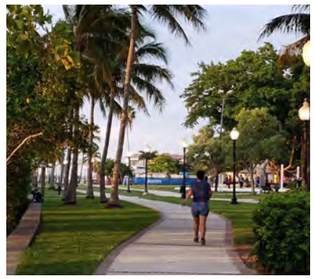




Inspirational examples for the Glasmann Way Trail

CONNECTOR TRAILS

Connector trails provide necessary links between major trail corridors and community destinations. These trails tend to be shorter trail segments that will likely see less foot traffic. However, they are necessary for a well-connected and functioning trail system. Special priority and treatment should be given to the north-most segment connecting the Glasmann Way, Washington, and Burch Creek trails to the future City Center Park.


Inspirational examples for the Connector Trails

TRAIL STREET CROSSINGS

Appropriately designed street crossings are essential for a functional and safe trail network. Generally speaking, trail crossings are best located on local streets, which have much lower speeds and fewer lanes than larger street types. Collector Streets have more lanes, more traffic, and faster speeds, conditions that require enhanced crossing solutions such as the installation of warning lights or crossing signals and HAWK (High-Intensity Activated crossWalK) Beacons, a traffic control device used to stop road traffic and allow pedestrians and cyclists to cross safely.



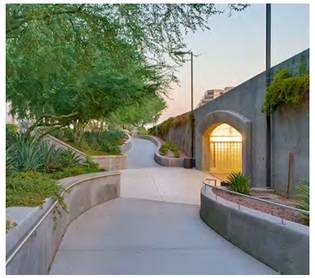
Example of a HAWK Beacon

Arterial Streets include high traffic levels and fast-moving vehicles, which require the most restrictive crossing tools and facilities including traffic signals and grade-separated crossings such as tunnels and bridges. Research indicates that the most highly-utilized trail systems utilize grade-separated road crossings, as they support a safer, uninterrupted experience.

TUNNELS

Two tunnels are proposed under Washington Boulevard (US-89) as the City grows and evolves. The first is located south of 40th Street where Burch Creek links the east and west portions of Ogden Golf and Country Club. A tunnel already exists in this location for golf course users and could be adapted to provide a public trail connection, thereby reducing implementation costs. Access will need to be negotiated with Ogden Golf and Country Club, Weber County, and other stakeholders, which is likely to take time and perseverance.

A second tunnel is proposed at approximately 38th Street and Washington Boulevard to safely connect the bustling City Center on the west side of Washington Boulevard with the smaller-scale "Old Town" portion of downtown to the east. Since the slope drops steeply to the west on the west side of the roadway, a tunnel is probably better than a bridge at this location, although detailed analysis and design will need to be undertaken to determine the optimal solution.





Inspirational examples for pedestrian tunnels

AT-GRADE CROSSINGS

When grade-separated crossings are not feasible, at-grade crossing enhancements should be considered. Examples of such improvements include curb bulb-outs, raised crosswalks, and pedestrian refuges to decrease crossing distances, increase pedestrian visibility, slow traffic, and support trail continuity. If traffic is particularly fast or heavy, a HAWK (High-Intensity Activated Crosswalk) beacon may be installed, allowing pedestrians to activate a traffic stop to facilitate a safe crossing.





Inspirational examples for at-grade pedestrian crossings

REINVEST IN EXISTING PARKS

As previously indicated, South Ogden City has made a significant effort to improve the quality of its park system and it is recommended that it continue in that direction in the future. Some parks are currently underutilized, due in part to the lack of amenities and aging infrastructure.

Replacing old playground equipment, re-surfacing parking lots, and replacing worn-out play equipment and amenities are normal for maturing cities and are essential if the parks,

recreation, trails, and open space system is to continue to thrive. It is recommended that the City conduct a Park System Inventory and Conditions Assessment, detailing individual park amenities and their current condition which can serve as the basis upon which future improvements and upgrades can be prioritized and phased. When improving parks, the City should remember to engage with the surrounding neighborhood and the community at large to ensure investments meet the needs and desires of residents.

DEVELOP A NEW URBAN PARK IN CITY CENTER

City Center west of Washington Boulevard is anticipated to become an active, vibrant neighborhood — a place where people come to gather and meet, and where residents and visitors converge for special events and festivals. At present, the area lacks any meaningful open space or parks, which is essential for ensuring the area becomes the community destination and draw that is anticipated.

A new "urban park" is proposed to help meet this need. The new park does not need to be large, but should instead provide features and be designed in a manner that supports the anticipated events and activities of the center. City Center Park should be a flexible place, supporting a range of activities and uses. It should also be an active place, that is actively programmed with frequent community events and programs, large and small. It should also be an engaging and comfortable place where users want to linger and return frequently. Finally, City Center Park should be linked to the rest of the community through a comprehensive system of sidewalks, plazas, and street crossings trails that are connected to community and regional destinations near and far.







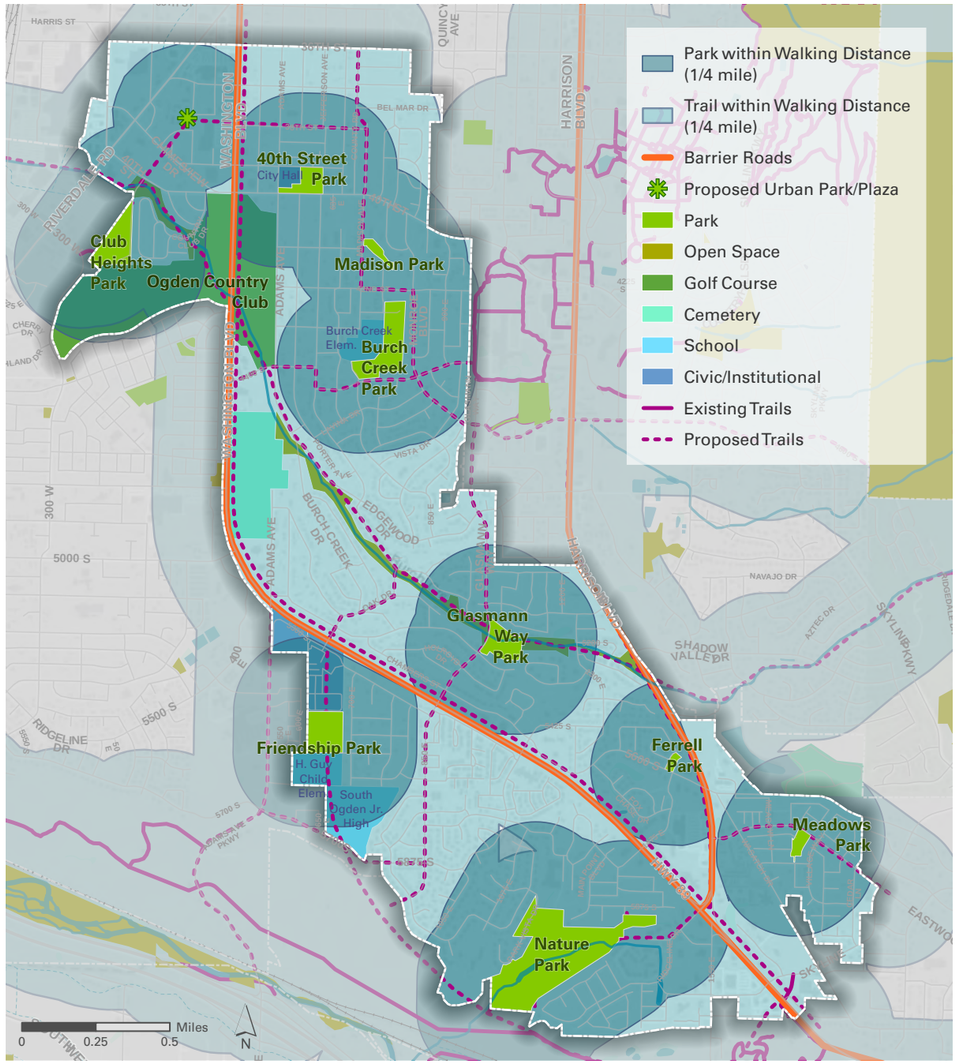


Inspirational examples for a urban City Center Park

IMPROVED PARK AND TRAIL ACCESS

Map 2.7 illustrates the walkshed of both existing and proposed park and trail facilities. With the addition of the proposed urban park/plaza at City Center and the future trail system (described in the next section), all South Ogden residents would theoretically have a trail or park within walking distance (¼ mile) from their homes. However, the circuitous street layout and extensive use of cul-de-sac and dead-end streets in some neighborhoods reduce pedestrian connectivity and result in longer walking distances. Nevertheless, the proposed park and trail enhancements will result in better access to parks and trail by foot or bike.

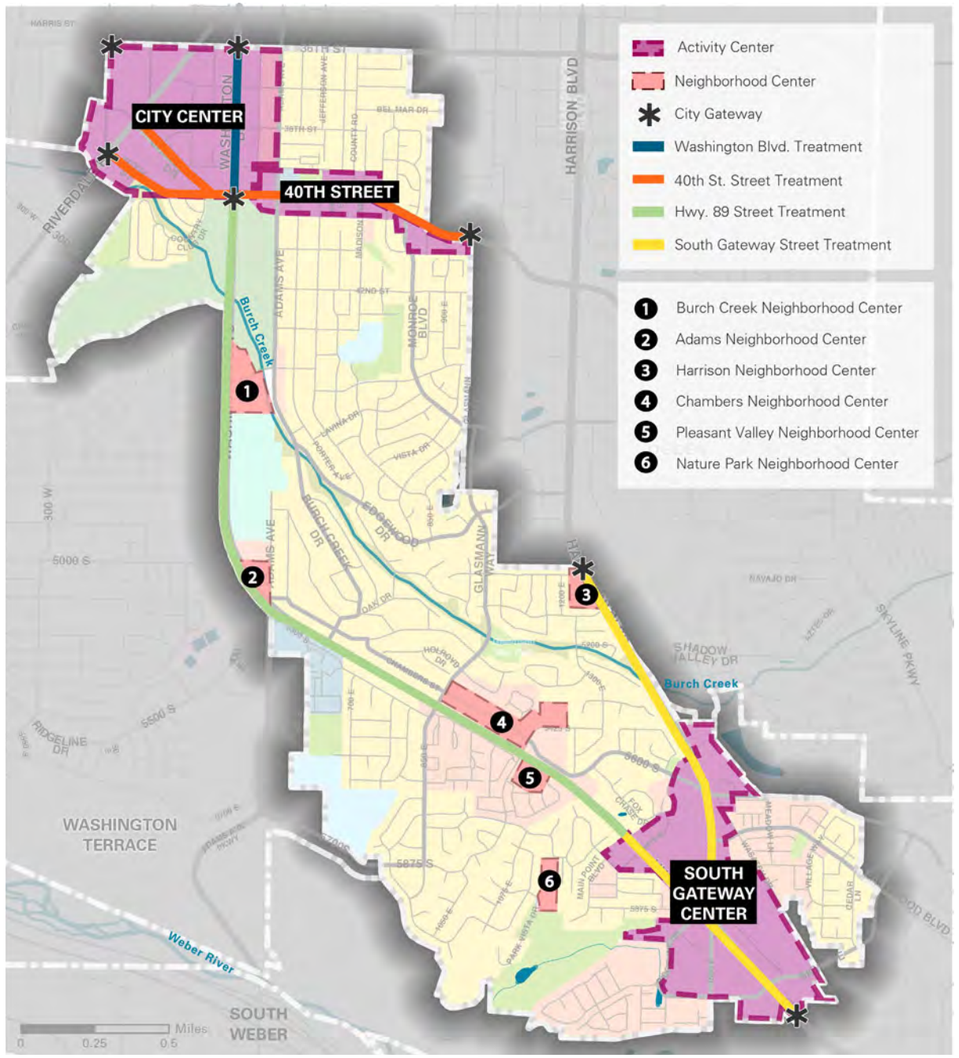
MAP 2.7 - PROPOSED PARKS & TRAILS WITHIN WALKING DISTANCE OF HOME



LAYER 4. CENTERS, GATEWAYS & URBAN DESIGN

The interface between South Ogden and adjacent communities is somewhat blurred, with few indicators that one is entering or leaving the City. Once here, it is not always clear where key destinations and centers are located, or how to get to them. Diverse City centers, quality urban design, attractive streetscapes, and strong gateways are needed to provide a stronger identity and clarity to visitors in particular. **Map 2.8** indicates the location of the City's centers that are supported by gateway and corridor treatments to ensure future growth and infrastructure improvements further strengthen the urban form of the City.

MAP 2.8 - CENTERS, GATEWAYS, & URBAN DESIGN ENHANCEMENTS



CENTERS

As a community approaching build-out, future growth will occur almost exclusively through infill and redevelopment of vacant, undeveloped, and under-utilized sites. A limited amount of smaller-scale residential is anticipated in established neighborhoods, focusing on uses similar in scale to established uses. In contrast, larger-scale redevelopment and densification efforts are supported at City Center and South Gateway Center, and to a lesser degree at six Neighborhood Centers located along key corridors and neighborhood junctions.

This section provides a vision for how these places should be developed and transformed into discernible centers to meet the needs of the City. To summarize, they should include sustainable economic development that transforms the community into a more attractive place to live, work, and play. Form-based codes have been developed for each of these sites, which will help ensure future growth is coordinated and beneficial to the community as a whole.

CITY CENTER

City Center is anticipated to become a thriving downtown and the "heart of the City" – a mixed-use destination, comprising a wide mix of commercial, residential and support uses. According to the form-based code adopted in 2016 for this area, City Center should be a thriving destination that is diverse in use, visually appealing, and pedestrian-friendly. However, there are still several urban design challenges that stand in the way of a successful City center:

- City Center is **bisected by Washington Boulevard (US-89)** - a high-speed, five-lane, highway with inadequate sidewalks and bike/pedestrian facilities. The roadway is a significant barrier between the east and west sides of City Center, and as a result, is a challenging barrier to overcome.
- City Center streets and intersections **lack adequate pedestrian/cyclist infrastructure and amenities** to facilitate safe and efficient travel by foot or bike.
- There are **no community gathering and recreational spaces**.
- The **topography is steep** on the west side of Washington Boulevard, making it difficult to establish a strong roadside presence along the highway. However, this situation has a positive side, as it supports the development of a pedestrian tunnel around 38th Street, which could help link the two sides of City Center.
- City Center **lacks attractive streetscapes and gateways**. There is no obvious sense of arrival as one arrives.

Figure 2.2 illustrates an urban design concept for the downtown area, which aims to address the above challenges while building upon City's existing form-based code. A description of the five subdistricts follows.

FIGURE 2.2 - CITY CENTER URBAN DESIGN DIAGRAM











Inspirational examples for South Ogden's City Center

CITY CENTER "CORE"

This is the "heart" of City Center, where most of its shops, businesses, and workplaces will be located. This is the densest and tallest part of the area, with storefronts envisioned at street level and the upper stories earmarked for living and working.

CITY CENTER "GENERAL"

This subdistrict provides a transition from the "core" to the edges, incorporating a variety of office, retail and residential uses at a variety of scales.

EDGE

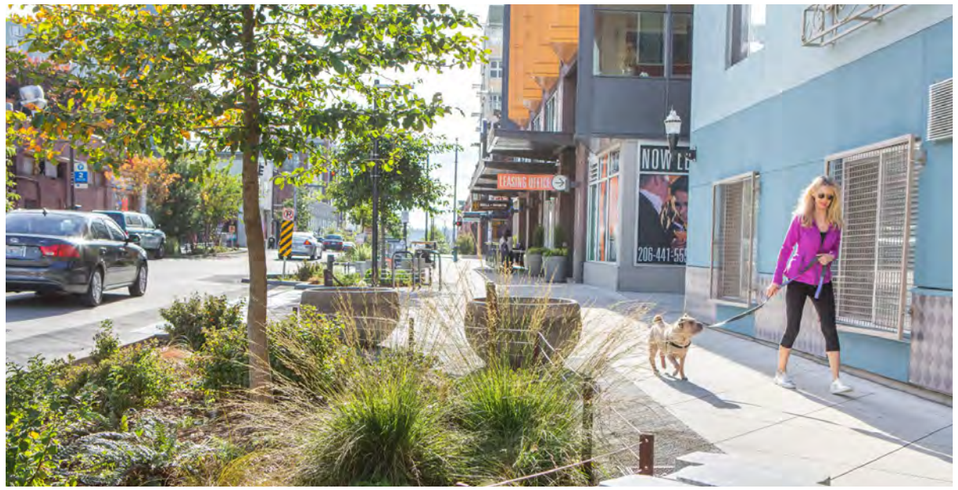
This part of City Center comprises smaller-scale residential buildings, which provide a buffer between existing single-family residential neighborhoods and the "Core" and "General" areas.

40TH STREET "GENERAL"

A corridor district that supports higher-density mixed use-development along 40th Street. Development here is envisioned to be smaller scale and finer grain than the rest of City Center, helping to provide a good fit with adjacent lower-density residences.

RIVERDALE ROAD "GENERAL"

This subdistrict is dominated by car-centric uses, which are buffered to ensure a seamless transition exists with adjacent City Center uses. Typical uses include office, retail, and limited residential uses at a variety of scales, although existing uses such as big box retailers, outdoor sales lots, drive-throughs, and similar auto-oriented uses are likely to be maintained in the future.



Example of a thriving, walkable City center with high-quality streetscapes

CITY CENTER URBAN DESIGN ENHANCEMENTS

Consistent building setbacks and unified street treatments, such as street trees and furnishings, should be used to unify downtown visually. Street trees provide an attractive and unified setting, as well as a canopy of shade and protection from other climatic elements. Wide sidewalks (at least 6 feet in width) facilitate ease of pedestrian access to commercial venues. Even wider sidewalks should be used in the commercial core to accommodate higher pedestrian traffic and encourage flexible uses, such as outdoor eating areas. Traffic calming tools such as bulb-outs, raised crosswalks, narrowed streets, and on-street parking should be used to slow traffic and create a safer and more comfortable pedestrian environment. Street furniture and amenities should also be included, such as benches, trash receptacles, signage and wayfinding, bike racks, and more.

As the major arterial roads bisecting City Center, special design consideration is necessary for both Washington Boulevard (US-89) and 40th Street. Proposed side treatments are illustrated in **Figure 2.4** on page 58 and **Figure 2.6** on page 59. Additionally, more frequent and safer pedestrian crossings are needed to minimize the barrier these roads present to pedestrians. As a UDOT-managed highway, at-grade crosswalks are likely to be difficult to implement on Washington Boulevard. As mentioned previously, a pedestrian tunnel is proposed under Washington Boulevard at 38th street to ensure a safe, and efficient connection between Old Town and New Town without disrupting Washington Boulevard traffic. Additional crossings will be necessary on both roads to maintain adequate pedestrian connectivity.









Examples of quality urban design in walkable City centers

An urban park is proposed in the core of City Center along with a trail, connecting City Center to the rest of the community. The urban park and trials are detailed in the Green Structure section on page 35. Public art should also be included to help establish a clear and unified identity for City Center.

SOUTH GATEWAY CENTER

South Gateway Center is largely built-out. It is dominated by road-dominant uses. The area includes a mix of big-box and strip-mall commercial and higher-density residential uses. There is potential for the area to evolve into a more pedestrian-friendly center as individual parcels redevelop over time. However, it is anticipated that such transformations will take place much slower in this area in comparison to City Center. The future vision for this area emphasizes commercial uses, although mixed uses are permitted. Walkable site design and pedestrian uses are envisioned in the future, replacing the parking and automobile-oriented layouts that currently exist.

Similar to City Center, a form-based code has been developed for this area which is helping to align growth and development with the future vision. Careful urban design will be necessary to support new pedestrian-oriented development as it occurs. South Gateway Center has a very limited street network, comprised mostly of high-traffic arterial roads. A well-connected street system encompassing a finer grain of local, lower-speed streets with frequent pedestrian crossings and high-quality streetscape enhancements is anticipated as the area transforms.









Inspirational examples for South Ogden's South Gateway Center

NEIGHBORHOOD CENTERS

Six neighborhood centers are proposed throughout the community along key corridors and at neighborhood junctions. These sites are currently dominated by suburban-type commercial and retail developments and are envisioned to be transformed into better-integrated community nodes over time. Neighborhood centers are specifically intended to provide a meaningful destination within walking distance of adjacent neighborhoods. They should be small and local with an emphasis on local eateries or boutique retail, but may also include civic and park uses as well.













Inspirational examples for South Ogden's Neighborhood Centers

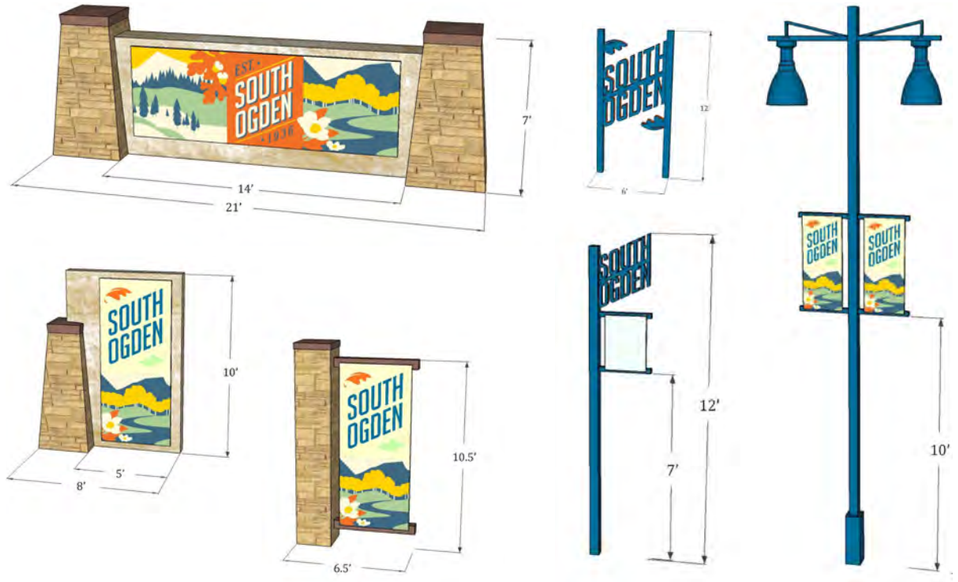
BRANDING, NODES, GATEWAY & CORRIDOR ENHANCEMENTS

Special urban design treatments should be established at each South Ogden center and along major corridors, trails, and public spaces. Each center should be treated as a special place, which will help residents and visitors understand the function of the place. Gateways should be established to clarify arrival into the City, which should go beyond wayfinding and signage and instead focus on the creation of the City's gateways into great public spaces that are beautiful through the use of engaging landscape treatments and special design details.

REINFORCING THE SOUTH OGDEN BRAND

South Ogden City underwent a rebranding effort in 2016 that resulted in new brand for the City. As illustrated in **Figure 2.3**, the South Ogden brand should be extended into the City landscape, helping to unify signage, furnishings, gateway features, and infrastructure Citywide, reinforcing the brand, and helping to distinguish South Ogden from neighboring communities. Efforts should continue to be made to reinforce the brand in the everyday settings of the City, most particularly at centers and along City streets.

FIGURE 2.3 - EXAMPLE SIGNAGE, FURNISHINGS, & INFRASTRUCTURE THAT REINFORCE SOUTH OGDEN CITY'S BRAND



NODE & GATEWAY TREATMENTS

Clear indications that one has arrived in South Ogden should be established at key entrances into the City. A variety of methods and forms can be used, including enhanced landscaping, coordinated signage, unique landforms, and landscape art. The images below illustrate the range of gateway enhancements that will improve wayfinding in the City helping to delineate the community and its neighborhoods. As indicated in **Map 2.8** and detailed below, South Ogden should develop gateway features at key entrances, intersections, and corridors within the City to provide clear indications when one has arrived. As illustrated in the accompanying images, a variety of gateway methods and forms can be used, depending on site and roadway conditions, including a range of enhanced landscape treatments, coordinated signage, special gateway features and landmarks, unique landforms and landscape art.













Inspirational examples of nodes & gateways

CORRIDOR TREATMENTS

Public road rights-of-way are the largest and farthest-reaching public spaces in the City. Historically, streets and roads have been designated as facilities for automobile traffic and public utilities. As the City continues to mature, actions should be undertaken that transform the street corridor into multi-dimensional infrastructure investments, providing space to accommodate alternative transportation modes and help establish community identity.

Typical corridor treatments with detailed streetscape improvements are illustrated on the following pages for four key roadways. These corridors are highlighted in **Map 2.8** and include the following:

- Washington Boulevard (US-89 as it passes through City Center)
- US-89 connecting City Center and South Town Center
- 40th Street
- South Gateway Center Corridors (US-89 and Harrison Boulevard)

Since these roads are primarily managed by UDOT and would be difficult to alter, the proposed enhancements are focused on street-edge changes associated with the sidewalk and park strip zone. Considered holistically, the enhancements are intended to make South Ogden more bike /pedestrian-friendly and aesthetically pleasing while also helping to clarify the South Ogden brand and establish a clear sense of arrival

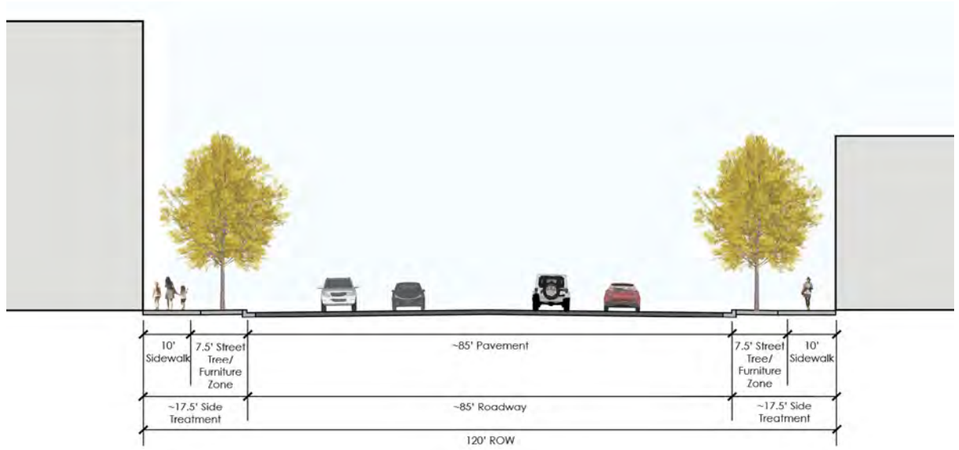
WASHINGTON BOULEVARD

From 36th Street to 40th Street, Washington Boulevard is an 85'-wide highway that bisects the future City Center. As previously indicated, the roadway is fast and wide, creating a significant barrier for pedestrians and cyclists and an unpleasant environment that transmits traffic, noise, and air pollution to the adjacent sidewalks and properties.

As a UDOT-managed road, the City likely has little control over the design of the roadway itself. However, it is recommended that South Ogden should work with UDOT to improve the roadway side treatments as part of making downtown South Ogden a more comfortable pedestrian environment. Traffic calming measures within the roadways such as bulb-outs, islands, signaled, pedestrian crossing, on-street parking, additional street signals, and reduced speed limits should also be discussed with UDOT as part of making this segment of the roadway supportive of the envisioned future of downtown South Ogden.

The street edge is currently dominated by narrow sidewalks with no park strips or street trees. **Figure 2.4** illustrates proposed improvements that widen the sidewalks and add an urban street tree/furniture zone. As shown in the photo below, a similar design has been achieved along Washington Boulevard in downtown Ogden.

FIGURE 2.4 - WASHINGTON BOULEVARD SIDE TREATMENT CROSS-SECTION





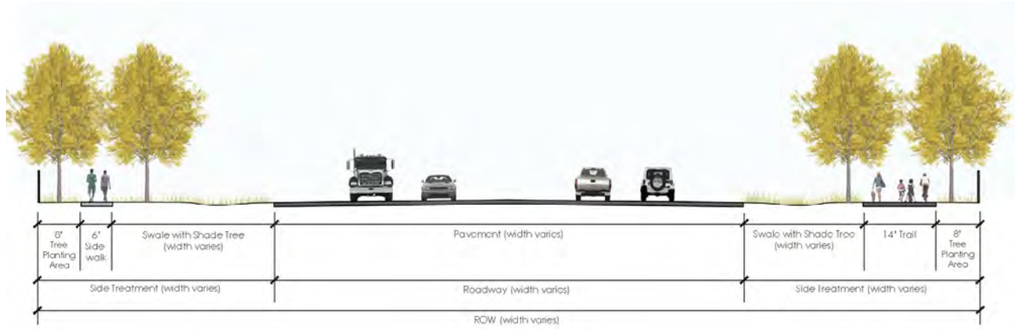
Washington Boulevard, Downtown Ogden, Utah

HIGHWAY 89

Special consideration should be given to beautifying sections of US-89 as it passes through the City, transforming the segment that links City Center with South Gateway Center into a green and lush parkway. Such improvements would provide a positive impression to those traveling through the City, help to reinforce South Ogden's "sense of place," direct views and provide visual buffers, and reduce highway noise in residential neighborhoods.

Figure 2.5 illustrates a potential design solution that includes a wide, multi-use trail on one side of the roads and a wide sidewalk on the other – both flanked by trees, buffering the roadway and providing shade. Both the trail and sidewalk should be offset from the roadway as much as possible to increase pedestrian and cyclist comfort and safety. Additional waterwise plantings or public art within the ROW area would beautify the City and can showcase the artistic expression of the community.

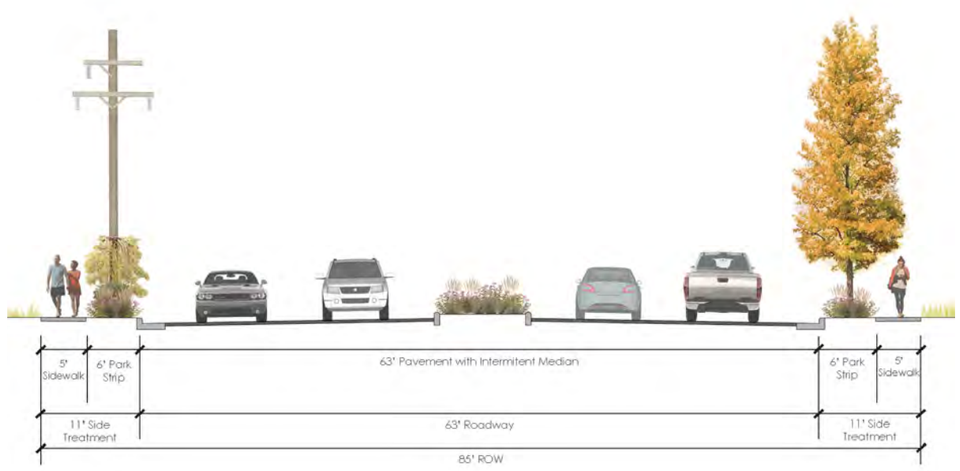
FIGURE 2.5 - US-89 SIDE TREATMENT CROSS-SECTION



40TH STREET

40th Street functions as one of the key east-west connectors in South Ogden, linking City Center to adjacent neighborhoods and communities, and providing access to I-15 to the west and McKay Dee Hospital and Weber State University along Harrison Boulevard to the east. As illustrated in **Figure 2.6**, the corridor was recently re-constructed to serve increased traffic demand, incorporating aesthetic and pedestrian side treatments as part of the final design.

FIGURE 2.6 - 40TH STREET SIDE TREATMENT CROSS-SECTION

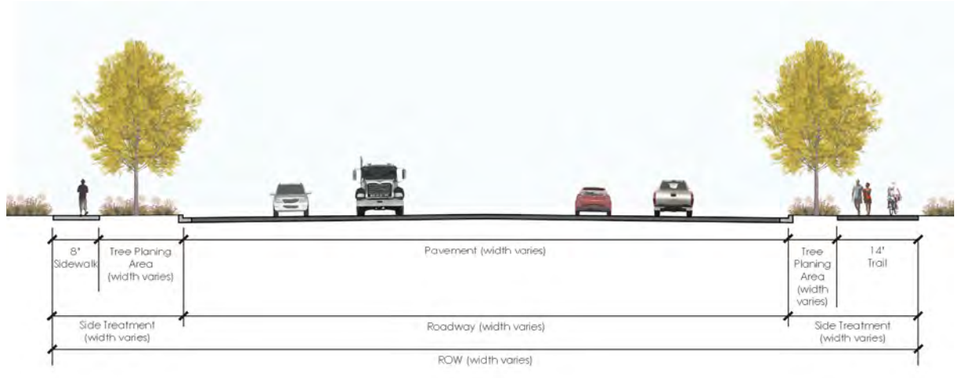


SOUTH GATEWAY CORRIDORS

US-89 and Harrison Boulevard converge in South Ogden's South Gateway Center. These major roadways experience high traffic volumes traveling at high speeds, resulting in an unremarkable and open-feeling gateway area where it is difficult to perceive that one is in

South Ogden rather than one of the adjacent communities. As illustrated in **Figure 2.7**, an improved streetscape with consistent trees and water-wise plantings is proposed to be implemented in this area over time, which will help create a distinct sense of arrival in the City and establish South Gateway Center as a distinct destination. Other enhancements include a multi-use path and consistent sidewalk that also provide an important transportation connection for pedestrians and cyclists as they travel through the City toward adjacent municipalities.

FIGURE 2.7 - SOUTH GATEWAY SIDE TREATMENT CROSS-SECTION



PUBLIC ART

Public art brings an air of imagination and creativity to public spaces, encouraging curiosity and at times, interaction. Public art can also provide a visual relief and lively energy to otherwise indistinct places. The application of public art can help create a unified urban design expression for the City, particularly when implemented along roadways and street corridors that pass within the City's center nodes, near public plazas, at key intersections and gateways, adjacent to street corners, and near significant public building entrances as part of enhancing way-finding. In more active areas, pairing public art with food and seating can be particularly effective, especially in locations that attract large gatherings. Other impactful destinations for public art include public schools, parks, and similar gathering places.



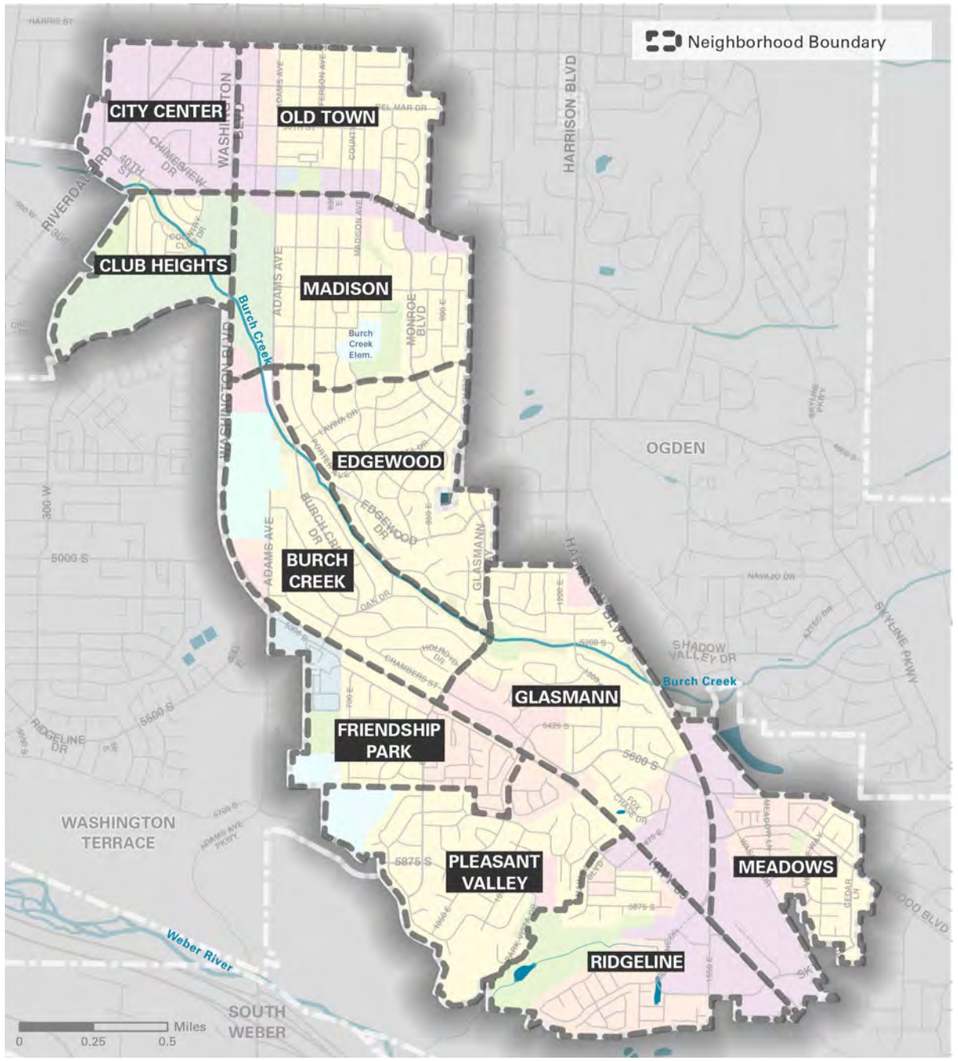


Inspirational examples of public art

LAYER 5: NEIGHBORHOODS

Preserving existing neighborhoods was a top priority for residents in the public engagement process. **Map 2.9** indicates South Ogden's various neighborhoods. Based on public feedback, the following four priorities are proposed to preserve and enhance South Ogden's neighborhoods as the City continues to grow and evolve: **enhance neighborhood identity, improve walkability, maintain and plan infrastructure, and grow the City's urban forest.**

MAP 2.9 - NEIGHBORHOODS



ENHANCING NEIGHBORHOOD IDENTITY

Currently many of South Ogden's neighborhoods have few defining features, making them at times indifferentiable from one another. Having strong neighborhood identities creates a more interesting and diverse City and helps with community wayfinding, allowing both residents and visitors to be able to easily determine where they are and where they are going throughout the City. Neighborhood identities can be strengthened through a number of simple strategies aimed at creating distinctive features in each neighborhood.

One strategy is to create or enhance unique landmarks in each neighborhood. Landmarks can come in many forms including atypical buildings, public art forms, landforms, public infrastructure (i.e. roundabouts, street side treatments, etc.), and more. The City should identify key landmarks within each neighborhood and determine ways to further enhance them. If landmarks do not exist within some neighborhoods, the City can work with the community to construct one that enhances their neighborhood identity.

Additionally, creating a unique neighborhood brand that is compatible with South Ogden City's brand can be used to signify neighborhood identities throughout the City. These brands can be expressed through unique signage, street furnishings, public infrastructure/facilities, and more. These brands should be carefully crafted to not detract from South Ogden City's brand but should be designed in a way that signifies the neighborhood's unique characteristics while still enforcing its identity as a South Ogden community.















Inspirational examples of neighborhood branding and landmarks

IMPROVING WALKABILITY

Additional trails, bike lanes, and sidewalks were cited as the most needed transportation improvements in South Ogden during the public engagement process. Improving the active transportation system will help stabilize local neighborhoods, increasing the quality of life for current residents in particular.

Traffic calming is another important enhancement that can help South Ogden mitigate the impacts of increased traffic in established neighborhoods and establish the City's centers as pedestrian-friendly and walkable environments. Traffic calming typically consists of a set of physical mitigations to roadways to slow vehicle speed, reduce traffic and collisions, limit the severity of injuries from collisions, and, most importantly, enhance the livability of neighborhoods.

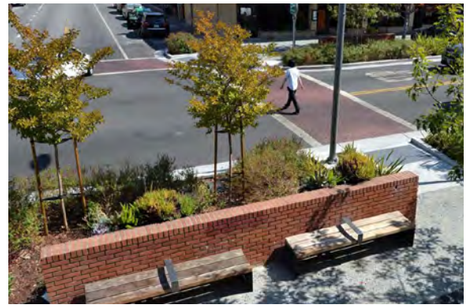
To preserve the neighborhoods and enhance community access in South Ogden, walkability can be enhanced by:

- Implementing the proposed trail system (**Map 2.5**);
- Implementing proposed bike lanes, bicycle boulevards, and enhanced crossings identified in South Ogden Active Transportation Plan;
- Completing existing sidewalk gaps identified in the Active Transportation Plan and ensuring all future development provides adequate pedestrian and cyclist infrastructure;
- Implementing traffic calming measures to slow traffic within residential neighborhoods, centers, and on key pedestrian routes.









Inspirational examples of walkable communities

MAINTAINING & IMPROVING PUBLIC INFRASTRUCTURE

Limiting traffic impacts and maintaining utility infrastructure capacities were indicated as important priorities by residents during the public engagement process. Public infrastructure, roadways, and utilities are essential elements of the community and must be maintained and improved to keep pace with existing and future needs. When applicable, the City should also coordinate with transportation and utility partners to ensure potential local issues and needs are understood and addressed as part of a unified and comprehensive planning and implementation process.

GROWING THE CITY'S URBAN FOREST

A healthy urban forest is an integral infrastructure feature. Large trees not only provide shade, they beautify the City, help clean the air, and, if well-designed, can help enhance wayfinding. Other benefits of a robust and healthy urban forest include:

- Control and cleansing of stormwater
- Reducing the urban heat island effect by providing shade
- Saving energy consumed in air conditioning costs
- Providing wildlife habitat
- Enhancing mental health
- Increasing property values

South Ogden has a robust and mature urban forest. Still, many areas of South Ogden lack trees, particularly along the edges of major roadways. A variety of street trees should be used to transform bare and uninviting roadways into lush corridors and parkways. In general, shade and street trees should be selected that are large at maturity, since this will reinforce the formation of a pleasant and unified district character. Trees and other vegetation located in park strips should be selected to meet the specific design and environmental intent of each specific area, reflecting regionally-appropriate water-wise design and implementation concepts. They should have a broad canopy that helps mitigate wind and summer heat.







Inspirational examples of a robust urban forest

The urban forest must also be regularly assessed and managed to control disease/pest outbreaks, promote species diversity, remove hazardous trees, and plant new trees for future generations. As such, it is recommended that the City continue to invest in and expand its urban forestry program to meet these needs. Some ideas that may be particularly applicable in South Ogden include:

- Re-establishing the South Ogden Urban Forestry Commission to implement policy, programs, and procedures related to a healthy urban forest;
- Creating a voluntary street tree program in which homeowners may apply to have a tree planted in their park strip;
- Creating a hazard tree removal program to assist homeowners with hazardous large trees that require removal that would otherwise be cost prohibitive;
- Establishing partnerships with non-profits such as TreeUtah or Utah State University Extension Services to provide education and information to residents on species selection, planting, pruning, and other tree care guidelines.





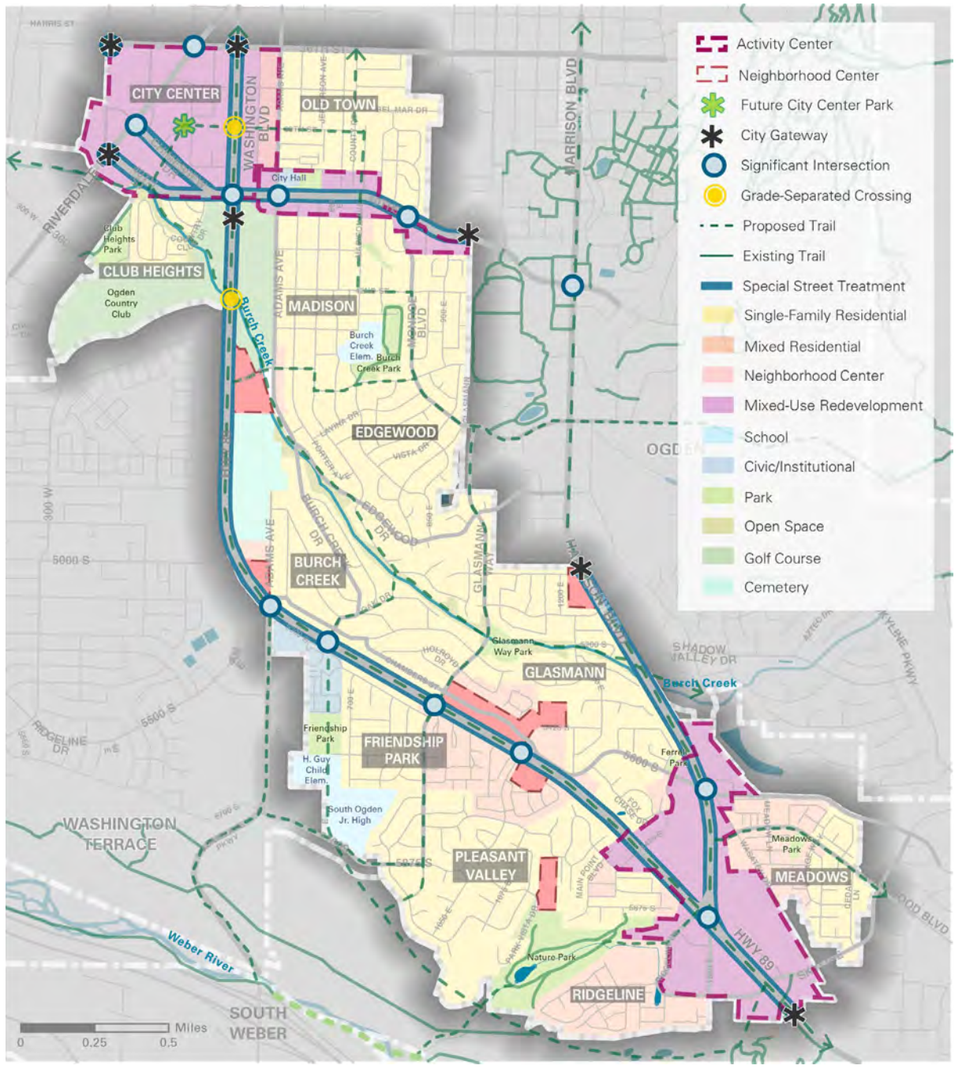


Urban Forestry enhancement ideas

COMPOSITE PLACEMAKING PLAN

Map 2.10 illustrates the Composite Placemaking plan, illustrating a holistic land use and design vision for South Ogden. The drawing "reassembles" the six layers, providing a clear vision of where the City should be maintained and enhanced and where it should grow and change to meet future needs.

MAP 2.10 - COMPOSITE PLACEMAKING PLAN



To summarize, the Composite Placemaking Plan supports a future South Ogden that:

- Continues to have great neighborhoods people are proud to call home.
- Provides a range of high-quality and affordable housing options to meet the needs of all residents at all stages of life.
- Anticipates growth, focusing it into distinct and thriving centers.
- Accommodates all modes of transportation on it's streets and corridors including safe and efficient travel by foot, bike, and vehicle.
- Has a positive appearance and identity that is reinforced through the establishment of unified community gateways, corridors and node enhancements, other urban design improvements, and a strong sense of arrival into the City.
- Provides access to a high-quality, interconnected park and trail system that is available within a fifteen-minute walk of all homes and neighborhoods.

GOALS, POLICIES & IMPLEMENTATION MEASURES

Goal 1: Ensure existing neighborhoods are preserved, protected and well-maintained.

- **Policy 1.1:** Carefully integrate new development with existing uses in established neighborhoods.
  - **Implementation Measure 1.1.1:** Protect existing housing stock to the greatest degree possible.
  - **Implementation Measure 1.1.2:** Maintain neighborhood stability and encourage infill and redevelopment that is consistent with existing uses and scales of development.
- **Policy 1.2:** Preserve and protect established neighborhoods and residential land uses by implementing land use transitions and buffers between uses.
  - **Implementation Measure 1.2.1:** Continue to implement mixed-use development as transition between distinctly different uses.
  - **Implementation Measure 1.2.2:** Support targeted infill and redevelopment to ensure a wider range of housing types are provided.
- **Policy 1.3:** Consider existing development patterns, environmental conditions, infrastructure needs, transportation goals and fiscal impacts when planning future land uses.
  - **Implementation Measure 1.3.1:** Encourage and support land uses that provide adequate off-street parking, reduce travel distances for employment and essential services, reduce pollution, support alternative modes of transportation, and conserve energy.

- **Implementation Measure 1.3.2:** Ensure new development complements the scale and intensity of nearby uses.

Goal 2: Create places for the community to gather and events to draw residents to these places.

- **Policy 2.1:** Establish a new City Center in the northern extents of South Ogden.
  - **Implementation Measure 2.1.1:** Transform the area around City hall into "old town" cultural hub of the City.
  - **Implementation Measure 2.1.2:** Redevelop the portion of City Center west of Washington Boulevard into a thriving and vibrant mixed used center.
- **Policy 2.2:** Support the transformation of South Gateway into a thriving business and service district.
  - **Implementation Measure 2.2.1:** Link City Center and South Gateway Center with a multi-modal Washington Boulevard vehicular, trail and transit circulator system.
  - **Implementation Measure 2.2.2:** Encourage the transformation of identified neighborhood centers into high-quality service centers.
  - **Implementation Measure 2.2.3:** Establish an off-street multi-use trail along the edges of US-89/Washington Boulevard as an active transportation link between City Center and South Gateway Center.
- **Policy 2.3:** Transform identified neighborhood centers and nodes into thriving commercial and service centers.
  - **Implementation Measure 2.3.1:** Transform emerging neighborhood centers and community nodes into neighborhood-focused commercial and service centers.

Goal 3: Coordinate land use and transportation needs to ensure a unified South Ogden vision is achieved.

- **Policy 3.1:** Transform Major Corridors into safe and attractive multi-modal boulevards suitable for pedestrian, cycle and vehicular circulation.
  - **Implementation Measure 3.1.1:** Transform US-89/Washington Boulevard, Harrison Boulevard, 40th Street and other major corridors into easy-to-use and safe pedestrian/cycle routes.
  - **Implementation Measure 3.1.2:** Implement a unified system of pedestrian and cycle enhancements along the edges of the all major corridors, with special emphasis on US-89/Washington Boulevard and Harrison Boulevard. Key enhancements may include HAWK beacon crossings, grade-separated crossings, signalized intersections, and planted park strips with street trees.
  - **Implementation Measure 3.1.3:** Connect 40th Street to adjacent neighborhoods by adding sidewalks on Porter and Jefferson Avenues.
  - **Implementation Measure 3.1.4:** Extend the buffered bike lane west to Wall Avenue to provide a safer cycling with established bicycle routes on Wall Avenue, Lincoln Avenue and Riverdale Road.
  - **Implementation Measure 3.1.5:** Develop a multi-modal transit circulator between City Center and South Gateway Center.
  - **Implementation Measure 3.1.6:** Reduce curb corner radii, increase crosswalk timing and add a multi-use path or protected bike lanes along Riverdale Road to enhance the pedestrian crossing and cycling experience
  - **Implementation Measure 3.1.7:** Improve pedestrian and cyclist safety across US-89/Washington Boulevard by implementing proposed grade-separated or at-grade street crossings.
  - **Implementation Measure 3.1.8:** Implement a unified system of South Ogden branded signage, furnishing and gateways Citywide

Goal 4: Ensure civic, school, park, open space, utility, infrastructure and other non-residential uses reflect the South Ogden future vision.

- **Policy 4.1:** Ensure community facility and infrastructure needs are met.
  - **Implementation Measure 4.1.1:** Continue to cooperate with Weber School District to ensure future needs for schools are understood and planned.
  - **Implementation Measure 4.1.2:** Verify that infrastructure and utility capacities are adequate before approving major development projects in the City.
  - **Implementation Measure 4.1.3:** Tie development approval to extension and upgrades to primary culinary and secondary water, sewer, storm drainage, circulation systems.
  - **Implementation Measure 4.1.4:** Ensure utility systems are in general conformance with adopted utility master Plans.

Goal 5: Utilize an inclusive approach to parks, recreation, trails and open space that supports improved health and well-being for residents of all abilities.

- **Policy 5.1:** Ensure that existing and new parks and open space continue to provide high quality recreation opportunities for the community.
  - **Implementation Measure 5.1.1:** Incorporate adult, youth and all-inclusive amenities in South Ogden parks.
  - **Implementation Measure 5.1.2:** Incorporate community participation into the design process for parks, trails and open space amenities to ensure the full range of user needs are considered.
- **Policy 5.2:** Utilize a comprehensive urban forestry approach to manage the planting and maintenance of trees on public land.

- **Implementation Measure 5.2.1:** Reactivate the South Ogden Urban Forestry Commission to implement policy, programs, and procedures related to a healthy urban forest.
- **Implementation Measure 5.2.2:** Add trees to under-forested areas, particularly along the edges of major roadways.
- **Implementation Measure 5.2.3:** Utilize a broad palette of street trees to help ensure the forest is health and diverse.
- **Implementation Measure 5.2.4:** Create a street tree program that promotes the planting of street trees in park strips.
- **Implementation Measure 5.2.5:** Create a hazard tree removal program to assist homeowners with the removal of hazardous trees that might otherwise be cost prohibitive.
- **Implementation Measure 5.2.6:** Establish partnerships with non-profits such as TreeUtah and Utah State University Extension Services to help provide education and disseminate information to residents regarding tree species selection, planting, pruning, and similar needs.

- **Policy 5.3:** Develop a comprehensive, interconnected park, open space, and trail network that meets the needs of a wide variety of users.
  - **Implementation Measure 5.3.1:** Continue to refine and apply established form-based codes to ensure the vision for the City's centers is achieved.
  - **Implementation Measure 5.3.2:** Develop a new park on the west side of Washington Boulevard as part of creating a premier entertainment destination in South Ogden.
  - **Implementation Measure 5.3.3:** Provide easy and close access from every home to an interconnected system of well distributed parks, open space, trails, and active transportation.
  - **Implementation Measure 5.3.4:** Develop trail crossings that allow for the safe crossing of streets by all trail users.
  - **Implementation Measure 5.3.5:** Provide safe and convenient trail connections between neighborhoods and parks, trails and open space amenities.
  - **Implementation Measure 5.3.6:** Link the South Ogden trail system with regional trails and destinations.

Goal 6: Ensure the prudent use of community resources when implementing the visions for parks, facilities, recreation, trails and open space in South Ogden.

- **Policy 6.1:** Consider all funding and management options to ensure a high-quality park, trail and open space system is achieved.
  - **Implementation Measure 6.1.1:** In addition to RAMP taxes, grants and other well-established sources of funding, the City should explore creative funding options to implement and maintain the park, trail and open space system.
  - **Implementation Measure 6.1.2:** Conduct a Park System Inventory and Conditions Assessment to ensure playground equipment, parking lots and park amenities are maintained and replaced as part of a scheduled operations and management program.
- **Policy 6.2:** Support public and private partnerships to help ensure the park, trail and open space system is well maintained.
  - **Implementation Measure 6.2.1:** Partner with local public schools, Weber School District, Weber State University, public agencies, community groups, volunteer organizations, and local businesses to help meet park, trail and open space needs.
- **Policy 6.3:** Coordinate efforts between City departments and regional partners to ensure the proposed trail network is fully coordinated and implemented as envisioned.
  - **Implementation Measure 6.3.1:** Development reviews should consider the proposed trail network and neighborhood access points to ensure access to recreational amenities and trails is maintained as the community grows and changes.
  - **Implementation Measure 6.3.2:** Continue to work with Wasatch Front Regional Council for trail system funding and planning assistance.
- **Policy 6.4:** Require developer participation in the provision of park, recreation, trails and open space.
  - **Implementation Measure 6.4.1:** Strengthen City ordinances to ensure major development projects participate in the enhancement of park and trail development.
- **Policy 6.5:** Promote thoughtful design and maintenance practices to help ensure that the South Ogden parks and recreation system is sustainable and resilient.
  - **Implementation Measure 6.5.1:** Continue to incorporate up-to-date technologies and practices to conserve water and other resources in the City's parks and recreation system and on other public landscapes.

Goal 7: Make South Ogden distinct and identifiable from surrounding communities.

- **Policy 7.1:** Develop City entrances, nodes and key intersections into a unified system of distinct community gateways, nodes and landmarks.
  - **Implementation Measure 7.1.1:** Carefully design South Ogden's gateways, nodes and landmarks, incorporating features such as enhanced landscaping, coordinated signage, unique landforms and landscape art.
  - **Implementation Measure 7.1.2:** Apply special design treatments along the edges of US-89/Washington Boulevard, Harrison Boulevard, 40th Street and other major corridors as part of transforming utilitarian roadways into attractive boulevards.



CHAPTER 3

TRANSPORTATION

- Activity Centers
- Trail & Bike Network
- Key Connections
- Intersections & Crossings
- Sidewalk Gaps

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INTRODUCTION

Understanding the existing and future transportation needs of South Ogden is essential to ensure transportation systems are aligned with community desires, reflect regional change, and match projected growth, land use, and infrastructure needs. **Appendix B** details existing transportation conditions in South Ogden. The ideas presented in the following pages also align local transportation needs and desires with those of the region ensuring the future transportation system meets the needs of both.

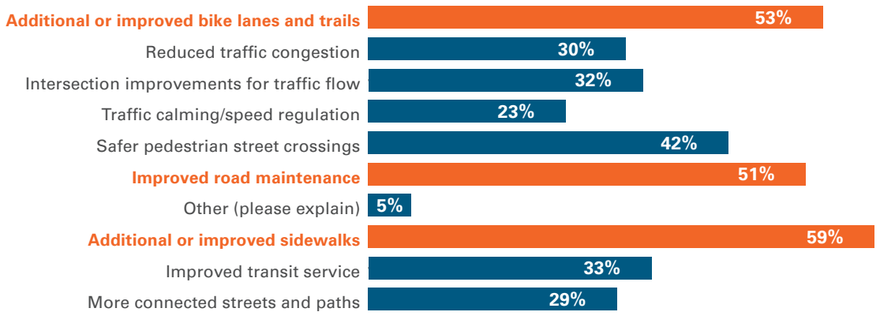
PUBLIC INPUT SUMMARY: TRANSPORTATION

Surveys conducted as part of this planning effort indicate that existing streets are most conducive to driving. As illustrated in **Figure 3.1** below, survey respondents indicate a desire for transportation improvements that result in safe and comfortable travel by foot, bicycle, and transit in addition to vehicles. The most desired transportation improvements that were expressed include additional and improved sidewalks and trails, better road maintenance, and safer pedestrian crossings. Making sure more destinations are accessible within walking distance was also supported (**Appendix A** for further details).

FIGURE 3.1 - TRANSPORTATION SURVEY RESULTS

SURVEY 3: TRANSPORTATION

Which of the following transportation improvements are needed in South Ogden? (Select all that apply)



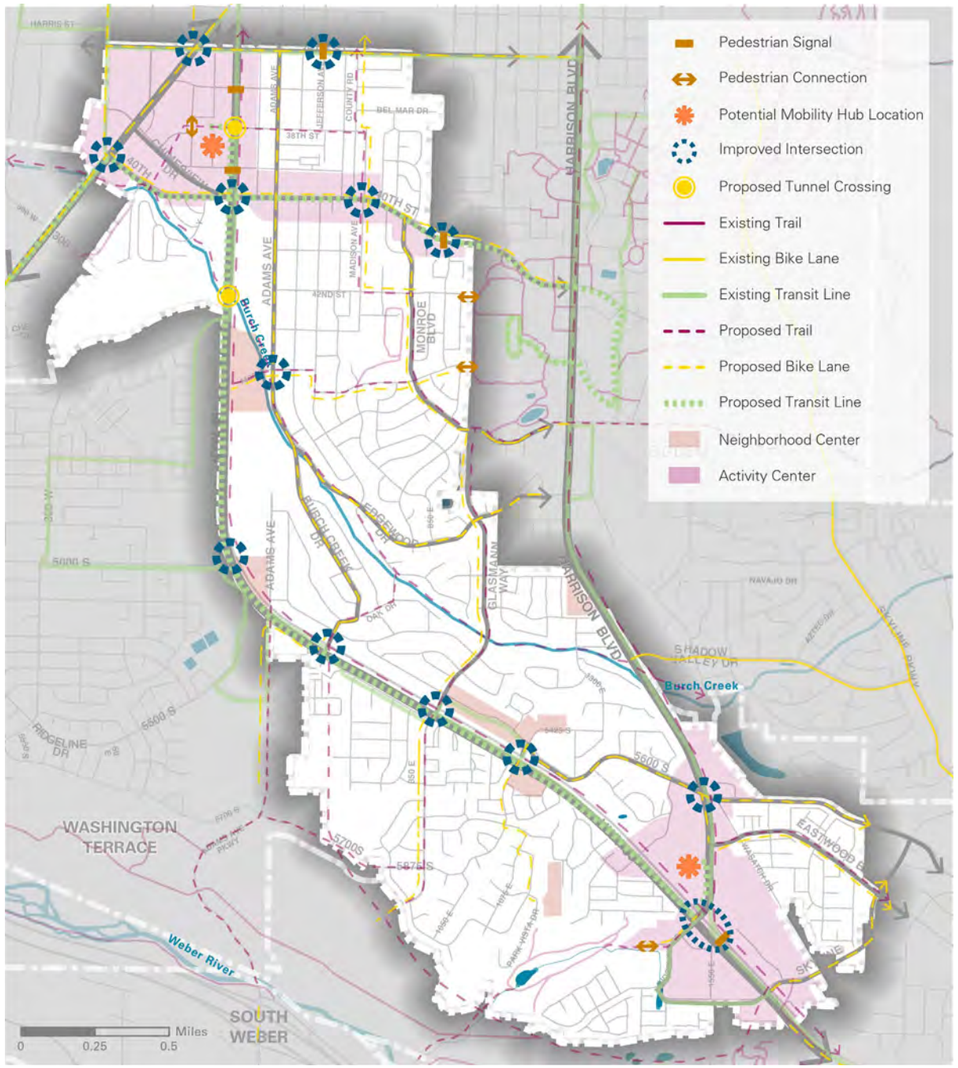
SIDEWALKS, BIKE LANES, TRAILS, & ROAD IMPROVEMENTS ARE NEEDED

Respondents also supported safer pedestrian crossings, improved transit, and intersection enhancements.

TRANSPORTATION NETWORK VISION

As illustrated in **Map 3.1** and described below, the South Ogden Transportation Network reflects a series of comprehensive improvements that improve local circulation and access to existing and future activity centers, pedestrian and cyclist networks, connectivity, intersections/nodes, and sidewalks. The vision is fully aligned with ideas and concepts presented in Chapter 2: Land Use & Placemaking, and is intended to be implemented Citywide as part of a coordinated series of network improvements and enhancements over time.

MAP 3.1 - TRANSPORTATION NETWORK IMPROVEMENTS



ACTIVITY CENTERS

There are two general activity centers in South Ogden. City Center lies around Washington Boulevard between 36th and 40th Street, and South Gateway Center is located around US-89 and Harrison Boulevard in the southern reaches of the City.

CITY CENTER

City Center straddles Washington Boulevard between 36th and 40th Streets, with areas on the west side of the street targeted for intensive commercial, residential and mixed-use development in the City (**Figure 3.2**). The areas to the east support similar land uses, but are intended to be lower-scale, lower intensity and more residential in form to provide an easy transition with established residential neighborhoods to the east. 40th Street is also part of this center, and is envisioned to be transformed into a new type of corridor lined with a range of mixed-use commercial uses and higher-density housing uses.



Washington Boulevard & 39th Street, looking north



Washington Boulevard & 39th Street, looking south

The commercial area west of Washington Boulevard is currently highly car-oriented, with large stores and parking lots facing the street. The eastern side of the street features smaller-scale buildings and businesses and is considered South Ogden's historic Main Street. 40th Street has a distinct pedestrian scale, with existing single-family homes and recent housing developments directly facing the street. The area between Washington Boulevard and Riverdale Road is intended to be maintained as the commercial generator of the Center.

Additional streets and pathways and additional grade-separated or signaled crosswalks across Washington Boulevard are necessary to provide better connectivity, especially at 39th Street. There are two lots at the intersection of 40th Street and Washington Blvd that might serve as a location for a future mobility hub where residents can access a variety of transportation modes, including transit, bikeshare, and e-scooters (**Figure 3.2**).

FIGURE 3.2 - CITY CENTER SATELLITE VIEW

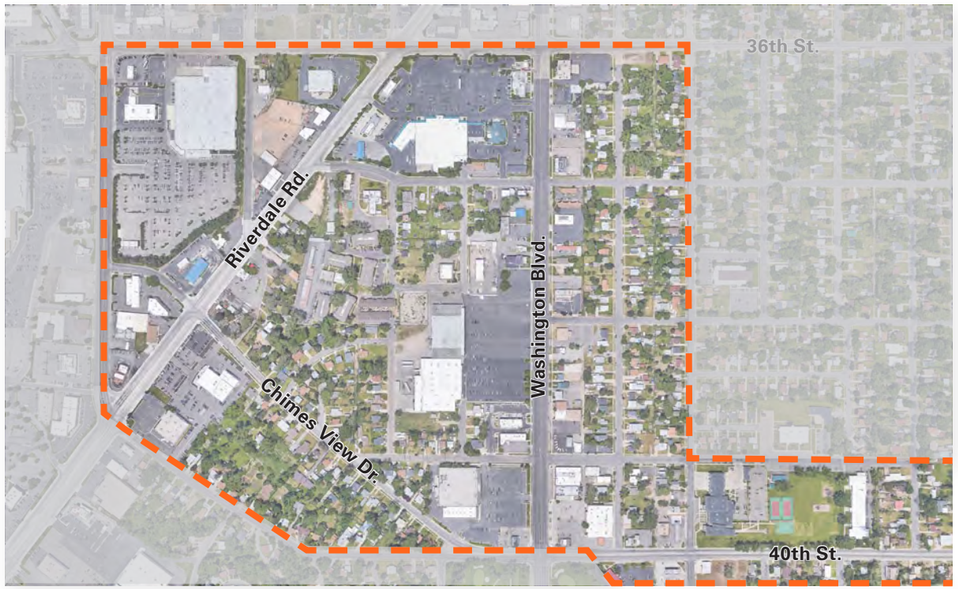




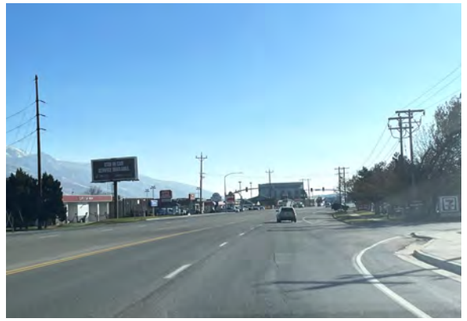
Diagram illustrating various transportation options found at a mobility hub



Inspirational example of a mobility hub

SOUTH GATEWAY CENTER

South Gateway Center includes clusters of commercial and mixed-use activity centered around US-89 and Harrison Boulevard (**Figure 3.3**). Both areas are important transportation nodes, but are not pedestrian friendly at present due to the volume and speed of traffic, the width of the road and traffic lanes, the layout of the streets focused almost exclusively on vehicular movement, and the lack of sidewalks, pathways, and pedestrian infrastructure.



Harrison Blvd. at 5700 South, looking southwest

While there are multiple existing and planned higher-density housing developments within the South Gateway Center, they are disconnected from one another due in part to the barrier formed by US-89 and Harrison Boulevard. As a result, this activity center feels very disconnected and less active even though it provides important services to local neighbors and City residents overall.



US-89/Harrison Blvd intersection, looking Southwest

FIGURE 3.3 - SOUTH GATEWAY CENTER SATELLITE VIEW



Creating safe and convenient pedestrian connections across Highway 89, Harrison Boulevard, and 5600 South/Combe Road is essential for transforming the area into a more vibrant and accessible activity center. This could include the development of a southern mobility hub west of Harrison Boulevard between 5600 South and Highway 89. Here residents would be able to access a variety of transportation services, including micro-mobility and a potential new shuttle that connects residents between South Gateway and City Center. Since many of the buildings and uses are relatively new in this area, the sequence of such significant changes is likely to follow those proposed in City Center.

TRAIL AND BIKE NETWORK

OFF-STREET TRAILS

Off-street trails in South Ogden are currently limited to a few segments in South Ogden Nature Park. A new connection on the east side of the park at 6000 South would provide additional trail access, especially for the residents within the south activity center. There is also a real opportunity to create a multi-use path along Highway 89 that stretches along the entirety of the corridor within South Ogden, connecting City and South Gateway Centers together.

ON-STREET TRAILS

South Ogden has a handful of on-street bikeways. Unfortunately, the bike facilities are poorly connected, making it difficult to provide a safe and contiguous biking experience. The Wasatch Choice 2050 Vision was developed by Wasatch Front Regional Council (WFRC) and many partners, including South Ogden. It guides future transportation investments, development patterns, and economic opportunities in order to promote an enhanced quality of life for the region. In South Ogden, the vision identifies a variety of on-street bike facilities, including a bike boulevard and on-street bike lanes. In order to better connect residents to community locations within South Ogden, the addition of additional bike boulevards on Monroe Street is a particularly important step toward meeting the regional vision, since Monroe Street has multiple four-way stops along its length and high-visibility crosswalks.

KEY CONNECTIONS

Key street and path connections are predominantly composed of pedestrian connections through and toward the north and south activity centers. In order to make both City Center and South Gateway Center successful destinations, it is vital to ensure easy and safe access exists at both of these important locations. This might take the form of a pedestrian walkway between 38th Street and the north end of Grant Avenue just



Pedestrian connection opportunity to hospital grounds on 44th Street

behind the Big Lots store, a mid-block north-south pedestrian connection from 39th Street to Chimes View Drive, and a walkway along the driveway north of Fresh Market.

Other opportunities for pathway connections include a pedestrian walkthrough at the City's eastern end where multiple dead ends prohibit pedestrians or cyclists from accessing the hospital trail system or existing active transportation infrastructure that provides connections to Weber State University.

INTERSECTIONS AND CROSSINGS

The various major street intersections in South Ogden are all potentially important transportation nodes. However, they also act as significant barriers to active transportation options,(walking and biking in particular). Providing safe and accessible crossings at these locations will help pedestrians move through South Ogden more easily.



Example of a HAWK Beacon crossing



Example of reduced curb radii

Other significant barriers include the major roadway corridors, including Washington Boulevard, Riverdale Road, and Harrison Boulevard. Adding additional pedestrian crossings across each of these roads can reduce the impact of these barriers and promote better connectivity throughout the City. Where possible, upgrade crosswalks with grade-separated crossings (pedestrian tunnels or bridges), or a HAWK beacon or signalized intersection where grade-separated solutions are not feasible. Particularly, enhanced crossing should be provided in locations where pedestrians are required to cross more than three travel lanes (e.g. the intersection of Washington Boulevard and 37th Street). Finally, where possible, retrofit existing curbs to reduce their radii, and provide directional curb ramps and increase the crossing time at a signalized intersections, so individuals of all ages and abilities have adequate time to safely cross the road.

SIDEWALK GAPS

Some streets in South Ogden currently lack sidewalks, forcing pedestrians to walk in the roadway. Implementation of a program to eliminate all gaps in the sidewalk network Citywide will greatly enhance walkability and connectivity of non-vehicular movement. Important pedestrian routes that currently lack complete sidewalks include Porter Avenue, Jefferson Avenue, Orchard Avenue, 38th Street, 37th Street, Birch Creek Drive, Ben Lomond Avenue, and Sunset Drive.

GOALS, POLICIES & IMPLEMENTATION MEASURE

As a city amid other jurisdictions in the greater Ogden area, South Ogden is crossed by regional travelers and major corridors, creating safety challenges for the community. The General Plan seeks to increase safety for all modes, including safer traffic patterns, reduced conflicts, reduced crashes, and greater pedestrian and bicycle comfort.

Goal 1: Increase traffic safety for all users.

- **Policy 1.1:** Create a safe transportation system for all users.
  - **Implementation Measure 1.1.1:** Ensure all infrastructure is accessible and easy to use by all, including young and old residents and those with disabilities. Bring infrastructure to Americans with Disabilities (ADA) standards, and consider adding features such as directional curb cuts and longer crossing times at major intersections.
- **Policy 1.2:** Address crash hot spots on major roads, especially Washington Boulevard/ US-89, Harrison Boulevard, and 40th Street.
  - **Implementation Measure 1.2.1:** Manage access on major roads by considering tools such as reduced and shared vehicle accesses and medians.
  - **Implementation Measure 1.2.2:** Slow traffic in the north and south activity centers through design interventions such as narrower lanes, bulb-outs, and median pedestrian refuge islands.
- **Policy 1.3:** Improve pedestrian safety.
  - **Implementation Measure 1.3.1:** Ensure pedestrians are more visible to other users.
  - **Implementation Measure 1.3.2:** Address traffic speed through design interventions that also increase pedestrian safety such as curb extensions or median pedestrian refuges.
  - **Implementation Measure 1.3.3:** Identify priority pedestrian crossings within the transportation network that show higher demand for improved pedestrian safety improvements.
  - **Implementation Measure 1.3.4:** Add missing sidewalks, especially on roads that lead to community locations or existing high-quality pedestrian infrastructure. Important roads lacking sidewalks include Porter Avenue, Jefferson Avenue, and Orchard Avenue
- **Policy 1.4:** Improve and expand bicyclist safety.
  - **Implementation Measure 1.4.1:** Implement the identified active transportation and bicycle network improvement projects of the South Ogden Active Transportation Plan.
  - **Implementation Measure 1.4.2:** Ensure safe crossings and access points to bicycle facilities.
- **Policy 1.5:** Evaluate the feasibility of grade-separated crossings in priority locations
  - **Implementation Measure 1.5.1:** Where safe at-grade crossings are not feasible, evaluate the potential for creating grade-separated crossing of major barriers to

provide safer crossing opportunities for pedestrians and cyclists. These can include both bridges and tunnels/underpasses, as well as crossings over geographical barriers. See Transportation Network Concept for potential locations.

- **Policy 1.6:** Mitigate visibility and awareness issues.
  - **Implementation Measure 1.6.1:** Address visibility issues among street users, especially where topography and road design limit visibility of other traffic participants like pedestrians or cyclists. Strategies such as advance warnings and restricting parking in areas with limited visibility can help improve visibility and awareness.
- **Policy 1.7:** Calm traffic on neighborhood streets.
  - **Implementation Measure 1.7.1:** Calm traffic on neighborhood streets that have potential to experience higher amounts of cut-through traffic.
  - **Implementation Measure 1.7.2:** Add elements such as traffic circles or making "hot spot" treatments can discourage non-local traffic from using neighborhood roads as alternative routes.

Goal 2: Shape walkable and accessible activity centers.

The General Plan guides the evolution of City Center and South Gateway Center into destinations that provide high-quality pedestrian environments, excellent transit ridership opportunities, and improved community accessibility by all modes of transportation.

- **Policy 2.1:** Transform both centers into places with superlative pedestrian environments.
  - **Implementation Measure 2.1.1:** Create street environments in both centers that are scaled to people rather than automobiles. Dedicate a higher percentage of street space to pedestrian and public space uses, orient buildings to the sidewalk, and provide amenities that increase the comfort of people, such as shade and high quality street furnishings.
  - **Implementation Measure 2.1.2:** Ensure a well-connected street network with safe pedestrian crossings and safe connections to trails.
- **Policy 2.2:** Encourage new development to be walkable and pedestrian-friendly.
  - **Implementation Measure 2.2.1:** Where appropriate, require all new development in the centers to include design elements that support walking, including wider sidewalks with direction curb ramps, buildings aligned along the streets, ground floor architecture that is highly transparent, and parking located to the rear of buildings.
- **Policy 2.3:** Improve transit service, access, and supportive land use in activity centers.
  - **Implementation Measure 2.3.1:** Work with Utah Transit Authority (UTA) to increase current and future transit service and strengthen ridership.
  - **Implementation Measure 2.3.2:** Encourage transit-supportive developments and urban design standards in both centers. Examples might include the introduction of high-quality waiting environments of transit stops located in the activity centers, which could be achieved by adding shelters with benches, wayfinding signs, and public art, for example.
  - **Implementation Measure 2.3.3:** Create direct and safe pedestrian access to transit stops by improving and/or adding safe crossings and walking paths.
- **Policy 2.4:** Establish Community mobility hubs in City Center and South Gateway Center.
  - **Implementation Measure 2.4.1:** Plan and build a community mobility hub in City Center, where South Ogden residents and visitors can access a variety of transportation services including transit that builds off the 470 Bus Route, new park and ride facilities, a new shuttle system, and micro-mobility facilities such as e-scooters and bikeshare stations.
  - **Implementation Measure 2.4.2:** Consider the establishment of a mobility hub at South Gateway as a long-term enhancement, building on the Harrison Boulevard corridor, Weber State University connections, and the 455 Bus Route.
- **Policy 2.5:** Create community gathering spaces.
  - **Implementation Measure 2.5.1:** Identify locations at each center for designated community gathering spaces such as plazas and parks. These should be combined with the design of the mobility hubs, potentially increasing usage of the services provided.
  - **Implementation Measure 2.5.2:** Ensure the community is part of the decision-making process when selecting sites and designing facilities so they maximize community opportunities and meet a range of needs.
- **Policy 2.6:** Create quality bike infrastructure and environments
  - **Implementation Measure 2.5.3:** Design the City's centers as active transit nodes that include pedestrian and bicycle paths, mobility hubs, and transit stops that are integrated, safe, convenient, and easy-to-use.

Goal 3: Connect the community internally and to the greater region.

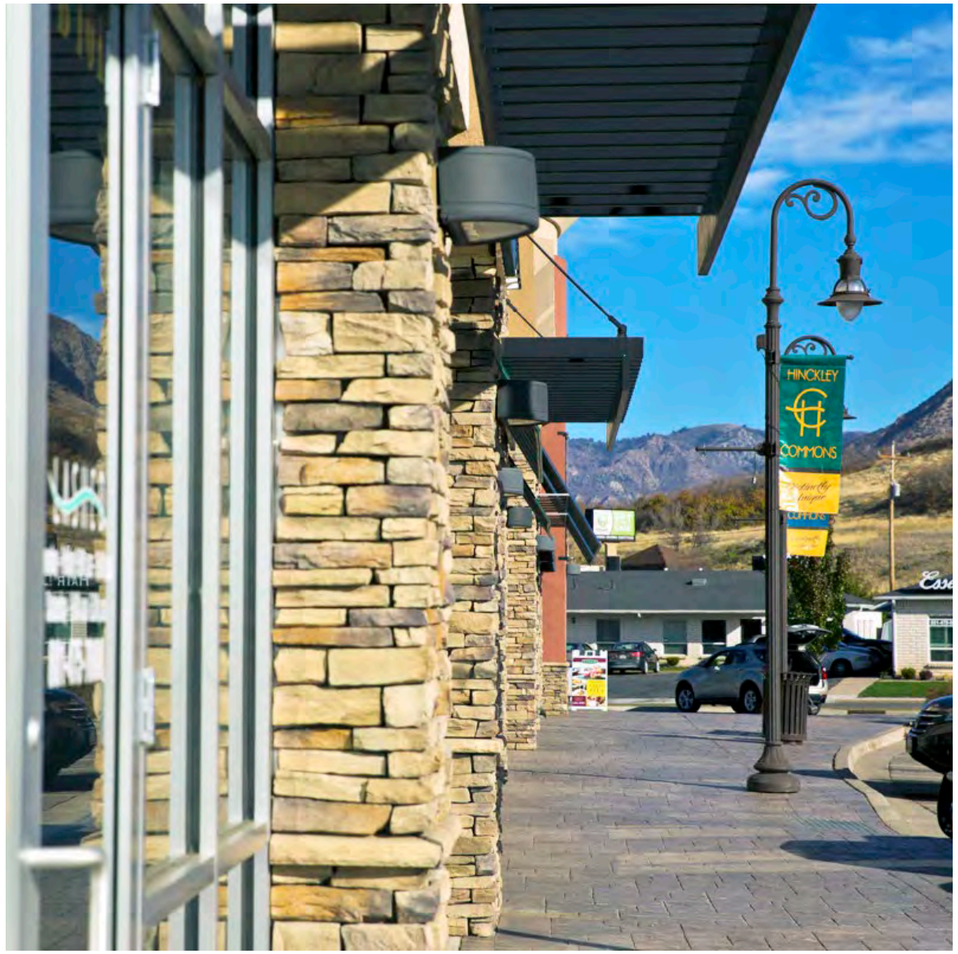
The General Plan seeks to improve and create multi-modal connections within South Ogden. Examples include the planned bike and pedestrian network that will link residents to neighborhoods, trails, transit services, and other local and regional destinations, such as Hill Air Force Base, Weber State University, and adjacent communities.

- **Policy 3.1:** Improve access to community destinations.
  - **Implementation Measure 3.1.1:** Ensure that road infrastructure is safe for all users, and create good street connectivity by adding pedestrian and cycling pathways and walkthroughs where possible.
- **Policy 3.2:** Retrofit key transportation connections.
  - **Implementation Measure 3.2.1:** Identify key street and/or pathway connections within South Ogden and retrofit the network to add them to provide better access for residents and visitors. Ensure that these retrofitted street connections are safe for all modes by including active transportation infrastructure where space allows, and ensure the system is linked with regional systems.
- **Policy 3.3:** Integrate new developments.

TRANSPORTATION

- **Implementation Measure 3.3.1:** Leverage new developments to improve connectivity with surrounding areas. Ensure all new projects have good street connectivity, are well-integrated into the existing transportation network, and include high-level pedestrian infrastructure.

- **Policy 3.4:** Ensure transportation infrastructure is accessible.
  - **Implementation Measure 3.4.1:** Retrofit existing infrastructure and design new infrastructure from the outset to be easily accessible, especially for individuals with disabilities. Work with UTA to add or include accessible and comfortable waiting areas to existing and future transit stops.
- **Policy 3.5:** Connect transit to regional destinations.
  - **Implementation Measure 3.5.1:** Work with UTA to explore the realignment of existing transit routes (such as Route 455 and Route 470) and add additional stops in South Ogden to promote better transit connections to regional destinations. Consider adding a new circulator route along Washington Boulevard between the north and south activity centers to provide an easy connection to a variety of destinations for South Ogden residents.
- **Policy 3.6:** Implement a low-stress bicycle network.
  - **Implementation Measure 3.6.1:** Establish a low-stress bicycle network within South Ogden that is integrated with the active transportation network of surrounding communities where possible. Create designated routes on low-stress neighborhood roads to help improve connections and provide a more enjoyable cycling experience. Provide physically separated cycling facilities on all major transportation corridors where possible.
- **Policy 3.7:** Link neighborhoods to the regional trail network
  - **Implementation Measure 3.7.1:** Identify gaps in the South Ogden trail and bicycling network in all neighborhoods. Work with neighboring jurisdictions to connect South Ogden's trails to the regional trail network, with particular emphasis on locations in the eastern foothills and west toward the Weber River.
- **Policy 3.8:** Maintain quality traffic access to regional destinations.
  - **Implementation Measure 3.8.1:** Ensure traffic movement and access to regional destinations, including the McKay-Dee Hospital, Weber State University, and Hill Air Force Base is seamless and high-quality. Work closely with UDOT to ensure vehicular traffic is moved efficiently while also ensuring the safety of active transportation movements.
- **Policy 3.9:** Fill in sidewalk gaps.
  - **Implementation Measure 3.9.1:** Identify gaps in the South Ogden network and fill in missing links to provide a complete and safe sidewalk network for pedestrians. All new sidewalks should have directional curb ramps that are accessible for all users.



CHAPTER 4

ECONOMIC DEVELOPMENT

- **Background & Summary of Major Findings**
- **Economic Snapshot**
- **Sales Gap ("Leakage") Analysis**
- **Retail Opportunities**
- **Redevelopment Potential & Property Values**

BACKGROUND & SUMMARY OF MAJOR FINDINGS

BACKGROUND

Chapter 4 is a summary of the South Ogden Economic Analysis Summary performed by Zions Bank Public Finance in April 2022. The purpose of the analysis was to evaluate current economic conditions and future development potential from a data-driven approach. The report contains major findings, strategies and recommendations, and a discussion of key data points that led to the proposed strategies. Find the full report in **Appendix C**.

BUSINESS & ECONOMIC DIVERSITY DESIRED BY THE PUBLIC

When the general public was asked to comment on what facilities, services, businesses, or amenities they would like to see in South Ogden, 36% of comments were focused on business and economic diversity (**Appendix C**). The most popular requests included: dining and retail options, grocery stores, entertainment options, and an attractive downtown area.

ECONOMIC ANALYSIS MAJOR FINDINGS

SOCIO-ECONOMICS

- Approximately 2,300 more people enter South Ogden to work each day than leave to work outside the City.
- The largest employment industry is healthcare.
- The City is largely built out with future population growth coming from redevelopment and increased densities.
- Homes are relatively affordable in South Ogden when compared to housing in other similarly sized communities along the Wasatch Front.

BUSINESS ENVIRONMENT

- Most existing businesses are currently clustered at the northern and southern ends of the City.
- Businesses in the northern part of the City account for 74% of all retail sales.
- Market values per acre are higher at the southern end of the City as compared to the northern end of the City; in contrast, sales per acre are higher at the northern part of the City compared to the southern part of the City.
- The northern part of the City shows several aging properties with low market values that are ripe for redevelopment.
- The City is located geographically in the midst of significant population and employment, has numerous sites with good visibility, access and traffic counts, and has the ability to attract most large national retailers.
- Riverdale Road provides a significant competitive alternative to businesses locating in South Ogden.

RETAIL ANALYSIS

- South Ogden has a retail sales capture rate of nearly 160%.
- South Ogden has a particularly strong capture rate of nearly 600% in the General Merchandise category; the City shows significant leakage in building materials which are readily available in Riverdale.
- Retail trends, accelerated by COVID-19, are changing, and thereby resulting in the need for less retail space per capita due to more online shopping.
- More online shopping originating from residential units has resulted in a shift of retail sales tax revenues away from regional retail centers to bedroom communities.

OFFICE ANALYSIS

- The office market in Davis and Weber counties is supply restricted, with only 10,000 square feet of space currently under construction and only four spaces with over 25,000 square feet available across both counties.
- According to Newmark: “The demand for health services was felt strongly in Davis and Weber counties, with health services tenants such as therapy and counseling, home health services and general community outreach and care accounting for over 20% of new leasing activity during the first half of 2021.” South Ogden is well situated to capitalize on healthcare related services.

MARKET CONDITIONS

- At the present time, multifamily housing and flex office space provide the greatest returns to developers.
- The office market is showing some uncertainty with many businesses now offering work-at-home or hybrid/sharing office arrangements, thereby reducing the need for office space overall and making rents in existing buildings somewhat more competitive.
- Most brokers agree that we are “over-retailed” in terms of overall retail space.
- Successful retail establishments are those that have pivoted with the changing trends by doing such things as: adding interactive/entertainment space (something that can’t be obtained online), curbside pickup, delivery options, hygiene enhancements to products, modest fees charged for online events such as cooking classes that showcase products, or lifestyle platforms.

ECONOMIC SNAPSHOT

FIGURE 4.1 - WORKFORCE COMMUTE

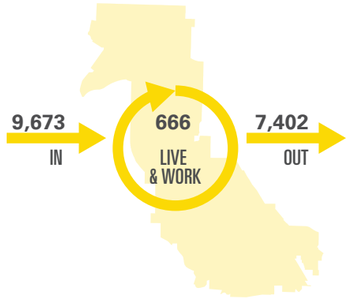
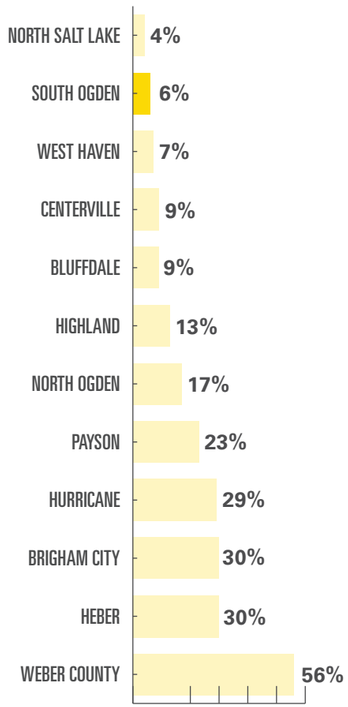


FIGURE 4.2 - % OF EMPLOYEES THAT LIVE AND WORK IN CITY



Residents are mainly employed outside of the City boundaries with less than 700 residents both living and working within the City. However, more workers enter the City each day for work than leave the City, thereby establishing South Ogden as an employment center. The largest employment industry is in health care.

FIGURE 4.3 - EMPLOYMENT INDUSTRIES

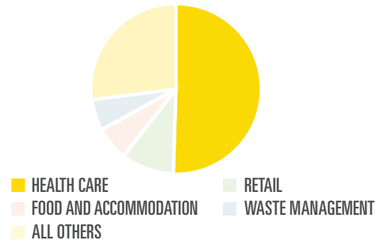
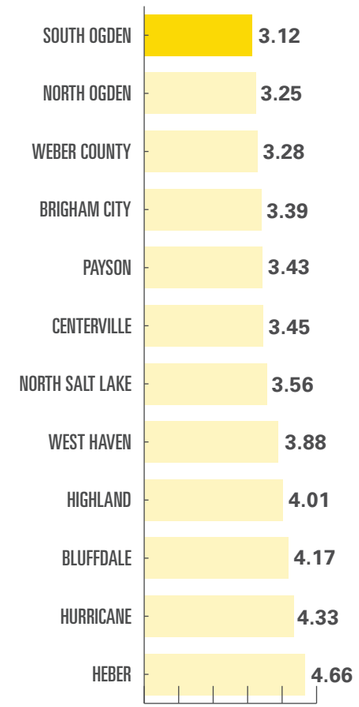


FIGURE 4.4 - AFFORDABILITY INDEX



South Ogden is a relatively affordable place in relation to comparable communities along the Wasatch Front, including Weber County on average.

FIGURE 4.5 - TOTAL % OF SALES BY AREA

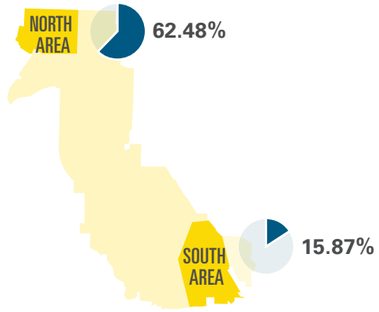


FIGURE 4.6 - % OF SOUTH OGDEN'S RETAIL SALES BY AREA

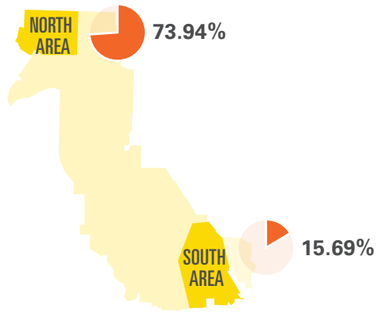
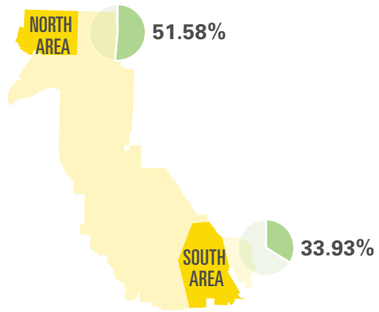


FIGURE 4.7 - % OF SOUTH OGDEN'S SERVICE RELATED SALES BY AREA



The majority of retail sales occur in the north area of the City.

TABLE 4.1 - COMMERCIAL PROPERTY VALUES NORTH/ SOUTH COMPARISON

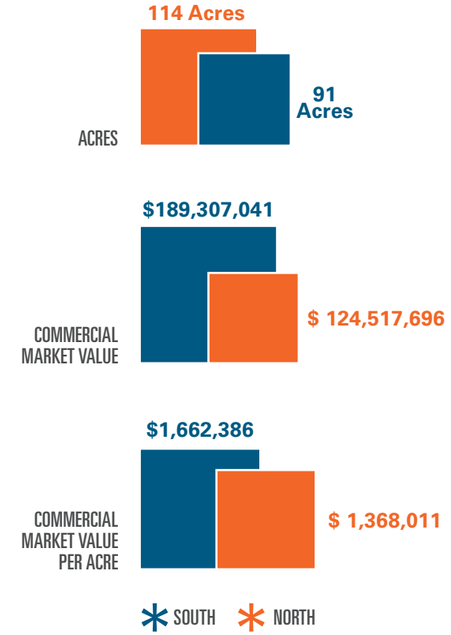
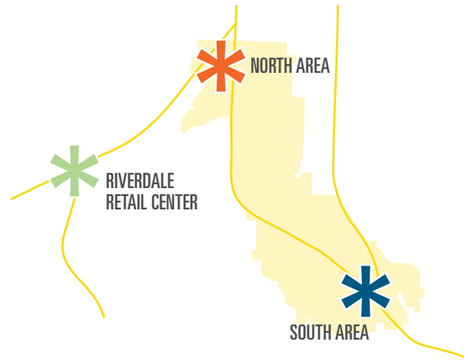


FIGURE 4.8 - SOUTH OGDEN & RIVERDALE COMMERCIAL CENTERS



Among the three commercial centers, Riverdale has the highest concentrations of both population and employment, although both sites in South Ogden are sufficiently strong to attract most national retailers.

SALES GAP ("LEAKAGE") ANALYSIS

A sales gap analysis shows the estimated amount of retail purchases made by residents of South Ogden[1] and the percentage of those purchases being made within City boundaries (as reflected by the "Capture Rate"). Where the capture rate is less than 100%, this indicates that residents are leaving the City to make purchases elsewhere. Where the capture rate is greater than 100%, such as for General Merchandise Stores, this indicates that consumers from outside of the City are traveling to South Ogden and making purchases within City boundaries.

Corresponding to the capture rate is the leakage amount in each category. Since South Ogden has high capture rates in most categories, the overall leakage is actually positive ($155 million in annual sales and a capture rate of 160%) indicating the City is capturing more than its "fair share" of retail sales as compared to other communities. Categories where the capture rate is less than 100% and City residents are making purchases in other cities show a negative leakage amount. This is the amount South Ogden is losing in sales annually for that category. For example, South Ogden has a lower capture rate for building materials, which translates into a loss of about $24.6 million per year in potential sales in the City (**Table 4.2**).

1 Estimated consumer purchases are based on average annual consumer purchases in the State of Utah.

TABLE 4.2 - SALES LEAKAGE

	CATEGORY	2020 LEAKAGE	2020 CAPTURE RATE
Retail	Motor Vehicle and Parts Dealers	$30,888,696	171.90%
	Furniture and Home Furnishings Stores	($4,415,351)	29.09%
	Electronics and Appliance Stores	($5,188,482)	19.79%
	Building Material and Garden Equipment and Supplies Dealers	($24,599,014)	2.15%
	Food and Beverage Stores	$2,553,142	108.49%
	Health and Personal Care Stores	($1,059,898)	66.82%
	Gasoline Stations	($2,862,010)	62.25%
	Clothing and Clothing Accessories Stores	($5,276,053)	42.37%
	Sporting Goods, Hobby, Book, and Music Stores	($2,423,255)	65.67%
	General Merchandise Stores	$179,620,344	599.11%
	Miscellaneous Store Retailers	$1,252,524	112.52%
	Nonstore Retailers	($5,797,969)	80.08%
Services	Performing Arts, Spectator Sports, and Related Industries	($235,794)	0.43%
	Museums, Historical Sites, and Similar Institutions	($232,702)	0.09%
	Amusement and Recreation Industries	($725,396)	77.88%
	Accommodation	($8,210,300)	1.62%
	Food Services and Drinking Places	$4,354,084	116.98%
	Repair and Maintenance	($3,509,926)	51.45%
	Personal and Laundry Services	$816,520	147.33%
	Total	**$154,949,161**	**159.68%**

RETAIL OPPORTUNITIES

Generally, retail opportunities exist either where:

- There are areas of strength and the community can add complementary development near its strongest retail clusters, such as near Costco (**Table 4.3**) in South Ogden; and
- There is significant leakage (unmet needs) such as in building materials. In the case of South Ogden, however, many building material stores are located on Riverdale Road and there is likely not sufficient demand in the regional area for additional development of this type in South Ogden at the present time.

South Ogden is currently "bookended" with two retail clusters at its north (City Center) and south (South Gateway Center) ends with over 62% of the City's retail sales take place in the northern center and 16% occurring in the southern end (**Figure 4.5** and **Map 2.8**).

TABLE 4.3 - FISCAL IMPACTS OF VARIOUS RETAILERS

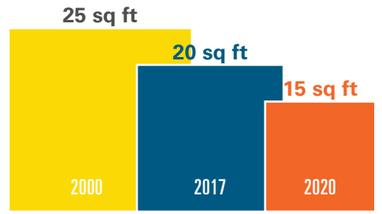
TENANT	AVG. SALES PER SQUARE FEET	AVERAGE STORE SIZE (SF FT)	FISCAL IMPACT TO CITY*
Olive Garden	$540	8,000	$21,600
Denny's	$330	4,200	$6,930
Costco	$1,050	145,000	$761,250
Burger King	$140	3,200	$2,240
Wendy's	$280	3,200	$4,480
Walgreen's	$760	14,100	$53,580
Black Bear Diner	$480	5,300	$12,720
Outback Steakhouse	$540	6,200	$16,740
Chili's	$420	5,200	$10,920
Papa John's	$200	1,300	$1,300

*Sales tax revenue only (does not include other taxes)

CHANGING RETAIL TRENDS

Retail trends were changing long before the COVID-19 pandemic but have been accelerated by it. The amount of brick-and-mortar space for retail outlets has been declining from approximately 25 square feet per capita in 2000 to approximately 16 square feet per capita in 2020 (**Figure 4.9**). At the same time there has been a significant increase in online sales. This has resulted in a shift in sales tax revenues from retail stores to residential units as more point-of-sale tax revenues are now originating from home.

FIGURE 4.9 - RETAIL SPACE NEEDS TRENDS (SQ FT PER CAPITA)



As retail trends continue to change and adjust due to COVID, less space is needed in the market today.

REDEVELOPMENT POTENTIAL AND PROPERTY VALUES

The north end of the City has many older properties with lower property values that are ripe for redevelopment (**Table 4.4**). These properties have good access, visibility and traffic counts and have significant potential for improvement. The north area of the City also shows residential redevelopment potential due to a lower residential value per acre than the south area. As the housing market continues to surge in Utah, demand for all product types in nearly all markets is projected to continue.

TABLE 4.4 - FISCAL IMPACTS FROM COMMERCIAL PER ACRE BY AREA

AREA	PROPERTY	SALES	TOTAL
North Area	$3,625.23	$17,112.11	$20,737.34
South Area	$4,405.32	$3,474.73	$7,880.05

The City's main revenue sources are property and sales taxes. Due to the large national retailers in the north area, sales tax revenues are substantial. Property taxes are somewhat higher in the south area due to the large number of office buildings located there.

MARKET CONDITIONS

The office market is current supply restricted in Davis and Weber counties, meaning that there is insufficient space available to meet current demand. This will serve to drive up lease rates which currently average $21.78 per square foot.[2] This represents an increase of 29.3% over year-end 2020. Health services tenants accounted for 20% of new leasing in Davis and Weber counties and represent a prime opportunity for South Ogden to capitalize on the nearby hospitals and medical services.

While retail is bouncing back somewhat from the pandemic, trends that were already in place for a shift to more e-commerce, remain strong. There is a current lack of demand for retail investment opportunities with investors being extremely cautious and willing to take less risks when it comes to placing capital in retail properties. On the other hand, essential retailers that experienced success throughout the pandemic have continued that growth with the addition of new locations and expansions.

HIGHEST AND BEST USE OF PROPERTIES

It is important to understand how highest and best use works, and, more importantly, how desired development can be achieved. Historically, highest and best use has only been considered by cities in terms of what creates the greatest return to the land. This is a developer-centric model use and relies upon an understanding of developer figures and intentions.

2 Newmark, 2021 Midyear Utah Market Report

A WIDER IMPLEMENTATION OF HIGHEST AND BEST USE SHOULD CONSIDER THE FOLLOWING:



HIGHEST AND BEST USE TO THE DEVELOPER

This scenario considers the greatest return to the land and has historically been the only consideration for most municipalities.



HIGHEST AND BEST USE TO THE CITY (FISCAL)

This consideration addresses the proposed fiscal impacts of development and what revenue and expenses are generated for the City. The impacts may include, but are not limited to, property taxes, sales taxes, municipal energy fees, Class B/C road funds, retail buying power, and costs of services to be provided (**Table 4.5**).



HIGHEST AND BEST USE TO THE CITIZENS

This scenario is often less quantitative and relies upon feedback from citizens of what amenities are lacking in the area. This process also requires notable education, as residents will oft resort to desires that are not market feasible. Data is necessary to show, for example, that a certain retailer will not occupy a site until surrounding demographics hit specific metrics. Or residents may be unaware that their transportation costs are higher than those of other communities due to a lack of employment centers, and that adding jobs at a site (instead of an alternative, publicly desired use) may result in notable community benefits.

TABLE 4.5 - FISCAL IMPACTS TO CITY FROM VARIOUS DEVELOPMENT TYPES

TYPE	OFFICE	RETAIL	MULTI-FAMILY 20 UNITS PER ACRE	MULTI-FAMILY 8 UNITS PER ACRE
Property Taxes	$10,966	$5,627	$6,637	$3,710
Sales Taxes	-	$21,780	$7,200	$2,880
Municipal Energy	$2,086	$1,372	$1,177	$471
Class B/C Road Funds	-	-	$1,676	$670
Total Annual Revenue per Acre	$13,052	$28,780	$16,690	$7,732



CONCLUSION

Economic studies of this nature are intended to provide a framework for the municipality to understand the full implications of development. They illustrate what the market can build, the impact the City should expect, and property types that are currently not feasible. If the non-feasible (in the market) uses are still desired by the City, various economic development tools may be considered to help reach desired goals.

From the municipal perspective, South Ogden would receive the highest fiscal benefit from retail development at the north commercial hub (City Center). However, the City currently has a strong sales tax base, with a 160% capture rate, and may be better served by focusing on community needs for the site. South Ogden lacks a central community gathering place with activities and entertainment and a facility that is both visible and accessible from Washington Boulevard would help fulfill this need through redevelopment.

GOALS, POLICIES & IMPLEMENTATION MEASURES

GOAL 1: Pursue redevelopment of deteriorating commercial properties with low property values at key sites.

- **Policy 1.1:** Provide public assistance for demolition of key properties and improved infrastructure at key sites, particularly along the northern end of Highway 89. These sites have good access and visibility but present a poor visual appearance for the City.
  - **Implementation Measure 1.1.1:** Consider public assistance to create a public gathering place at an appropriate site that will attract the public through amenities such as plazas, fountains, pavilions, and eating areas.
- **Policy 1.2:** Create and implement long-term plans to maximize highest-and-best use development at key intersections along Highway 89 extending between the northern and southern clusters in the City.

GOAL 2: Retain and strengthen existing businesses.

- **Policy 2.1:** Provide sales tax leakage information to specific businesses which demonstrate the potential for business expansion opportunities within related industries.
  - **Implementation Measure 2.1.1:** Work with existing businesses to adapt to changing retail trends including the need for drive-thru/pickup space, and assistance with online retailing.
  - **Implementation Measure 2.1.2:** Continue to promote and highlight "Shop South Ogden" to encourage local residents to support the businesses located throughout South Ogden.

GOAL 3: Retain existing businesses and recruit new businesses to South Ogden.

- **Policy 3.1:** Encourage new businesses to open shop in South Ogden, focusing on the benefits of the local market.
  - **Implementation Measure 3.1.1:** Approach property owners of key undeveloped and underutilized sites and express the commercial and retail opportunities available in South Ogden.
  - **Implementation Measure 3.1.2:** Approach businesses that are currently lacking in South Ogden and the surrounding area and explain the opportunities available in the City.

GOAL 4: Develop a community gathering place in City Center that will enhance the image and reputation of the City, create a new sense of urban vibrancy, and increase the quality of life for residents and visitors to the City.

- **Policy 4.1:** Leverage the development of a community gathering space to attract desired and missing business to City Center, which in turn will create more engagement and vibrancy to the downtown area.
  - **Implementation Measure 4.1.1:** Create a Small Area Master Plan for the portion of City Center that is west of Washington Boulevard, clarify the design and relationship with surrounding buildings and uses, and establish specific site design details and programming functions of the space. Consider actively programming this new public amenity to attract consistent business activity and enhance the economic benefits from the investment of public funds.
  - **Implementation Measure 4.1.2:** Utilize the full range of economic development tools to ensure this new urban amenity is the shining jewel of a re-imagined City core.

GOAL 5: Support residential redevelopment with increased density in key locations as part of a mixed-use program focused on enhancing fiscal benefits to the City as a result of increased property, sales and similar tax revenues.

- **Policy 5.1:** Support private investment through the select assistance of building and construction that will benefit the economic development and land use visions of the City.
  - **Implementation Measure 5.1.1:** Consider providing assistance with podium parking needs for higher-density development.[1]
  - **Implementation Measure 5.1.2:** Provide assistance with urban infrastructure to help entice the right mix of businesses to City Center.
- **Policy 5.2:** Consider the creation of a new Community Reinvestment Area (CRA) to help offset the costs of redevelopment while maximizing increment in existing areas.
- **Policy 5.3:** Use fiscal impacts modeling[2] to guide areas of density and redevelopment efforts.

1 Podium parking provides notable value to developers and communities in that it more fully utilizes land and maximizes development potential. Financial returns for podium and covered parking are typically limited in suburban environments, due to significant costs as compared to surface lot parking and the lack of rental premiums. Costs of podium parking are typically prohibitive unless financial incentives and/or density flexibility are provided. The ability to achieve higher apartment rents for covered parking is documented for urban locations, but the rent premium has not proliferated to suburban communities enough to justify the increased expense. If cities are looking to increase density and remove the prospect of large surface parking lots, consideration needs to be made for incentives to bridge the funding gap that is created with covered parking amenities.

2 Fiscal impacts modeling is used to show the projected revenues (property, sales, energy, etc.) From the proposed development in comparison to the associated costs to the General Fund. Fiscal impacts modeling is also useful in showing relative impacts on a per acre basis and methods to maximize the value of the fiscal impacts to the City.



CHAPTER 5

HOUSING

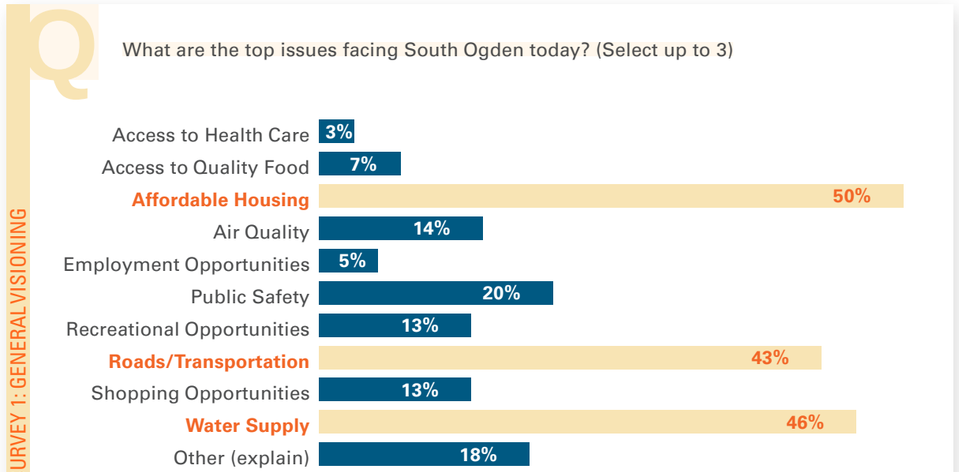
- Introduction
- State Moderate Income Housing Requirements
- Existing Housing Data & Housing Snapshot
- Moderate Income Housing Plan & Additional Recommendations
- Housing Programs

INTRODUCTION

HOUSING AFFORDABILITY IS A MAJOR PUBLIC CONCERN

Public survey results ranked affordable housing as the number one issue facing the City, with over 90% of respondents indicating they were concerned about housing affordability (**Figure 5.1**). Conversely, participants also indicated that they are concerned about higher density development, which is generally considered the primary type of housing that will help bring affordability to the City. It should also be noted that renters and low/moderate income households were underrepresented throughout all engagement efforts, which may account for the prevalence of these contrasting findings (See **Appendix A** for details).

FIGURE 5.1 - HOUSING AFFORDABILITY IS RANKED AS THE NUMBER ONE ISSUE FACING SOUTH OGDEN BY THE PUBLIC.



CONCERN OVER AFFORDABLE HOUSING, WATER SUPPLY, & TRANSPORTATION

Residents are highly concerned about affordable housing, the water supply, and roads/ transportation (i.e. congestion, speeding, road maintenance).

SUMMARY OF KEY HOUSING SURVEY FINDINGS:

CONCERN FOR FUTURE GENERATIONS

92% of respondents were concerned about housing affordability, with the vast majority feeling that their housing is affordable but are concerned for future generations. 22% of respondents also worry that their current housing will be unaffordable in the near future.

NEIGHBORHOOD PRESERVATION & LACK OF AFFORDABLE HOMES FOR SALE ARE TOP CHALLENGES

Residents rated preserving existing neighborhoods, lack of affordable homes for sale, and rapid growth/ high-density housing as top challenges.

SUBSIDIZED HOUSING & INCENTIVES TO BUILD NEW AFFORDABLE HOUSING ARE TOP STRATEGIES

Respondents were less supportive of efforts to preserve existing affordable housing and more supportive of directly subsidizing the housing costs for moderate income households.

DIFFERENT HOUSING TYPES ON THE TABLE

Over a quarter of respondents see small-lot, singly-family homes as the best option for providing affordable housing options but other housing types are on the table. ADUs, Townhomes, and 55+ communities were equally popular options.

MOST PEOPLE LIVE IN A SINGLE-FAMILY HOME ON LESS THAN 1/2 ACRE

Only 2.9% of respondents lived in apartments or condos, with 90% of respondents living in single-family homes.

RENTERS & OTHERS WERE UNDER REPRESENTED

According to the 2020 census, approximately 25% of South Ogden households are renters. However, only 4.6% of survey respondents were renters, indicating renter opinions were significantly underrepresented in the results.

STATE MODERATE INCOME HOUSING REQUIREMENTS

Utah Code 10-9a-403 requires that municipalities include within their General Plan a Moderate-Income Housing element. The moderate-income housing element should include the following:

1. Provide for a realistic opportunity to meet the need for additional moderate-income housing within the next five years.
2. Three or more moderate income housing strategies (as defined in Utah Code) for implementation.
3. An implementation plan.



MODERATE-INCOME HOUSING DEFINED

"Moderate-income housing" is defined in Section 10-9a-103 as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the City is located."

The requirements related to moderate-income housing are further defined in Utah Code 10-9a-408. This section of Utah Code requires the development of a Moderate-Income Housing Plan ("MIHP") that provides a description of each housing strategy selected by the municipality and the implementation plan related to these strategies. In order to achieve the objectives of Utah Code related to the moderate-income housing element of the general plan and the MIHR, this report considers the following elements:

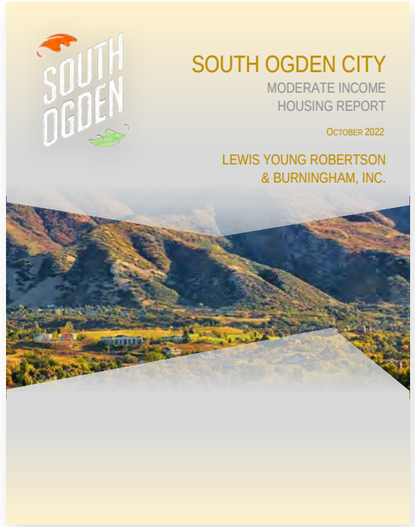
- An estimate of the existing supply of moderate-income housing located within the municipality.
- An estimate of the need for moderate income housing in the municipality for the next five years.
- A survey of total residential land use.
- An evaluation of how existing land uses and zones affect opportunities for moderate income housing.
- A description of the municipality's program to encourage an adequate supply of moderate-income housing.
- A selection of strategies from a menu list outlined in state code.
- An implementation plan with timelines and benchmarks for the selected strategies.

MODERATE INCOME HOUSING PLAN

The City's General Plan (adopted 1997 and updated 2001, 2008, and 2016) did not include a Moderate-Income Housing element. The purpose of the Moderate-Income Housing Plan ("MIHP") is to serve as the moderate-income housing element of the general plan and establish South Ogden's strategies and policies to implement moderate-income housing in accordance with the Utah Code.

ANNUAL REPORT

The annual reports submitted to the Department of Workforce Services, due October 1, are tied to the City's fiscal year and should outline each MIHP strategy selected by the municipality along with an implementation timeline.



The 2022 South Ogden City Moderate Income Housing Report can be found in **Appendix D**.

EXISTING HOUSING DATA

As of the 2021 U.S. Census Bureau Population Estimates, South Ogden City is home to 17,541 residents. The 2020 U.S Census Bureau American Community Survey reports that South Ogden has 6,434 housing units in total, of which 5,984 are occupied units (**Figure 5.2**).[1] There are many more homeowners than renters in South Ogden, with 74.4% of homes owner-occupied. This is due to the large number of single-family homes in the City, and very few multi-family housing units. The City has 4,453 owner occupied units and 1,531 renter occupied units (**Figure 5.3**). Occupied housing has decreased at an average annual growth rate ("AAGR") of 0.45% from 2010 through 2020, with owner occupied housing units growing at 0.23% and renter occupied units decreasing at 2.17%.

As shown in **Table 5.1**, 79.5% of South Ogden's housing stock is single family with 20.5% multi-family, mobile home, and other housing types. By comparison, Weber County's housing stock is comprised of 78.2% single family and 21.8% multi-family, mobile home, and other housing types.

1 Most current ACS data available.

TABLE 5.1 - HOUSING STOCK

TYPE	OWNER OCCUPIED		RENTER OCCUPIED		TOTAL	% OF TOTAL
Single Family	4,333	97.3%	423	27.6%	4,756	79.5%
2 to 4 Units	71	1.6%	430	28.1%	501	8.4%
5 to 9 Units	20	0.4%	233	15.2%	253	4.2%
10 or more Units	29	0.7%	432	28.2%	461	7.7%
Mobile Home & Other	-	0.0%	13	0.8%	13	0.2%
Total Units	**4,453**	**74.4%**	**1,531**	**25.6%**	**5,984**	**100.0%**

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; Table(s) B25001, B25032.

HOUSING COST BURDEN

MEDIAN HOUSEHOLD INCOME

The median household income in South Ogden is $70,552. The median household income has grown at an AAGR of 2.92% from 2010 through 2020. The South Ogden owner-occupied income in 2020 was $78,304 while renter-owned income was $48,590. The renter-occupied median income grew at an AAGR of 2.27% compared to a 3.9% growth rate in median gross rent.

MONTHLY HOUSING COSTS

The monthly housing costs for all owner-occupied housing in South Ogden is $1,763. Monthly costs for owner-occupied housing units with a mortgage is $1,336 while those without a mortgage is $427. The median gross rent in the City is $1,042 (**Table 5.2**). The ratio of the City's median rent to renter income is 25.7%. The ratio of the City's owner-occupied median income to median mortgage is 20.5%. Ratios greater than 30% indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50% suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold (**Figure 5.4**).

TABLE 5.2 - HOUSEHOLD INCOME & HOUSING COST BURDEN RATIO

	2010	2020	AAGR
South Ogden Median Adjusted Gross Income	$46,364	$55,900	1.89%
South Ogden Median Income	$52,893	$70,552	2.92%
South Ogden Owner-occupied Median Income	$62,327	$78,304	2.31%
South Ogden Renter-occupied Median Income	$38,817	$48,590	2.27%
South Ogden Median Gross Rent	$711	$1,042	3.90%
South Ogden Owner-occupied w/ Mortgage Cost	$1,231	$1,336	0.82%
South Ogden Owner-occupied w/o Mortgage Cost	$374	$427	1.33%
South Ogden Median Rent to Renter Income	22.0%	25.7%	-
South Ogden Median Mortgage to Owner Income	23.7%	20.5%	-

Source: US Census Bureau, American Community Survey 2016-2020; Table B25119, B25088, *Utah State Tax Commission, 2020 Statistics of Income; Table 17.

AREA MEDIAN INCOME

The area median income ("AMI") for Weber County for 2020 was $71,275. The median family income for a family of four in Weber County is $90,950. **Table 5.3** represents the ratio of median rent in South Ogden at 100% of the AMI income for a family of four in Weber County. Ratios greater than 30% indicate a burden based on typical housing costs within the County. Ratios greater than 50% suggest a severe burden. At 30% of AMI, a family of four is burdened and nearing the severe burden threshold (**Figure 5.5**).

TABLE 5.3 - WEBER COUNTY AREA COST BURDEN RATIO

	2010	2020	AAGR
Weber County AMI Family of Four	$66,002	$90,950	3.26%
South Ogden Median Rent	$711	$1,042	3.90%
100% of AMI Family of Four	12.93%	13.75%	-
80% of AMI Family of Four	16.16%	17.19%	-
50% of AMI Family of Four	25.85%	27.50%	-
30% of AMI Family of Four	**43.09%**	**45.83%**	-

Source: US Census Bureau, American Community Survey 2016-2020; Table B19019, B19119.

FAIR MARKET RENTS

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs to publish HOME Investment Partnership Program ("HOME") rent limits. The rent limits for the Ogden-Clearfield HUD Metro FMR Area for 2022 is found in **Table 5.4**.

TABLE 5.4 - OGDEN-CLEARFIELD RENT LIMITS

PROGRAM	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
Low HOME Rent Limit	$811	$891	$1,105	$1,306	$1,457
High HOME Rent Limit	$811	$891	$1,105	$1,535	$1,839
Fair Market Rent	$811	$891	$1,105	$1,535	$1,864
50% Rent Limit	$880	$942	$1,131	$1,306	$1,457
65% Rent Limit	$1,124	$1,206	$1,449	$1,665	$1,839

Source: U.S. Department of Housing and Urban Development, 2022 HOME Rent Limits; Utah.

HISTORIC BUILDING PERMITS

The City has issued building permits for 644 units from 2011 to 2021 (**Figure 5.6**). These include 556 multi-family units and 86 single family units (**Figure 5.7**). Multi-family units have been more prevalent in the last seven years and will continue to be an important tool to address moderate income housing needs within the City.

TABLE 5.5 - BUILDING PERMITS

YEAR	SINGLE-FAMILY UNITS	DUPLEX DWELLINGS	MULTI-FAMILY UNITS	MOBILE/ MANUFACTURED	TOTAL CONSTRUCTED UNITS
2011	6	0	0	0	6
2012	6	0	0	0	6
2013	21	0	0	0	21
2014	11	0	143	0	154
2015	15	0	0	0	15
2016	8	2	14	0	24
2017	6	0	0	0	6
2018	6	0	168	0	174
2019	3	0	48	0	51
2020	1	0	4	0	5
2021	3	0	179	0	182
Total	**86**	**2**	**556**	**0**	**644**

Source: Kem C. Gardner Ivory-Boyer Construction Report and Database.

HOUSING SNAPSHOT

FIGURE 5.2 - 2020 OCCUPIED UNITS

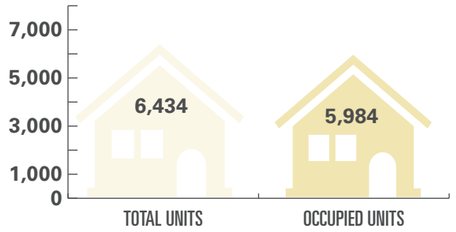


FIGURE 5.3 - 2020 OWNER & RENTER OCCUPIED UNITS

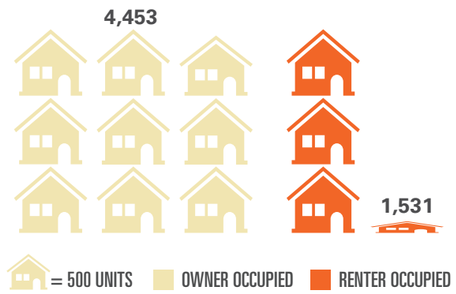
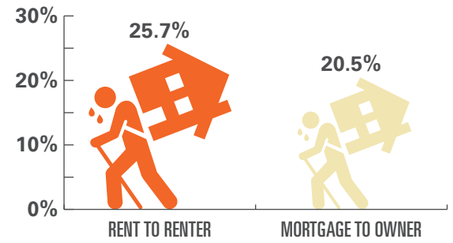
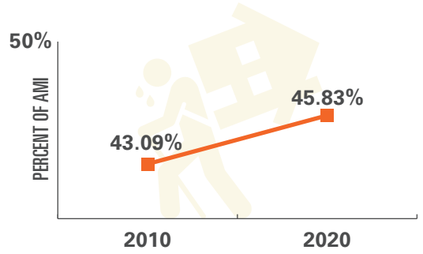


FIGURE 5.4 - HOUSING COST BURDEN RATIO



The overall renter income to rent ratio is not considered a burden, however, the ratio is nearing the burden threshold (30%).

FIGURE 5.5 - WEBER COUNTY AREA COST BURDEN RATIO FOR A FAMILY OF FOUR (2010 & 2020)



Ratios greater than 50% suggest a severe burden. At 30% of AMI, a family of four is burdened and nearing the severe burden threshold.

FIGURE 5.6 - TOTAL CONSTRUCTED UNITS PER YEAR (2011-2021)

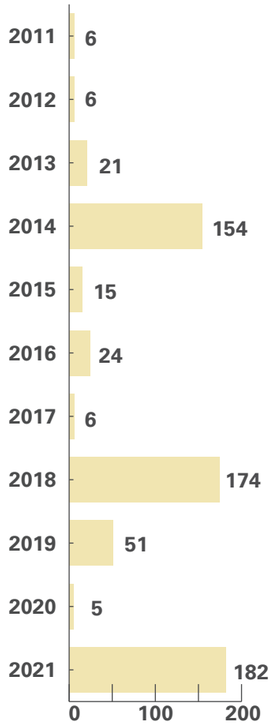


FIGURE 5.7 - TOTAL BUILDING PERMITS ISSUED BY UNIT TYPE (2011-2021)

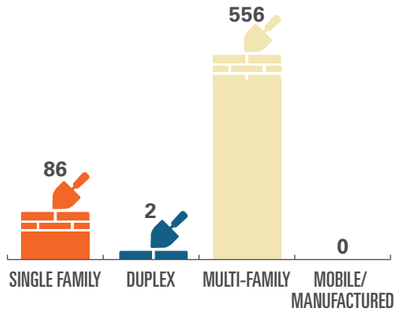


FIGURE 5.8 - UNITS CONSTRUCTED PER YEAR BY TYPE (2011-2021)

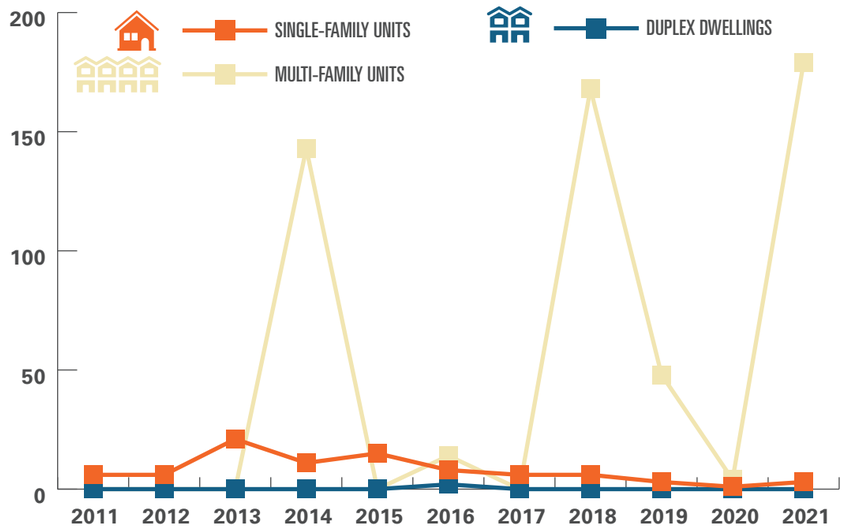
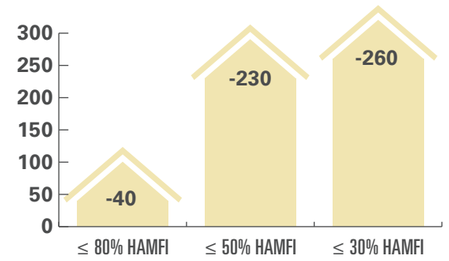


FIGURE 5.9 - DEFICIT IN AVAILABLE UNITS (RENTER HOUSEHOLDS) BY HAMFI INCOME LEVEL



HOUSING GAP ANALYSIS

The Utah Housing and Community Development Division within the Utah Department of Workforce Services ("DWS") utilizes American Community Survey[2] data and the U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy[3] ("CHAS") to identify the current number of rental households, as well as project the number of units needed over the next five years, by percentage of household area median family income ("HAMFI"). The total number of renter households according to CHAS is 1,925, with 42.9% or 825 units considered non-low income.[4]

At ≤ 80% HAMFI, there are 1,100 renter households with 1,060 units currently available. This suggests a shortage of 40 rental units at the ≤ 80% of HAMFI income level. However, the City has a total of 1,855 affordable units suggesting a surplus of affordable units for this income bracket. This mismatch in available and affordable housing suggest 795 households are living in affordable housing despite their median income being above the ≤ 80% HAMFI threshold. The mismatch is more severe in the ≤ 30% HAMFI category as a 135 affordable unit deficit exists, as well as a mismatch in renters with incomes higher than the ≤ 30% threshold occupying 125 units. At ≤ 30% HAMFI, there is a deficit of 260 rental units (**Table 5.6** and **Figure 5.9**).

The current ACS and CHAS data indicate the number of rental units lags behind the number of rental households. The Kem C. Gardner Institute identified this lag citing the period from 2010-2015 where the number of households were increasing at a faster pace than housing units.[5] Historically, the housing units outpaced households. The current inverse relationship is evidence of the housing shortage in the State of Utah. The South Ogden gap analysis further identifies a need to provide affordable housing with an emphasis on households at 50% and 80% of HAMFI.

2 U.S. Census Bureau American Community Survey 2013-2017, most current available.
3 U.S Department of Housing and Urban Development 2015, most current available.
4 Due to the time lag in data availability for the ACS and CHAS data, variations exist between the ACS rental households reported in 2017 as 2,179 and the CHAS rental households reported in 2015 as 1,925.
5 Wood, James (2016, November). Does Utah Have a Housing Shortage? Retrieved from https://gardner.utah.edu/utah-housing-shortage/

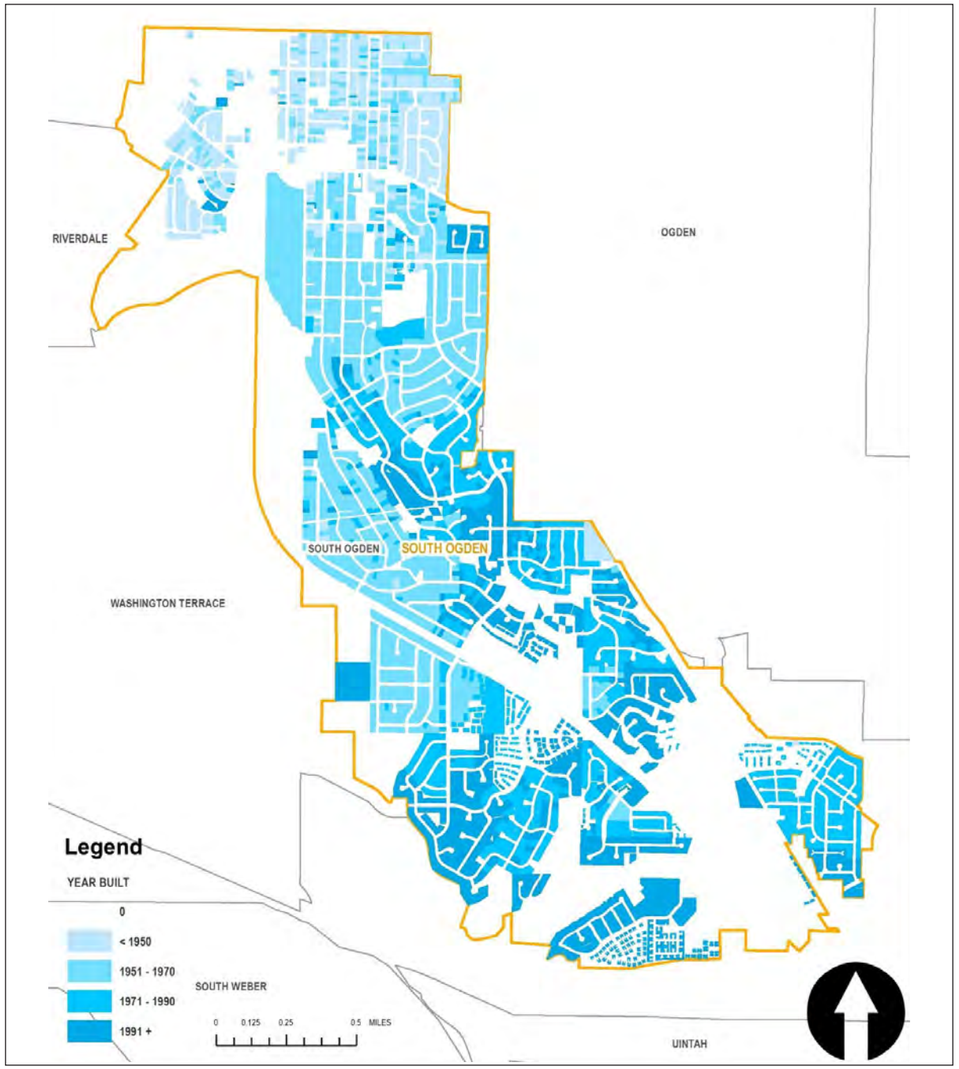
TABLE 5.6 - HOUSING GAP

2018 SHORTAGE	RENTER HOUSEHOLDS	RENTAL UNITS		RENTER HOUSEHOLDS		HOUSING MISMATCH
		AFFORDABLE UNITS	AVAILABLE UNITS	AFFORDABLE UNITS	AVAILABLE UNITS	
≤ 80% HAMFI	1,100	1,855	1,060	755	(40)	795
≤ 50% HAMFI	665	950	435	285	(230)	515
≤ 30% HAMFI	365	230	105	(135)	(260)	125

HOUSING STOCK

Map 5.1 depicts the age of the housing stock within the City. The southern portion of the City contains newer development. The majority of residential construction prior to 1970's is to the north and west in the City, while a heavy concentration of home building occurred on the northern boundary prior to 1950. By age, the central and north housing stock will be more vulnerable and may be prime areas to focus rehabilitation efforts.

MAP 5.1 - RESIDENTIAL YEAR BUILT



ACCESSORY DWELLING UNITS

In 2021, South Ogden amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones. In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the City. The City has not had any accessory dwelling units located within the municipality issued a business license or construction permit.









MORE ABOUT ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) are habitable living units added to, created within, or detached from a primary single-family dwelling and contained on one lot. (Utah Code § 10-9a-103 (1)). They represent one effective solution to housing affordability due to their low cost and immediate feasibility, the smaller size of the units that are built, and the range of options that are available for facilitating their development on established and new housing sites.

The Utah State Legislature, through Senate Bill 34 (2019), encouraged communities to implement ADU ordinances that make sense for the local jurisdiction. The bill also requested that if municipalities do adopt an ADU ordinance, they make sure the ordinance incentivizes ADU use and does not create barriers, such as difficult or expensive permitting processes[1]. In 2022, the legislature went one step further, passing a law making Accessory Dwelling Units (ADUs) that are internal or attached to a single family dwelling permitted uses in all municipalities and counties. South Ogden has since adopted a zoning ordinance that embraces this law.

1 Utah League of Cities and Towns (2019), One Key to Housing Accessory Dwelling Units A Resource Guide for Municipal Officials and Staff.

BARRIERS RELATED TO AFFORDABLE HOUSING

South Ogden has proactively sought to encourage affordable housing within the community. During this process, community concerns surfaced regarding the location of redevelopment which could potentially eliminate the availability of affordable housing products. Residents and council members express concern that redevelopment could replace older, smaller lot residential, which would be replaced by higher cost, new housing products. While this isn't necessarily a direct barrier, the City will continue to evaluate housing options relative to community preference and affordability according to the strategies of this chapter.

MODERATE INCOME HOUSING PLAN

HOUSING STRATEGIES AND RECOMMENDATIONS

To qualify for State transportation funding, the State requires municipalities to select three housing affordability strategies to implement in their community. In addition, the legislature is giving priority funding designation to those communities that adopt two additional strategies. South Ogden City has selected the following strategies for implementing moderate-income housing in the community.

The following strategies were selected for 2023. However, since the State requires the City to reevaluate these strategies annually, the City's most current Moderate-Income Housing Report should be referenced for the City's most current strategies.

STRATEGY 1: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (Menu Item P).

STRATEGY 2: Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund (Menu Item K).

STRATEGY 3: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Menu Item E).

STRATEGY 4: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Menu Item F).

STRATEGY 5: Rezone for densities necessary to facilitate the production of moderate-income housing (Menu Item A).

TRACKING & IMPLEMENTATION

To track and prioritize implementation measures for each strategy, the City will incorporate the five housing strategies into the South Ogden Strategic Plan. The Strategic Plan, annually adopted by the South Ogden City Council, outlines and prioritizes directives to guide policy decisions and prioritize community needs. The Strategic Plan identifies the required resources, the department personnel involved, a tentative due date, and the City's overall progress relative to each directive.

STRATEGY 1

DEMONSTRATE UTILIZATION OF A MODERATE INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AGENCY, REDEVELOPMENT AGENCY, OR COMMUNITY DEVELOPMENT AND RENEWAL AGENCY TO CREATE OR SUBSIDIZE MODERATE INCOME HOUSING

South Ogden City has created the City Center Community Reinvestment Project Area and will utilize funds from the tax increment generated by the project area to aid in the development and/or subsidization of moderate-income housing (Menu Item P).

In 2019 the South Ogden City Community Development and Renewal Agency (CDRA) created the City Center Community Reinvestment Area (CRA). With support and participation from Weber County and Central Weber Sewer Improvement District, the City Center CRA was created to aid in the redevelopment of properties along Riverdale Road, Washington Blvd., Harrison Blvd. and 40th Street. The long-range vision, as demonstrated within the City's general plan, is for these properties to be redeveloped with a variety of mixed uses, at much higher densities, and with a more urbanized look and feel.

It is estimated the City Center CRA will generate approximately $964,673 of incremental value over the next 20 years. These funds will be restricted for the Agency's use to help with the development/subsidization of moderate-income housing. The first year of tax increment was 2022, providing the Agency some housing monies through the project area through 2042.

IMPLEMENTATION

- Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn.
- Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects.

STRATEGY 2

PRESERVE EXISTING AND NEW MODERATE INCOME HOUSING AND SUBSIDIZED UNITS BY UTILIZING A LANDLORD INCENTIVE PROGRAM, PROVIDING FOR DEED RESTRICTED UNITS THROUGH A GRANT PROGRAM, OR ESTABLISHING A HOUSING LOSS MITIGATION FUND

South Ogden City desires to preserve existing and develop new moderate-income housing and subsidized housing units by utilization of a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535m establishing a housing loss mitigation fund (Menu Item K).

Utilizing tax increment generated through the City Center Community Reinvestment Project Area, South Ogden City will explore and implement program(s) to aid in the preservation and/or development of moderate-income housing, as well as ways the city can work with developers to incorporate moderate-income housing into new, market-rate projects through deed restrictions of a certain number of units. This would increase the number of moderate-income units throughout the city and would inter-mix these units with market-rate units within the same development/project.

IMPLEMENTATION

- Explore policies that would incorporate/require deed-restricted moderate-income housing units to be incorporated into new projects whenever a development agreement is utilized as a part of the projects' approval.
- Explore the cost/benefits of establishing a Housing Preservation Fund.
- Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development or preservation of moderate-income housing.
- Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc.

STRATEGY 3

CREATE OR ALLOW FOR AND REDUCE REGULATIONS RELATED TO INTERNAL ADUS

South Ogden has created regulations related to internal accessory dwelling units (ADUs) in residential zones (Menu Item E).

In 2021, South Ogden amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones. In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the City.

IMPLEMENTATION

- Begin to track building permits and rental licenses related to ADUs (Spring 2023).
- Review "Accessory Dwelling Unit" code with City Council and Planning Commission to determine the feasibility of extending policy to allow for attached and detached ADUs (Winter 2023).
- Work with the Planning Commission and City Council on drafting and adopting ADU code amendment (Spring 2024).

STRATEGY 4

ZONE OR REZONE FOR HIGHER DENSITY OR MODERATE-INCOME RESIDENTIAL DEVELOPMENT

South Ogden has zoned or rezoned for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Menu Item F).

The City's form-based code creates three districts:

1. **Neighborhood Commercial:** a number of smaller areas that provide convenient local commercial services for residents.
2. **Wall Avenue:** flexible mixed-use district that allows for a broad range of commercial uses and building types
3. **South Gateway:** flexible mixed-use district that allows for a broad range of commercial uses and building types.

The major districts are further broken down into subdistricts:

- **Gateway Core:** The Gateway Core Subdistrict is intended to be the City's most flexible and inclusive subdistrict, ensuring a place for all of South Ogden's commercial needs. It includes a range of building types that will allow for a vibrant, mixed-use commercial area.
- **Gateway General:** The Gateway General Subdistrict provides the same function as the Gateway Core Subdistrict, but with a lower intensity of building to provide a buffer between residential neighborhoods and commercial areas.
- **Neighborhood Commercial:** The Neighborhood Subdistrict allows for smaller nodes of commercial uses, the purpose of which is to provide residents with easy access to businesses which provide local services and goods.
- **Gateway Edge:** The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the Commercial Subdistricts. (Ord. 17-21, 11-21-2017, eff. 11-21-2017)

The rezone districts allow for density variations based on permitted uses.

IMPLEMENTATION

- Track the number of new housing units established from the City's form-based code districts (Neighborhood Commercial, Wall Avenue, and South Gateway) to monitor the number of units that qualify as moderate income housings units (Spring 2023 – Winter 2023).

STRATEGY 5

REZONE FOR DENSITIES NECESSARY TO FACILITATE THE PRODUCTION OF MODERATE-INCOME HOUSING

South Ogden has rezoned for densities to facilitate the production of moderate-income housing (Menu Item A).

The City has rezoned for mixed use and high density as part of the form-based code initiative. The rezone process was a complete review of existing zoning and the establishment of form-based code in order to promote redevelopment of commercial areas to mixed use zones suitable for higher density housing. This initiative included a steering committee, public review process, planning commission review, public hearing, and adoption by City Council and was completed over two-year period. The City will continue to update zoning to meet current demands.

The City created nine additional zones to facilitate the production of moderate-income housing:

1. 40th Street General
2. City Center General
3. City Center Core
4. Riverdale Road General
5. Edge
6. Gateway Core
7. Gateway General
8. Neighborhood Commercial
9. Gateway Edge Subdistricts

IMPLEMENTATION

- Review and update the zoning code to allow for higher density in redeveloping residential areas (Winter 2023 – Spring 2024).
- Work with Planning Commission, Community Development and Renewal Agency (CDRA), and the City Council to modify zoning in anticipation for redevelopment efforts (Spring 2024).

ADDITIONAL STATE SUPPORT

The City could benefit from additional training related to MIHR requirements and data collection. In addition, training related to the 24 identified strategies and how to implement these strategies could be beneficial.

ADDITIONAL RECOMMENDATIONS

Numerous programs are available to encourage the development and preservation of affordable housing at all income levels. Homeownership programs are well established, and support should continue and expand. The Home Program and HOME Investment Partnership Act are important resources for moderate and low-income homeowners, and CDBG funds can also be used to assist homeowners. In addition, the Utah Housing Corporation provides homeownership assistance through below market loans (FirstHome), down payment and closing cost assistance, and lease to-own housing supported by Low Income Housing Tax Credits (CROWN). Further, HUD has special loans for the construction of rental and cooperative housing for the elderly and handicapped. In addition, funds are available under the Olene Walker Loan Fund and the McKinney Fund (with emphasis on transitional housing).

HOUSING PROGRAMS

FINANCIAL RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Potential funding sources for housing include revenue from the general fund, CDBG grants and RDA affordable housing pass through. The general fund is essentially drawing upon the existing resources of the community and reallocating some of these resources to promote affordable housing. This could include earmarked sales tax or other revenue to provide development subsidies for deed-restricted affordable housing. The CDBG funds may require some reallocation of funds from infrastructure needs to housing, although both are valid projects.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

This is a well-established federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improve community facilities, prevent and eliminate slums, aid low to moderate-income families, and promote economic development. Between 2015 and 2019, $4.9M was spent on CDBG projects within the Wasatch Front Regional Council region.

PRESERVATION OF HOUSING STOCK

The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also be an important way to help keep housing affordable. The City should set a goal to rehabilitate a number of housing units before the year 2028. There are various programs available to the City to assist with home rehabilitation efforts. The HOME consortium and the

Home Programs will be important to help people under 80% of HAMFI preserve the quality of their home investments. Additionally, CDBG funds can be obtained to manage and invest into low- and moderate-income areas. While infrastructure is important for community building, some portion of the CDBG budget should be targeted toward housing programs.

COMMUNITY REINVESTMENT AREAS

Additional Redevelopment Agency (RDA) funds could become available to the community with the establishment of additional Community Reinvestment Areas and the redevelopment of selected sites. Under Community Reinvestment Areas (CRAs), the redevelopment agency is required to allocate at least 10% of total tax increment revenues it receives (from CRAs) to affordable housing.

INCLUSIONARY ZONING

Inclusionary zoning involves local governments utilizing zoning ordinances to require a certain percentage of units developed to be affordable. Inclusionary zoning programs may be mandatory (requiring all new developments to provide affordable units) or voluntary (requiring affordable units only for those taking advantage of development incentives, such as density bonuses or reduced requirements). Some programs also provide alternative means to meet requirements, such as paying an in-lieu fee or dedicating land elsewhere for affordable housing.

HOME INVESTMENT PARTNERSHIP ACTS

The HOME act was established to develop and support affordable rental housing and home ownership mainly through the rehabilitation of existing units rather than new construction. The program targets low and very low-income households. The grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90% of the rental assistance be targeted toward households with incomes no higher than 60% of the area median. Participating jurisdictions are required to match 25% of the federal funds used.

SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

The Section 8 program provides rental payments and assistance to very low income and elderly persons. Rental assistance payments are made directly to private owners who lease their units to assisted families. The tenant is only required to pay 30% of his or her monthly-adjusted gross income for rent and the federal government pays the balance of the contract rent to the owner of the rental unit. The contract rent is based on Fair Market Rent established by HUD for the area. The certificates and vouchers are issued by local housing authorities and have a five-year term, which is renewable. Program participants may rent units whose rents exceed the FMR, but the recipient must pay the balance. Applications for this program can be completed through both the Weber Housing Authority (“WHA”) and the Ogden Housing Authority.

HOMEOWNERSHIP ASSISTANCE PROGRAM

The Homeownership Assistance Program is designed to increase home ownership throughout Weber County. The program is offered to qualified moderate income households on a first come, first served basis and as funding is available. First time homebuyers purchasing their primary residence in Weber County can receive a $5,000 zero interest, deferred payment loan. These loans can only be used at the time of closing for down payment, closing costs, or principal reduction toward the first mortgage loan balance. The WHA has not received funding for this program in recent years, however, there are carry over funds available for limited grants.

SUPPORTIVE HOUSING PROGRAM

The Supportive Housing Program provides voucher-based rental assistance linked with case management services. This program is offered to high barrier, homeless, disabled, unaccompanied households who do not hold the lease in their own name. WHA holds the master lease on the unit. The program pulls households from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

SHELTER PLUS CARE

The Shelter Plus Care Program provides voucher based rental assistance linked with case management services. This program is offered to homeless, disabled, unaccompanied individuals who hold the lease in their own name. The program, administered by WHA, pulls individuals from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

LOW INCOME HOUSING TAX CREDITS (“LIHTC”)

The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. The LIHTC program is administered by the Utah Housing Corporation (“UHC”), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project, which will be restricted to low income tenants. The UHC establishes maximum rents in accordance with HUD standards and future rental increases will be based on increases in the cost of living as reflected in HUD income guidelines. A minimum of 20% of the project’s units must be set aside for tenants with income less than 50% of the median income for the area or a minimum of 40% of the units must be reserved for tenants with incomes less than 60% of the area median income. Projects receiving LIHTC must maintain the status as a low-income project for a minimum of 15 years.

The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects

which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

SECTION 202 LOANS FOR HOUSING THE ELDERLY

The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

OLENE WALKER TRUST FUND

The fund is comprised of State appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount (five percent) of the fund is available for grants.

MCKINNEY-VENTO FUND

This fund is administered by HUD and provides assistance for transitional housing. This includes advances or grants for acquisition, rehabilitation of existing structures, annual payments to help cover operating expenses, and technical assistance in establishing and operating transitional housing. Rental assistance for homeless people with disabilities is also offered.

FIRSTHOME

FIRSTHOME is a mortgage program offered by the Utah Housing Corporation. It is geared towards families of modest income with a credit score of 660 or higher who are first time homebuyers. This program offers competitive interest rates that keep the monthly house payments affordable, allowing families with smaller incomes to purchase a home.

UHC'S SUBORDINATE LOAN

This program is an offer from the Utah Housing Corporation that can be combined with any of their loan programs to help families with funds needed to purchase a home. This program is for borrowers who have not been able to save enough money for their down payment and closing costs. This loan provides an additional option to limited income working families who have insufficient funds to purchase a home.

HOMEAGAIN

HomeAgain is a Utah Housing Corporation mortgage program which targets families of modest income with a credit score of 660 or higher who have previously owned a home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

SCORE

Score is a Utah Housing Corporation mortgage program designed to assist families of modest income with a credit score of 620 or higher. This program offers families who have recovered from previous credit challenges, a loan that can assist them with the purchase of their home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

NOML

NoMl is a Utah Housing Corporation mortgage program for families of modest income with a credit score of 700 or higher. Of all their homeownership programs, this mortgage typically has the lowest mortgage payment because it offers a loan without mortgage insurance. This program, when combined with a Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

STREAMLINE REFINANCE LOAN PROGRAM

Streamline Refinance Loan Program is a Utah Housing Corporation program geared toward families wanting to reduce their current mortgage payment with a refinance but do not have the funds to pay off their current UHC Subordinate Loan. For qualified borrowers, UHC will subordinate their existing Subordinate Loan to a new UHC Streamline Refinance.

CROWN

CROWN is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, single-family detached homes that are both durable and affordable. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interest UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.



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CHAPTER 6

WATER USE & PRESERVATION

- South Ogden City Water Profile
- Water Use
- Water Conservation Plan
- Regional Collaboration Goals & Practices

IMAGE 6.1 - THE SOUTH OGDEN WATER TANKS BEING PAINTED



Caption: The South Ogden water tanks being painted as viewed from Harrison Boulevard on Wednesday, October 10, 2012. Credit: Dennis Montgomery/Special to the Standard-Examiner.

INTRODUCTION

Utah is among the fastest growing and driest states in the nation. By 2065 the population is expected to double, increasing demand for and stretching finite water resources even further. The drought has been at or near historic levels – though as of 2023, conditions may be improving.

Water conservation is an issue that touches everyone, and ensuring we continue to have enough water for the future is a major concern for local and state leaders, water providers, and the public. The use and preservation of water resources has emerged as a major concern on the state level. S.B. 110: Water as Part of General Plan, a law that was adopted in 2022, requires municipalities and counties to amend their general plan to address how land use planning impacts water use. Water use and preservation also emerged as key concerns of local residents who recently participated in a Citywide community survey, further highlighting the importance of the topic.

As a community nearing build-out, South Ogden City's water use challenges have less to do with population growth and more to do with satisfying anticipated demands, delivering required emergency flows to all areas within the City, maintaining and improving the current distribution system, and achieving the City's water conservation goals.[1] This chapter describes water system basics and the City's current and future water use. It also outlines existing and proposed water planning goals and strategies and recommends additional goals and policies that will reduce water demands as part of current and future developments.

1 South Ogden City. (2019, January). Culinary Water Capital Facilities Plan and Impact Fee Analysis.

SOUTH OGDEN CITY WATER PROFILE

WATER SYSTEM BASICS

By law, water in Utah belongs to the public and the right to divert water and decide how it is used is determined by the state. Each year, more than five million acre-feet of water is diverted from Utah's natural water systems and delivered to agricultural, residential, commercial, institutional, and industrial customers. Of that, an estimated 82% goes to agricultural uses with the remaining amount distributed to other uses through water delivery systems.[2]

A community water delivery system typically consists of one or more water sources, storage facilities, and a distribution system within a service area. In order to operate efficiently and effectively, each system component must be planned and designed to operate under the wide range of demands placed on the system by users. Responding to daily and seasonal variations in demand and providing sufficient capacity for fire protection and other emergency situations are critical system requirements. **Map 6.1** shows the intricate web of water sources, waterlines, valves, and meters that form South Ogden City's Existing Culinary Water System.[3]

WHERE DOES THE CITY GET ITS WATER FROM?

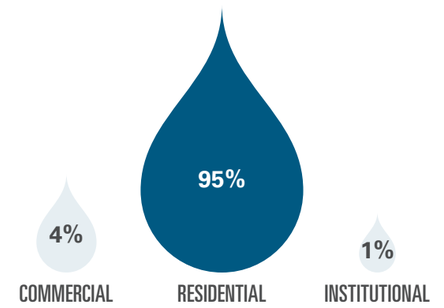
A water right is permission from the state to divert and beneficially use a certain amount of water. South Ogden City has water rights to surface water from Burch Creek, Strong Canyon and Waterfall Canyon, and wholesale water purchases from Weber Basin Water Conservancy District (WBWCD). In an emergency situation, an inactive well located in Washington Terrace is also available. Through a long-term contract, WBWCD treats the water and delivers it in exchange for water from the City's surface water sources.

2 Prepared 60 Securing Utah's Economic Future. (2018). Understanding Utah's Water Municipal Manual 1st Edition. Retrieved on 12/15/2022 from http://prepare60.com/.
3 South Ogden City. (2019, January). Culinary Water Capital Facilities Plan and Impact Fee Analysis.

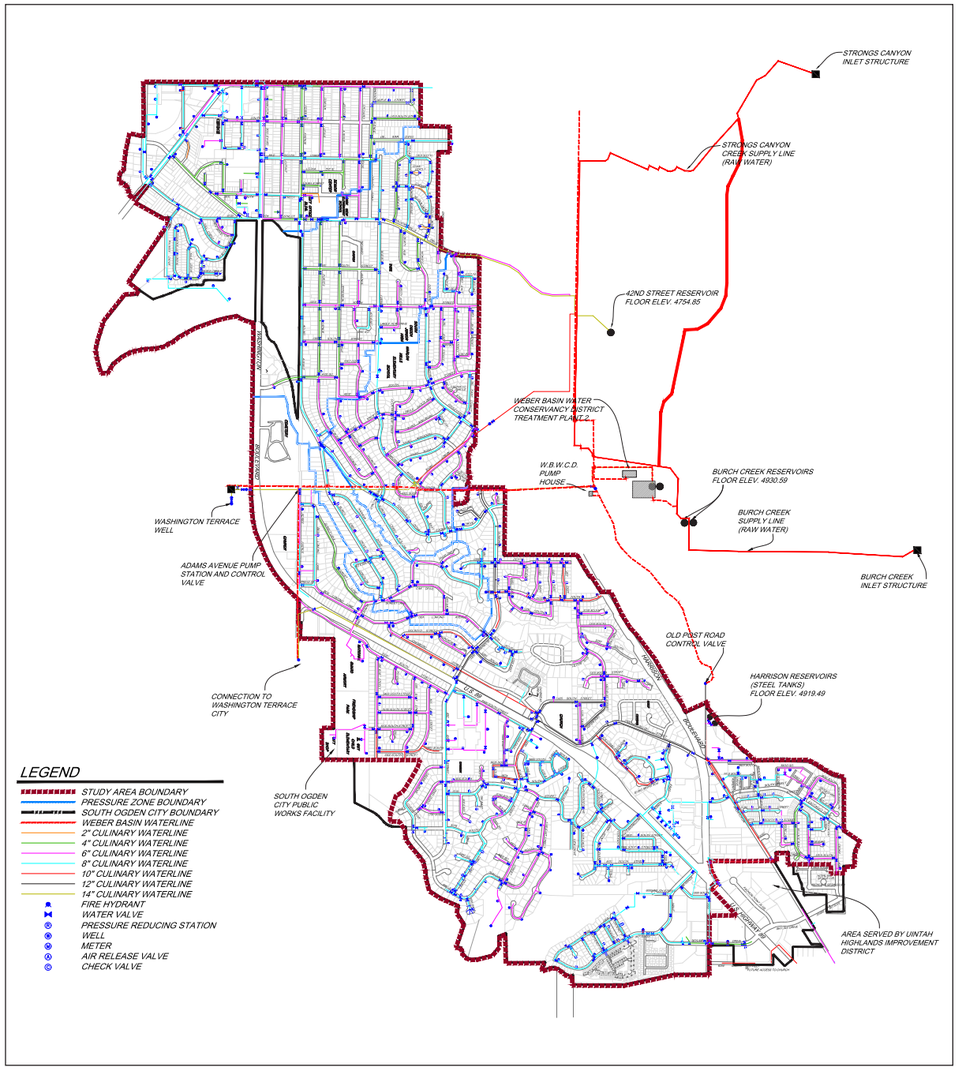
DRINKING WATER

Water is primarily delivered to cities through a culinary water system (drinking water) and a secondary water system (irrigation water). All of South Ogden City's culinary water supply is delivered through metered connections to WBWCD which supplies approximately 17,800 people with drinking water. Of the 5,291 total service connections, 5,036 (95%) are residential, 232 (4%) are commercial, and 23 (1%) are institutional (**Figure 6.1**).

FIGURE 6.1 - BREAKDOWN OF CULINARY WATER SERVICE CONNECTIONS



MAP 6.1 - SOUTH OGDEN EXISTING CULINARY WATER SYSTEM



IRRIGATION WATER

South Ogden City is served by two physically and operationally independent secondary water (irrigation) systems: Weber Basin Water Conservancy District (WBWCD) and the South Ogden Conservation District which is an entity of Pineview Water. These two providers supply secondary water for outside irrigation to nearly all residential, commercial, and institutional connections in the City.

In 2010, WBWCD began installing water meters on secondary connections in an effort to eliminate waste, inform homeowners on their outdoor water use, and educate them about how much is actually needed for their landscape.[4] Water conservation goals, information, resources, programs, and strategies can be found on the respective websites of both water providers.

WATER USE

People use water for their homes and workplaces, manufacturing, and recreation. Gallons per capita per day (GPCD) is a standard measurement for water use among water professionals.[5] GPCD, which includes residential water use, commercial water use, institutional water use, and system losses, is calculated by dividing total annual water use by the resident population. Water supply and use numbers are often reported in Acre Feet Per Year (ACFT).

PRESENT REQUIREMENTS

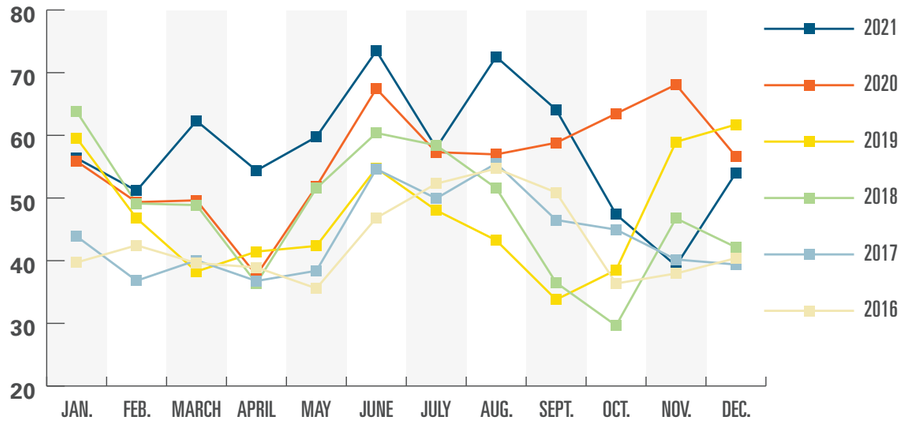
The City's present water requirements were estimated using records from master meters located at water sources. According to the *South Ogden Water Conservation Plan 2022*, the daily readings history is not yet sufficient to provide a reliable measurement for peak day demand, therefore, peak day use was estimated based upon monthly totals.[6] Monthly records show an expected seasonal water use pattern that reflects the fact that most of the outside irrigation is supplied by a secondary water system. Maximum seasonal demand still occurs in the summer months, but the peak summer water usage is much lower than it would be without a secondary water system (**Figure 6.2**).

The average annual growth rate in GPCD between 2016 and 2021 was 5% with a 1% decrease occurring between 2018 and 2019, and a 17% increase occurring between 2019 and 2020. The outlying 17% increase is likely a result of the unique circumstances surrounding the COVID-19 pandemic and the implementation of stay-at-home orders and remote work. The result of these societal changes resulted in more people being in their homes for more hours each day, cooking, washing dishes, flushing toilets, and showering, which resulted in the substantial increase in residential water use (**Figure 6.3**).[7]

4 South Ogden City. (2022, July). South Ogden City Water Conservation Plan.
5 Utah Department of Natural Resources. About GPCD Population Estimates. Retrieved on 12/08/2022 from: https://dwre-utahdnr.opendata.arcgis.com/pages/population-data
6 Weber Basin Water Conservancy District. Retrieved on 12/15/2020 from: https://weberbasin.com/Conservation/About
7 Irwin NB, McCoy SJ, McDonough IK. Water in the time of corona(virus): The effect of stay-at-home orders on water demand in the desert. J Environ Econ Manage. 2021 Sep;109:102491. doi: 10.1016/j.jeem.2021.102491. Epub 2021 Jun 18. PMID: 34176994; PMCID: PMC8220444.

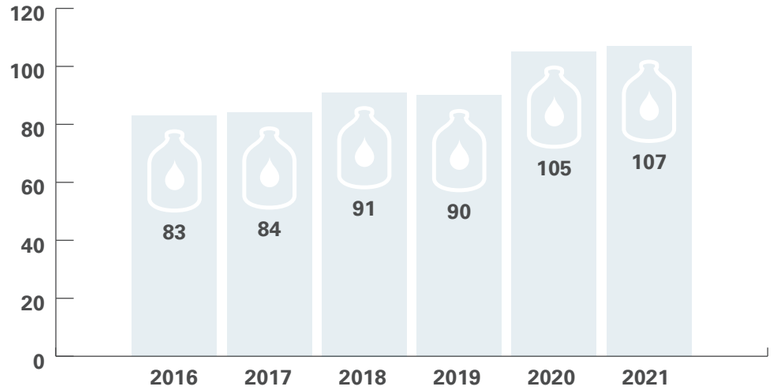
WATER USE & PRESERVATION

FIGURE 6.2 - MONTHLY WATER DEMAND IN MILLIONS OF GALLONS



Water sources, storage, and distribution systems must be adequate to meet varying demand for water which fluctuates not only with the time of year, but also with the time of day. For residential communities, daily water demand typically peaks in the morning between 7 and 11am and again in the evening between 5 and 9pm with the highest demand generally occurring on hot summer evenings.

FIGURE 6.3 - YEARLY WATER DEMAND (GPCD[2])



The average annual growth rate in GPCD between 2016 and 2021 was 5% with a 1% decrease occurring between 2018 and 2019, and a 17% increase occurring between 2019 and 2020.

OUTDOOR WATER USE & SUSTAINABLE LANDSCAPING

In Utah, outdoor residential water use is the largest single category of municipal water use, averaging 45% of statewide municipal use. Of our culinary water use, approximately 65% is applied, often inefficiently, to landscapes.[8] For this reason, many communities are focused on promoting water-efficient landscaping — including South Ogden City. This is best reflected in the current landscape regulations in South Ogden, which were developed and recently updated to "protect the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in the community's landscapes, to reduce water waste, and to establish a structure for the designing, installing and maintaining of water efficient landscapes throughout the City."[9]

The landscape design standards outlined in the South Ogden City code are structured around principles of sustainable landscaping and while single-family and twin home sites are not required to adhere to these standards, water efficient landscapes are encouraged. Educational brochures regarding a variety of water-related topics can also be found on the City's website.

PRINCIPLES OF SUSTAINABLE LANDSCAPING:[10]



1. START WITH A PLAN

For a landscape design to be water-conserving, it needs to use water efficiently. The planning stage is the optimal time to decide which water efficiency strategies will be used.



2. PRACTICAL TURF-AREAS REDUCE OVER-IRRIGATION

Water-efficient landscaping does not require the elimination of all turfgrass. In fact, turfgrass can be a practical and beneficial component of a water-wise landscape if best practices are followed. The use of turfgrass becomes problematic when it is over-irrigated, used in areas that are challenging to irrigate such as steep slopes or odd-shaped and narrow spaces, and when it is placed in areas where it isn't useful.

8 "Principles of Water Wise Landscaping." Utah State University Extension Center for Water-Efficient Landscaping. Retrieved September 20, 2022, from https://extension.usu.edu/cwel/principles
9 South Ogden City, UT, City Code Title 10 Chapter 23 (2022) .
10 "Principles of Water Wise Landscaping." Utah State University Extension Center for Water-Efficient Landscaping. Retrieved September 20, 2022, from https://extension.usu.edu/cwel/principles



3. SOIL PREPARATION IS THE FOUNDATION OF A QUALITY LANDSCAPE

Soil is the most basic component of a quality landscape and will have an impact on the growth rate, health, and appearance of plants.



4. PROPER PLANT SELECTION AND PLACEMENT SAVES WATER

Selecting the right plant for the right place is critical to creating a water-efficient landscape. Proper placement provides shade, privacy, beauty, efficiency, and can even decrease yard maintenance.



5. RETAIN MOISTURE WITH MULCH

Mulch covers the soil and prevents crusting, compaction, and moisture loss. Mulching around trees, shrubs, and flower beds can result in a ten-fold reduction in evaporative water loss from soil.



6. EFFICIENT IRRIGATION IS CRITICAL FOR CONSERVING WATER

Grouping plants with similar water needs (hydrozoning) is the first step in developing an efficient irrigation plan. Once plants are properly zoned, develop an irrigation schedule that will apply the appropriate amount of water based on the unique needs of each zone.



7. PROPER LANDSCAPE MAINTENANCE KEEPS PLANTS HEALTHY AND HELPS TO CONSERVE WATER

Landscape maintenance is one of the most important components of a beautiful and lasting landscape. The main activities required to maintain a water-wise landscape are irrigation and irrigation system maintenance, weed control, fertilization, pruning, and pest and disease control.

FUTURE REQUIREMENTS

Future water requirements in South Ogden City's are calculated assuming water use patterns and per capita water use both remain relatively constant. Accordingly to this measurement, the total yearly demand in 2032 conditions is projected to be approximately 2,010 acre-feet, which can be met over the next decade with continued wholesale purchases and the current exchange agreement through WBWCD.

Since the City is estimated to be more than 90% fully developed at present, South Ogden City should consider land-use policies and practices that best complement established local water conservation goals and built-out status.[1] Quality land use policies and practices informed by variables such as lot size, development density, landscape composition, and irrigation efficiency will greatly influence future water requirements and consumption rates.

HOW DOES THE PUBLIC FEEL ABOUT WATER USE?

A public survey that was conducted as part of the 2022/2023 general plan update process found that 97% of respondents are at least somewhat concerned about water use and preservation, with 54% being very concerned. When asked to choose conservation strategies they find favorable, the public selected incentivizing water-conserving landscapes, planting water-conserving trees, and converting underutilized lawn areas in South Ogden public parks to water conserving landscapes. 52% of respondents indicated they were interested in installing a water-conserving landscape at home (**Appendix A**).

WATER CONSERVATION PLAN

In 1998 the Utah Legislature passed the Water Conservation Act, which was amended again in 2022, requiring water agencies with more than 500 culinary water connections to submit water conservation plans to the Utah Division of Water Resources and update the plans every five years. The purpose of a water conservation plan is to provide information regarding existing and proposed water conservation measures that will help conserve water in the state so that adequate supplies of water are available for future needs. Water conservation plans include water use reduction goals as well as implementation strategies. The following is a description of local and regional conservation measures and goals from South Ogden City's current plan.

LOCAL EFFORTS

Examples of measures that encourage water conservation at the municipal-level include education, incentives for appliance and landscape retrofits, secondary water meters, smart irrigation timers, water rates and pricing, fines and penalties for excessive water use, and restrictions to water only on specific days.

1 Jennie C. Nolon Blanchard, Integrating Water Efficiency into Land Use Planning in the Interior West: A Guidebook for Local Planners. Prepared by Land Use Law Center for Western Resource Advocates. (2018)

SOUTH OGDEN CITY'S CURRENT WATER CONSERVATION MEASURES INCLUDE:

1. **Public Education:** Several times a year water conservation articles are included in the City's monthly newsletter. South Ogden City will also include information about rebates offered by Weber Basin Water Conservancy District for water saving products.
2. **Water rates based upon metered water use at service connections:** South Ogden City's water rates are structured to generate sufficient income and to discourage water waste by charging for the amount of water used. While the effectiveness of the South Ogden City rate structure as a water conservation measure is unknown, literature suggests that comparable water rates are somewhat effective in reducing peak period demand associated with outside watering but have limited impact on indoor water use.
3. **Water meter replacement program:** South Ogden City has recently completed a program of upgrading all meters to radio read meters, which has reduced overall meter reading costs. The City will continue evaluating metering data for potential water conservation opportunities and will check meters if accuracy problems are suspected.
4. **Pipeline replacements:** Aging waterlines with repeated leaks are identified and scheduled for replacement.
5. **Leak detection and repair for reservoirs, pipelines, and service connections:** Timely identification and repair of water leaks and other issues reduces water loss.

ADDITIONAL WATER CONSERVATION MEASURES

Additional water conservation measures that could be implemented by South Ogden City include:

1. **Additional Public Education:** The City can expand its public education efforts to provide a more comprehensive program that encourages efficient watering of lawns and gardens, landscaping with drought-resistant plants, use of low-flow plumbing fixtures, and other water-saving practices. Public education about efficient outside irrigation may help reduce culinary water used for irrigation even with secondary water systems providing service to nearly all of South Ogden City.
2. **Water Conservation Committee:** A water conservation committee consisting of community leaders, City staff, and residents could assist with the public education program, identify water use concerns, and recommend water conservation measures.
3. **Additional Metering at City Facilities:** Metering water use at City parks and facilities may help identify potential water use concerns and opportunities for water conservation.
4. **Analysis of Metered Use Individual Connections:** When sufficient data is available, water use metered at service connections can be analyzed and compared to water use metered at the water sources. Analysis of metered use at individual connections can help determine if water loss is occurring through non-metered connections, faulty meters, or undetected leaks. This analysis can also help homeowners understand and evaluate their own water use for water-saving opportunities.

10 YEAR CONSERVATION GOAL

South Ogden City's water conservation goal amount for the next ten years was established based upon the reduction of outdoor use by 20% and indoor use by five-percent. It is anticipated that this goal can be achieved by continuing existing water conservation measures and additional public education efforts. Ultimately, the goal should be to reduce future water use while maintaining a financially viable water delivery system.

REGIONAL COLLABORATION, GOALS, & PRACTICES

Local water suppliers have the best information regarding their own systems, challenges, and opportunities. Since water exists and flows freely across political boundaries, joint planning efforts between local, regional, and state entities is also important. South Ogden City can work with other suppliers and other entities to establish policies and partnerships that allow for a comprehensive regional approach to water-supply management that will promote water-use efficiency programs, ensure that plans provide for adequate water supplies and maximize water conservation and reuse, and communicate with the public the importance of water conservation as it relates to quality of life.[1]

Utah's Regional M&I Water Conservation Goals Report[2] presents a suite of regional goals and practices for residential, commercial, institutional, and industrial water use. The report's purpose is not to provide a detailed water conservation plan for all regions in the state, but to guide the state's water industry in planning future infrastructure, policies, and programs consistent with Utah's semiarid climate and growing demand for water. Local water suppliers, communities, and businesses are encouraged to adapt and refine these recommendations, as well as implement others, in their own water conservation efforts and in pursuit of the regional goals.

REGIONAL EFFORTS

The Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report proposes nine water conservation regions including a timeline and projected GPCD reductions for each. South Ogden City falls within the Weber River Region, which has a goal to reduce GPCD by 20% by 2030, 26% by 2040, and by 30% by 2065 (**Table 6.1**).

When considering all regional efforts together, the resulting water use for the entire state is projected to be 202 GPCD by 2030 (a 16% reduction from 2015), 188 GPCD by 2040 (a 22% reduction from 2015), and 179 GPCD by 2065 (2a6% reduction from 2015). Meeting the initial 2030 goal will save nearly 165,000 acre-feet of water annually across the state (**Map 6.2** and **Table 6.1**).

1 Integrating Water Efficiency into Land Use Planning
2 Utah Division of Water Resources. (2019, November). Utah's Regional M&I Water Conservation Goals. Retrieved December 8, 2022, from https://conservewater.utah.gov/regional-water-conservation-goals/.

MAP 6.2 - WATER CONSERVATION REGIONS

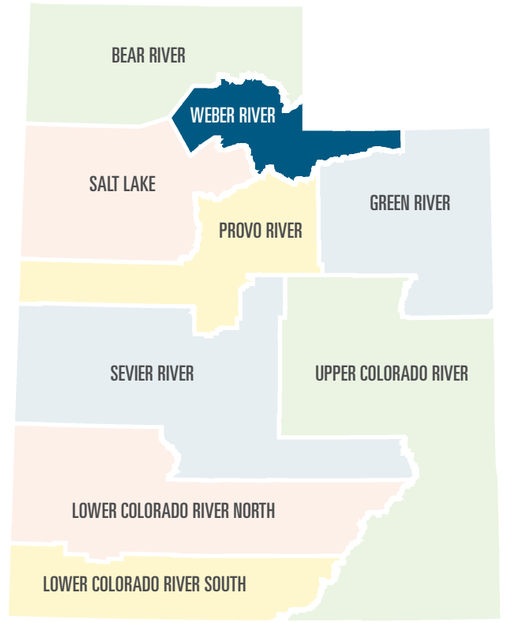


TABLE 6.1 - REGIONAL WATER CONSERVATION GOALS & PROJECTIONS

REGION	BASELINE GPCD				REDUCTION FROM BASELINE		
	2015	2030	2040	2065	2030	2040	2065
Bear River	304	249	232	219	18%	24%	28%
Green River	284	234	225	225	18%	21%	21%
Lower Colorado River North	284	231	216	205	19%	24%	28%
Lower Colorado River South	305	262	247	237	14%	19%	22%
Provo River	222	179	162	152	20%	27%	32%
Salt Lake	210	187	178	169	11%	15%	19%
Sevier River	400	321	301	302	20%	25%	25%
Upper Colorado River	333	267	251	248	20%	25%	25%
Weber River	**250**	200	184	175	20%	26%	30%
Statewide	240	202	188	179	16%	22%	26%

RECOMMENDED REGIONAL PRACTICES

In addition to regional water conservation goals, the Regional M&I Water Conservation Goals Report also recommends a variety of water conservation practices. Some of these South Ogden has already adopted and others should be considered for future implementation or partnering efforts.

GENERAL PRACTICES

- **Water conservation education:** Continued emphasis and funding of education and outreach must be fundamental components of any water conservation plan, and these efforts must evolve and innovate to be more effective than in the past.
- **Conservation pricing:** While most Utahns have a desire to save water, efforts to do so will be limited unless financial incentives exist to help motivate action. It is recommended that water suppliers examine and update their existing water rate structures to identify ways of encouraging continued conservation.

INDOOR PRACTICES

- **Fixture and appliance conversion or new installation:** Conversion of toilets, faucets, and shower heads to high efficiency options has been shown to be one of the most cost-effective conservation practices available. In addition to reducing water volume with each use, new fixtures also reduce leakage.
- **Indoor Leak repair and changing indoor water use habits:** To achieve long-term water conservation, all regions will need to make at least some progress in reducing indoor leaks and changing indoor water use habits.

OUTDOOR

- **Improved irrigation efficiency:** While significant improvement has been made in irrigation efficiency over the last few decades, additional potential still exists. Examples include secondary meters, controllers that increase efficiency by adjusting irrigation schedules based on weather and landscaping needs, and drip irrigation systems.
- **Water-wise landscaping:** Efficient use of water in community landscapes reduces water waste and enhances the community's environmental, economic, recreational, and aesthetic resources (see principles of sustainable landscaping on pages 127-128).
- **Lot size and density:** It is recommended that water suppliers work with entities regulating development to implement guidelines that encourage and respond to market demand for smaller lot sizes.

GOALS, POLICIES & IMPLEMENTATION MEASURES

GOAL 1: Establish a clear and realistic vision for existing and future water resources, rights, and systems in South Ogden.

- **Policy 1.1:** Protect and conserve the South Ogden culinary drinking water system to meet future needs.
  - **Implementation Measure 1.1.1:** Ensure access to the culinary water system is available for anticipated growth and development in the City.
- **Policy 1.2:** Protect and conserve the South Ogden irrigation water to meet future needs.
  - **Implementation Measure 1.2.1:** Support South Ogden's secondary water providers in installing water meters on secondary connections to eliminate waste and inform homeowners on how much water they use for outdoor irrigation.
  - **Implementation Measure 1.2.2:** Educate the public on how much water is needed for their landscapes.
- **Policy 1.3:** Maintain strong relationships with water providers to ensure future water needs are met.
  - **Implementation Measure 1.3.1:** Coordinate and discuss changes and needs with water providers on a regular basis.

GOAL 2: Adopt Water Use Targets that meet local needs while reducing unnecessary consumption of water resources.

- **Policy 2.1:** Promote sustainable water use and sustainable landscaping principles and methods
  - **Implementation Measure 2.1.1:** Continue to adopt land-use policies and practices that best complement established local water conservation efforts.
  - **Implementation Measure 2.1.2:** Continue to implement and improve established landscape codes and design standards with a goal of reducing water use.
  - **Implementation Measure 2.1.3:** Consider requiring single-family and similar uses to apply measurable water-conservation targets.
  - **Implementation Measure 2.1.4:** Develop additional educational brochures regarding a variety of water-related topics.

GOAL 3: Support Concepts and ideas Contained in the South Ogden Water Conservation Plan (2022).

- **Policy 3.1:** Review and update the South Ogden City Water Conservation Plan (2022) on a regular basis.
- **Policy 3.2:** Implement Water Conservation Measures that encourage water conservation.
  - **Implementation Measure 3.2.1:** In partnership with secondary water providers, expand public education efforts to provide a more comprehensive program that encourages efficient watering of lawns and gardens, landscaping with drought-resistant plants, use of low-flow plumbing fixtures, and other water-saving practices.
  - **Implementation Measure 3.2.2:** Consider providing incentives for appliance and landscape retrofits, secondary water meters, smart irrigation timers, water rates and pricing, fines and penalties for excessive water use, and restrictions to water only on specific days.
  - **Implementation Measure 3.2.3:** Continue to disseminate educational materials to the community, including information about rebates and incentives.
  - **Implementation Measure 3.2.4:** Work closely with water providers to ensure water rates are an effective tool for reducing indoor and outdoor water use.
  - **Implementation Measure 3.2.5:** Continue established efforts to install and upgrade meters to further water conservation efforts in the future.
  - **Implementation Measure 3.2.6:** Replace and upgrade leaky and aging waterlines as part of a scheduled process.
  - **Implementation Measure 3.2.7:** Establish a system for the timely identification and repair of water leaks.
  - **Implementation Measure 3.2.8:** Establish a Water Conservation Committee consisting of community leaders, City staff, and residents to assist with public education programs, identify water use concerns, and recommend water conservation measures.
  - **Implementation Measure 3.2.9:** Metering water use at City parks and facilities to help identify potential water use concerns and opportunities for water conservation.
  - **Implementation Measure 3.2.10:** Analyze and compare metered water use at individual connections to help determine if water loss is occurring through non-metered connections, faulty meters, or undetected leaks. This analysis can also help homeowners understand and evaluate their own water use for water-saving opportunities.

- **Policy 3.3**: Meet existing conservation goals and targets.
  - **Implementation Measure 3.3.1**: Maintain the ten-year South Ogden water conservation goal through 2032 to reduce future water use while maintaining a financially viable water delivery system. This includes reducing outdoor use by 20% and indoor use by five-percent.
  - **Implementation Measure 3.3.2**: Support meeting these targets by maintaining existing water conservation measures and introducing additional public education efforts.

GOAL 4: Support Collaborative Regional Water Use and Preservation Practices

- **Policy 4.1**: Implement the concepts and practices for residential, commercial, institutional, and industrial water use contained in the Utah Regional Municipal and Industrial (M&I) Water Conservation Goals Report.
  - Implementation Measure 4.1.1: Emphasize and fund education related to the M&I report.
  - Implementation Measure 4.1.2: Ensure the (M&I) Water Conservation Goals Report evolves and innovate to promote better effectiveness.
  - Implementation Measure 4.1.3: Support ongoing review and improvements to local water rate structures to identify ways of encouraging continued conservation.
  - Implementation Measure 4.1.4: Consider programs to convert toilets, faucets, and shower heads to high efficiency.
  - Implementation Measure 4.1.5: Implement improved secondary meter systems for city-owned facilities that increase efficiency by adjusting irrigation schedules based on weather, landscaping needs, and drip irrigation systems.
  - Implementation Measure 4.1.6: Update and enhance established codes and guidelines to ensure the use of water in landscapes reflects state-of-the art methods.
  - Implementation Measure 4.4.7: Create guidelines that encourage and respond to market demand for smaller lot sizes.



CHAPTER 7

IMPLEMENTATION

- CATALYTIC PROJECTS

The established goals and policies in the preceding chapters are only the first step toward realizing the vision for South Ogden's future. To ensure success, this chapter provides and prioritizes a list of "catalytic projects," which are tangible, project-oriented actions that will help realize the vision outlined in this plan.

CATALYTIC PROJECT ASSESSMENT

Key catalytic projects were extracted from the implementation measures in each chapter. These projects are recommended for prioritized implementation to ensure the City grows and develops as envisioned. The catalytic projects are classified into three categories: Plans & Studies, Programs & Monitoring, and Design & Construction, and presented in order of priority in Tables 7.1 - 7.3. A project's Priority Score determines its recommended phasing, with a score higher than 15 indicating high-priority (completion within five years), a score between 13 and 15 indicating medium-priority (completion within 5-10 years), and a score lower than 13 indicating low-priority (completion within 10+ years). The relevant chapters for each item are indicated by the symbols below:

Chapter 2: Land Use & Placemaking

Chapter 3: Transportation

Chapter 4: Economic Development

Chapter 5: Housing

Chapter 6: Water Use & Preservation

METRICS

The following three metrics were used to calculate the Priority Scores for each catalytic projects. Each metric was scored with different weights to account for the varying level of importance of each in community development.

COST

Assesses the overall public costs required to implement each project. Cost categories are divided into Low (<$500,000, 9 points), Medium ($500,000-$5,000,000, 6 points), and High (>$5,000,000, 3 points) categories.

POSITIVE COMMUNITY IMPACT

Assesses the potential positive impact on the community, using the overarching community goals and objectives as the basis. Categories are divided into High (6 points), Medium (4 points), and Low (2 points) levels of positive impact.

EASE OF IMPLEMENTATION

Assesses the relative ease or difficulty of implementing the various catalytic projects, which is a relatively subjective assessment. Categories are divided into easy (3 points), moderate (2 points), and difficult (1 point) to implement.

USING THE MATRICES

The matrices are intended to assist with setting funding and implementation priorities, provide direction on future decisions, and assist with documenting implementation progress for the achievements recommended in this plan. It is a "living" assessment tool that can be easily modified and adjusted to meet the City's changing needs. As such it should be reviewed and revised on a regular basis. Ultimately, the matrices serve as checklists to monitor progress over time.

HOUSING STRATEGIES

It should be noted that the actions required to implement the housing strategies established in the City's Moderate-Income Housing Report are not included in the following matrices since the strategies are evaluated and modified annually according to state code. Regardless, actions addressing these strategies should be top priority for the City, as they are fundamental to obtaining transportation funding from the State.

CATALYTIC PLANS & STUDIES

TABLE 7.1 - CATALYTIC PLANS & STUDIES

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 1								
Create a Small Area Master Plan for a community gathering place, establishing the site, details and function of the space. Consider actively programming this new public amenity to attract business activity and enhance the economic benefits from the investment of public funds.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 2								
Conduct a study to determine feasibility of implementing two grade-separated or at-grade street crossings along Washington Boulevard. Implement results.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

Relevant Chapters:

Chapter 2 Chapter 3 Chapter 4 Chapter 5 Chapter 6

TABLE 7.1 - CATALYTIC PLANS & STUDIES CONTINUED

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 3								
Develop a traffic calming plan and secure funding to implement.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 4								
Conduct feasibility studies for the trail corridors outlined in this plan and apply for funding to design and construct them. Ensure trail amenities such as enhanced street crossings, shade trees, lighting, trailheads, trash receptacles, and benches are incorporated.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 5								
Conduct a Park System Inventory and Conditions Assessment to ensure playground equipment, parking lots and park amenities are maintained and replaced as part of a scheduled operations and management program.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 6								
Create Streetscape Standards for South Ogden's Centers that include street and sidewalk widths, pedestrians crossings, bicycle infrastructure street furniture, street trees, lighting etc.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

Relevant Chapters:

Chapter 2 Chapter 3 Chapter 4 Chapter 5 Chapter 6

TABLE 7.1 - CATALYTIC PLANS & STUDIES CONTINUED

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 7								
Determine the feasibility of implementing a multi-modal circulator system to connect City Center and South Gateway Center along US-89/ Washington Boulevard	Cost	$ 9	Impact	High 6	Ease	Easy 3	15	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 8								
Analyze and compare metered water use at individual connections to help determine how water loss is occurring and to help homeowners understand and evaluate their own water use for water-saving opportunities.	Cost	$ 9	Impact	High 6	Ease	Easy 3	13	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 9								
Plan and design the City Center west of Washington Boulevard as a thriving and vibrant mixed used center.	Cost	$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

Relevant Chapters:

Chapter 2 Chapter 3 Chapter 4 Chapter 5 Chapter 6

PROGRAMS & MONITORING

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 1								
Maintain the ten-year South Ogden water conservation goal through 2032 to reduce future water use while maintaining a financially viable water delivery system.	Cost	$ 9	Impact	High 6	Ease	Easy 3	17	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 2								
Modify zoning in anticipation for redevelopment efforts	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 3								
Create an annual budget item for public art and create an arts committee to help selects sites and art pieces and apply for funding. Incorporate Public Art throughout the City, particularly throughout the City's centers, major corridors, and parks and trail system.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 4								
Establish a Water Conservation Committee	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 5								
Implement and improve established landscape codes and design standards with a goal of reducing water use.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

Relevant Chapters:

Chapter 2 · Chapter 3 · Chapter 4 · Chapter 5 · Chapter 6

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 6								
Create a street tree program that promotes the planting of street trees in park strips.	Cost	$ 9	Impact	High 6	Ease	Easy 3	16	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 7								
Incentivize appliance and landscape retrofits, secondary water meters, smart irrigation timers, water rates and pricing, fines.	Cost	$ 9	Impact	High 6	Ease	Easy 3	15	0-5 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 8								
Update and enhance established codes and guidelines to ensure the use of water in landscapes reflects state-of-the art methods.	Cost	$ 9	Impact	High 6	Ease	Easy 3	15	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 9								
Work closely with water providers to ensure water rates are an effective tool for reducing indoor and outdoor water use.	Cost	$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 10								
Continue to promote and highlight "Shop South Ogden" to encourage local residents to support the businesses located throughout South Ogden.	Cost	$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

Relevant Chapters:

Chapter 2 · Chapter 3 · Chapter 4 · Chapter 5 · Chapter 6

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 11								
Approach property owners of key undeveloped and underutilized sites as well as business owners and express the commercial and retail opportunities available in South Ogden.	Cost	$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 12								
Recruit businesses that are currently lacking in south Ogden and the surrounding area and express the opportunities available in South Ogden and the warm support they will receive when locating here.	Cost	$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 13								
Grow South Ogden's Urban Forest: particularly along its major corridors. Establish partnerships with non-profits to help provide education and disseminate information to residents regarding tree species selection, planting, pruning, and similar needs. Establish a hazard tree removal program to assist homeowners with the removal of hazardous trees that might otherwise be cost prohibitive.	Cost	$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 14								
Amend development code to require robust pedestrian and cyclist infrastructure for all future developments.	Cost	$ 9	Impact	High 6	Ease	Easy 3	14	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

Relevant Chapters:

Chapter 2 · Chapter 3 · Chapter 4 · Chapter 5 · Chapter 6

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS	SCORING CRITERIA						PRIORITY SCORE	PHASING
ITEM 15								
Provide assistance with podium parking needs for higher-density development.	Cost	$ 9	Impact	High 6	Ease	Easy 3	13	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 16								
Expand public education efforts to provide a more comprehensive program that encourages efficient watering of lawns and gardens, landscaping with drought-resistant plants, use of low-flow plumbing fixtures, and other water-saving practices.	Cost	$ 9	Impact	High 6	Ease	Easy 3	13	0-10 Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 17								
Provide assistance with urban infrastructure to help entice the right mix of businesses to City Center.	Cost	$ 9	Impact	High 6	Ease	Easy 3	12	0-10+ Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 18								
Replace leaky and aging waterlines as part of a scheduled upgrading process.	Cost	$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 19								
Meter water use at City parks and facilities to help identify potential water use concerns and opportunities for water conservation.	Cost	$ 9	Impact	High 6	Ease	Easy 3	10	0-10+ Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		
ITEM 20								
Transform the area around City hall into "old town" cultural hub of the City.	Cost	$ 9	Impact	High 6	Ease	Easy 3	9	0-10+ Years
		$$ 6		Medium 4		Moderate 2		
		$$$ 3		Low 2		Difficult 1		

DESIGN & CONSTRUCTION

TABLE 7.3 - CATALYTIC DESIGN & CONSTRUCTION

ACTION ITEMS	SCORING CRITERIA			PRIORITY SCORE	PHASING
ITEM 1					
Design and implement a unified system of South Ogden City branded signs, furnishings and gateways.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	16	0-5 Years
ITEM 2					
Design and construct a new park on the west side of Washington Boulevard as part of creating a premier entertainment destination in South Ogden.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	14	0-10 Years
ITEM 3					
Design and construct the proposed bicycle and pedestrian facilities outlined in the Active Transportation Plan, including bike boulevards/lanes and street crossings.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	14	0-10 Years
ITEM 4					
Design and implement identified South Ogden gateways, nodes and landmarks.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	12	0-10+ Years
ITEM 5					
Convert City Hall into a exemplary water-wise landscape and demonstration area	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	12	0-10+ Years

Relevant Chapters:

Chapter 2 Chapter 3 Chapter 4 Chapter 5 Chapter 6

TABLE 7.3 - CATALYTIC DESIGN & CONSTRUCTION CONTINUED

ACTION ITEMS	SCORING CRITERIA			PRIORITY SCORE	PHASING
ITEM 6					
Construct an off-street multi-use trail along the edges of US-89/Washington Boulevard as an active transportation link between City Center and South Gateway Center.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	11	0-10+ Years
ITEM 7					
Implement streetscape improvements such as wider sidewalks, consistent street trees, and enhanced pedestrian crossings along Washington Boulevard between 36th and 40th Street.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	11	0-10+ Years
ITEM 8					
Upgrade existing parks to meet the levels of service and expectations of the community.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	10	0-10+ Years
ITEM 9					
Transform US-89/Washington Boulevard, Harrison Boulevard, 40th Street and other major corridors into easy-to-use and safe pedestrian/cycle routes. Connect 40th Street to adjacent neighborhoods by adding sidewalks on Porter and Jefferson Avenues.	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	10	0-10+ Years
ITEM 10					
Transform all existing park fields and construct new park fields to artificial turf	Cost: $ 9 / $$ 6 / $$$ 3	Impact: High 6 / Medium 4 / Low 2	Ease: Easy 3 / Moderate 2 / Difficult 1	7	10+ Years

Relevant Chapters:

Chapter 2 Chapter 3 Chapter 4 Chapter 5 Chapter 6

IMAGINE SOUTH OGDEN - 2023 GENERAL PLAN UPDATE

SOUTH OGDEN

APPENDICES

APPENDIX A

PUBLIC ENGAGEMENT REPORT

IMAGINE SOUTH OGDEN - 2022 GENERAL PLAN UPDATE

SOUTH OGDEN

PUBLIC ENGAGEMENT SUMMARY REPORT

OCTOBER 18, 2022

LANDMARK DESIGN

SUMMARY

PUBLIC ENGAGEMENT

The planning process for the South Ogden General Plan Update included a comprehensive public engagement effort in order to better understand the needs and desires of South Ogden residents and stakeholders. The process commenced in June 2022 and concluded in October 2022 and included the following four main avenues of input:

PUBLIC SURVEYS

A series of five short surveys addressing different planning topics were released weekly over the course of August 2022. These surveys were open-access and were advertised via the project website and the City's social media accounts, monthly newsletter, and survey email list (comprised of residents and stakeholders who have subscribed to take City surveys). Each survey received between 215-388 responses. The topics of each survey follow:

- Survey 1: General Visioning
- Survey 2: Housing
- Survey 3: Transportation
- Survey 4: Parks & Recreation
- Survey 5: Water Use & Preservation

SOUTH OGDEN DAYS

The planning team hosted a booth at South Ogden Days on Friday, June 17, 2022, where residents and visitors were invited to respond to a variety of questions and prompts regarding South Ogden's future. Over 70 comments were received.

SOCIAL PINPOINT

Social Pinpoint is a web-based platform that allows residents and stakeholders to leave location-based comments on an interactive map. Thirty-four comments were received by six unique stakeholders, and the page was viewed 326 times by 92 unique users.

PROJECT WEBSITE

A project website (www.imaginesouthogden.org) was established during the early stages of the planing process, providing an avenue for the public to participate and provide comments and for the planning team to disseminate information and provide project updates. Key input tools include comment and email sign-up forms and links to the public surveys and Social Pinpoint. The website was linked to the South Ogden City website and social media accounts in order to encourage the broadest possible participation as possible.

KEY TAKE-AWAYS

The following five trends emerged as themes of the public engagement process. Moving forward, the following findings will lay a foundation for the South Ogden General Plan.

1. AFFORDABLE HOUSING IS IMPORTANT

Affordable housing was ranked as the number one issue facing the city, with over 90% or respondents indicating they were concerned about housing affordability. Conversely, participants also indicated that they are concerned about higher density development, which is generally considered the primary type of housing that will help bring affordability to the City. It should also be noted that renters and low/moderate income households were underrepresented throughout all engagement efforts, which may account for the prevalence of these contrasting findings.

2. PRESERVING & ENHANCING EXISTING NEIGHBORHOODS

In the survey, preserving existing neighborhoods was the highest-ranked objective for South Ogden's future and the City's biggest housing challenge. Other highly-ranked objectives included preserving open space, limiting traffic impacts, and maintaining infrastructure capabilities – all of which are heavily related to preserving existing neighborhoods.

3. MORE ALTERNATIVE MODES OF TRANSPORTATION

Survey participants indicated that South Ogden's infrastructure is currently most conducive to driving. However, the results indicate a desire for more infrastructure that supports safe and comfortable travel by foot, bike and transit. The most desired transportation improvements included additional or improved sidewalks and trails, improved road maintenance, and safer pedestrian crossings. More destinations within walking distance was also popular.

4. ACCESSIBLE PARKS & TRAILS

Having parks and trails within walking distance (1/4 mile) of home was very important to survey participants, who gave it a score of 8.8 out of 10 (10 being extremely important). Additionally, trails and walking paths were indicated as being the most used and desired facilities in the city, with the South Ogden Nature Park being the most frequented park in the City.

5. WATER CONSERVATION IS A CONCERN

97% of survey respondents were at least somewhat concerned about water use and preservation, with 54% being very concerned. The most poopular conservation strategies amoung participants included: incentivizing water-conserving landscapes, planting water-conserving trees, and converting underutilized lawn areas in South Ogden public parks to water conserving landscapes.

The following pages describe and illustrate the results from each of the engagement tools described on page two.

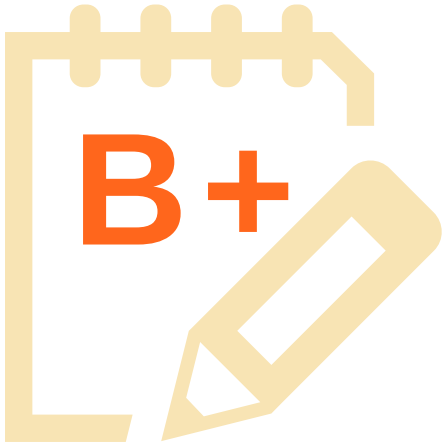
PUBLIC ENGAGEMENT

SURVEY 1: GENERAL VISIONING

Survey 1: General Visioning focused on broad planning topics such as quality of life, areas of concern, desired objectives, and general sentiment about South Ogden's land use and economic development. This survey received 388 responses.

SURVEY 1: GENERAL VISIONING

Q All things considered, on a scale between 1-10, with 1 being very low and 10 being very high, how would you rate your overall quality of life in South Ogden?





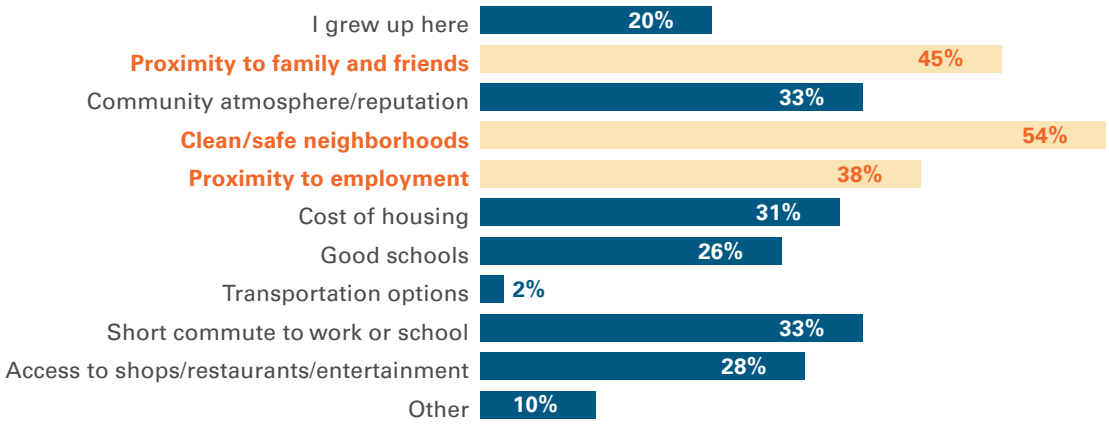
B+ OVERALL QUALITY OF LIFE

Respondents rated South Ogden's overall quality of life 7.76 out of ten. In terms of a letter-grade, this corresponds to a B+, indicating a high level of satisfaction with some room for improvement.

SURVEY 1: GENERAL VISIONING

Q

Select the following factors that were important in your decision to live in South Ogden? (Select all that apply)



RESIDENTS VALUE CLEAN/ SAFE NEIGHBORHOODS, PROXIMITY TO FAMILY, FRIENDS, & EMPLOYMENT

Clean/safe neighborhoods, proximity to family and friends, and proximity to employment were the most important factors in resident's decision to live in South Ogden.

SURVEY 1: GENERAL VISIONING

Q

What facilities, services, businesses, or amenities would you like to see that are currently not in South Ogden?

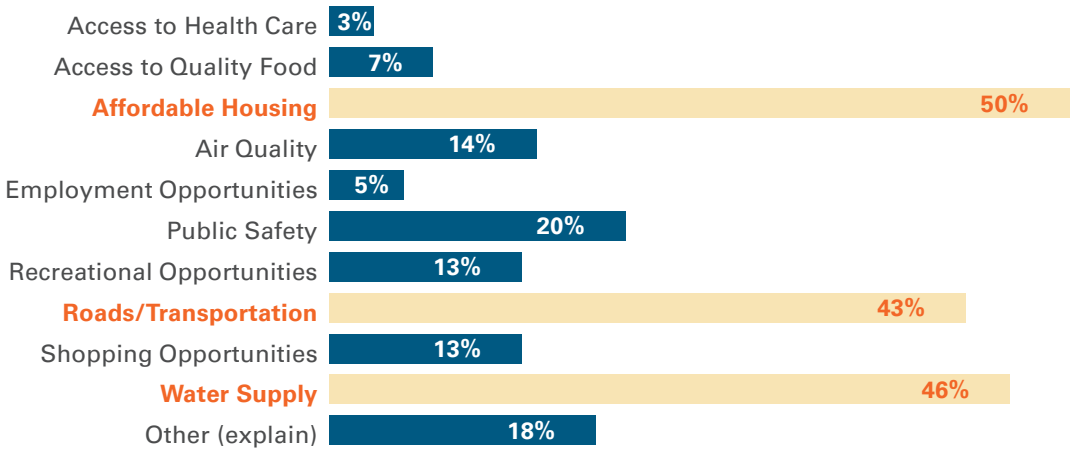
Top 5 Topic Areas	% of Total Comments
#1. Business/Economic Diversity: dining options, retail, grocery stores, entertainment options, and an attractive downtown area.	36%
#2. Parks & Recreation Facilities: community rec. center, pool, trails/ walking paths, parks, green space, sports courts, bike paths and dog parks.	28%
#3. Public Services & Utilities: services and facilities for senior citizens, fiber internet, and green waste/compost/recycling options.	13%
#4. Transportation: walkability, connectivity, public transportation options, and better pedestrian and bike infrastructure.	5%
#5. Community Character/Culture: performing arts, community programs, amphitheater, movie theater, and city beautification.	5%

BUSINESS & ECONOMIC DIVERSITY DESIRED

Respondents want more restaurants, retail, grocery stores, entertainment options, parks and recreation facilities, spaces for senior citizens, fiber internet, city connectivity/ walkability, and cultural amenities.

SURVEY 1: GENERAL VISIONING

Q What are the top issues facing South Ogden today? (Select up to 3)



CONCERN OVER AFFORDABLE HOUSING, WATER SUPPLY, & TRANSPORTATION

Residents are highly concerned about affordable housing, the water supply, and roads/ transportation (i.e. congestion, speeding, road maintenance).

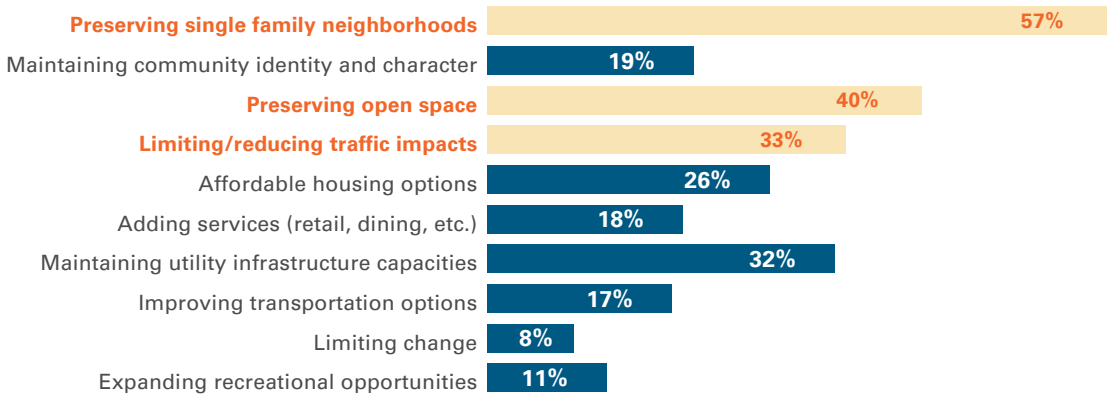
"OTHER" RESPONSES:



SURVEY 1: GENERAL VISIONING

Q

Which of the following objectives are most important for South Ogden's future? (Select up to 3)



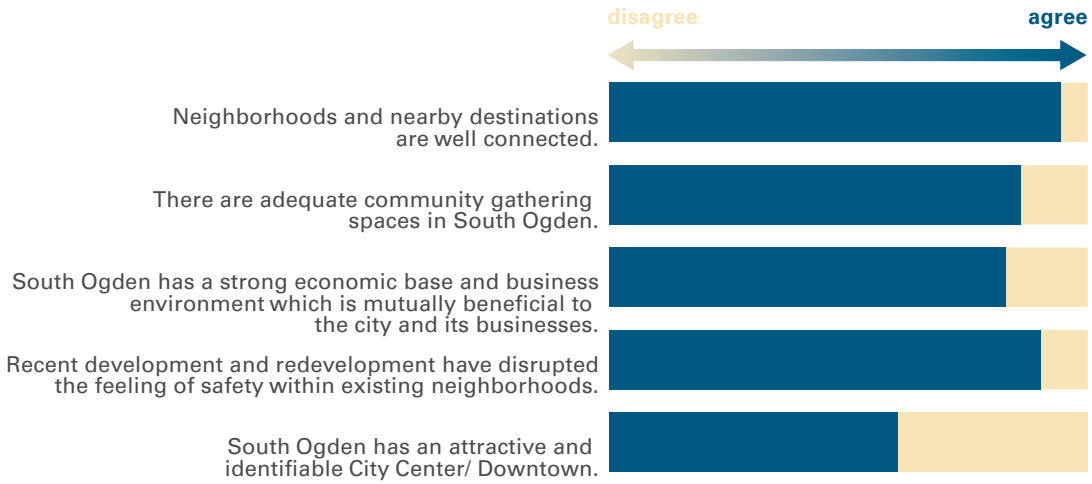
PRESERVING SINGLE FAMILY NEIGHBORHOODS & OPEN SPACE IS IMPORTANT FOR THE FUTURE

Respondents also want reduced traffic impacts, maintained infrastructure capacitities, and affordable housing options in the future.

SURVEY 1: GENERAL VISIONING

Q

To what extent do you agree or disagree with the following statements about South Ogden?



NEIGHBORHOODS ARE WELL CONNECTED BUT DOWNTOWN HAS ROOM TO IMPROVE

Respondents also feel that recent development and redevelopment have disrupted the feeling of safety within existing neighborhoods.

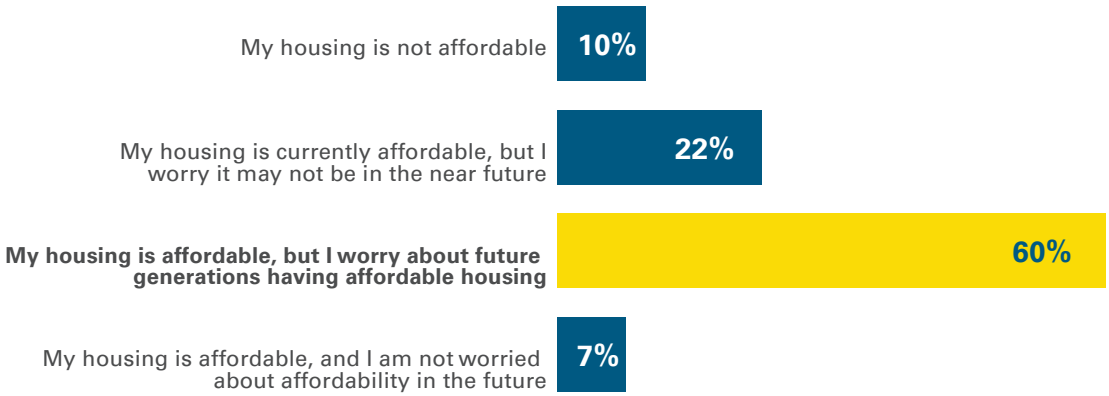
PUBLIC ENGAGEMENT

SURVEY 2: HOUSING

Survey 2: Housing gauged respondents housing needs and aspirations, including their feelings toward housing affordability and future housing development. It should be noted that renters were poorly represented in this survey, with over 96% of respondents being homeowners despite approximately 25% of South Ogden households being renters. This survey received 273 responses.

SURVEY 2: HOUSING

Q Which options describe how you currently feel about housing affordability?

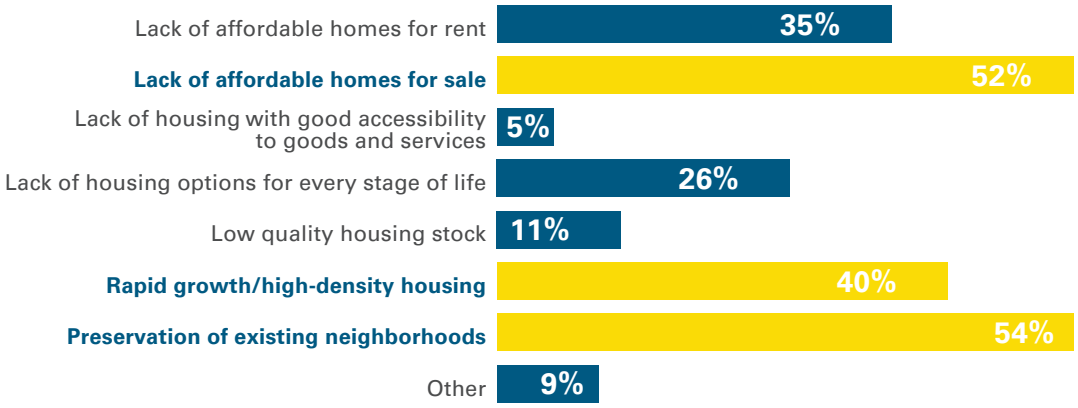


CONCERN FOR FUTURE GENERATIONS

92% of respondents were concerned about housing affordability, with the vast majority feeling that their housing is affordable but are concerned for future generations. 22% of respondents also worry that their current housing will be unaffordable in the near future.

SURVEY 2: HOUSING

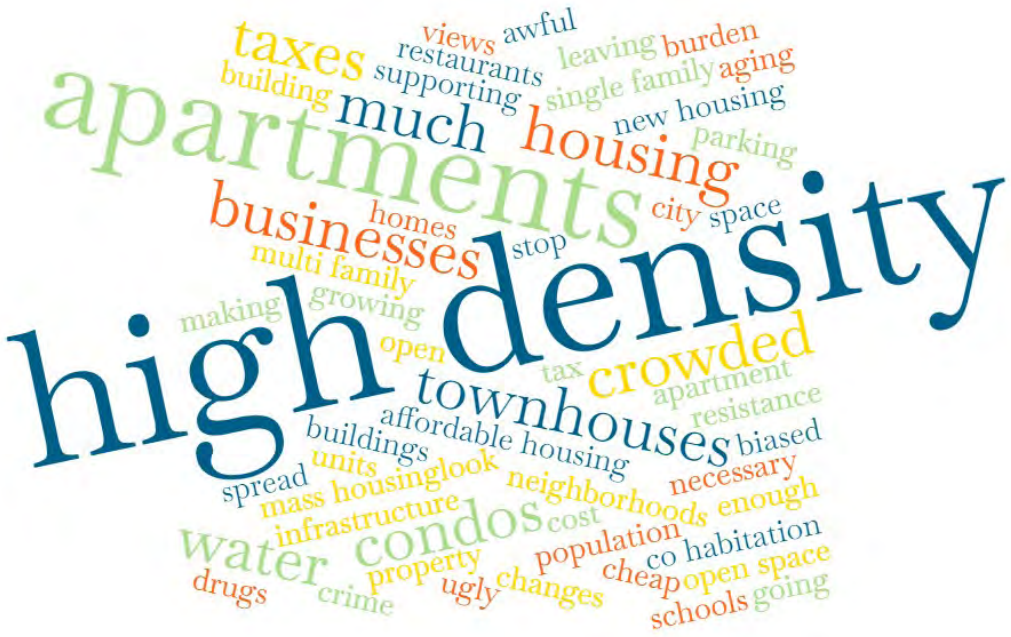
Q What are South Ogden's biggest housing challenges? (Select all that apply)



NEIGHBORHOOD PRESERVATION & LACK OF AFFORDABLE HOMES FOR SALE ARE TOP CHALLENGES

Residents rate preserving existing neighborhoods, lack of affordable homes for sale, and rapid growth/ high-density housing as top challenges.

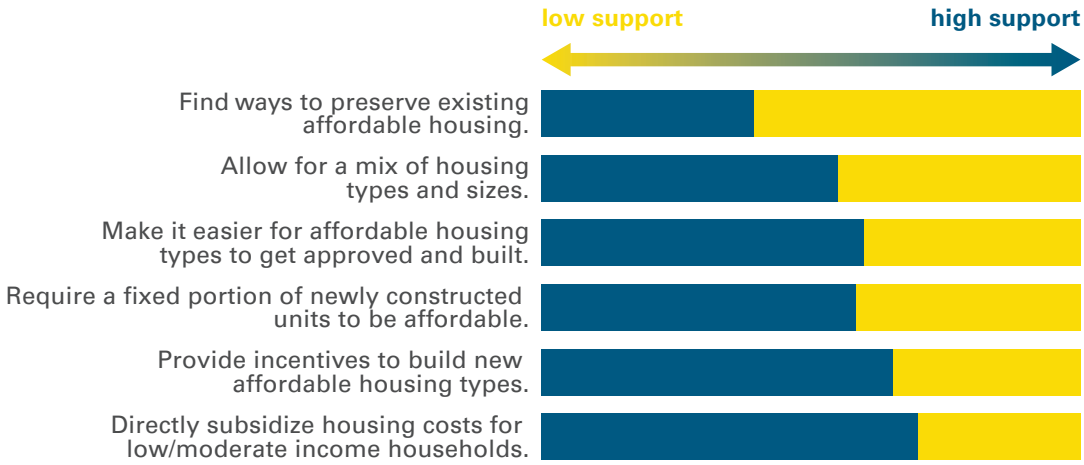
"OTHER" RESPONSES:



SURVEY 2: HOUSING

Q

How supportive are you of the following potential strategies to help provide affordable housing?



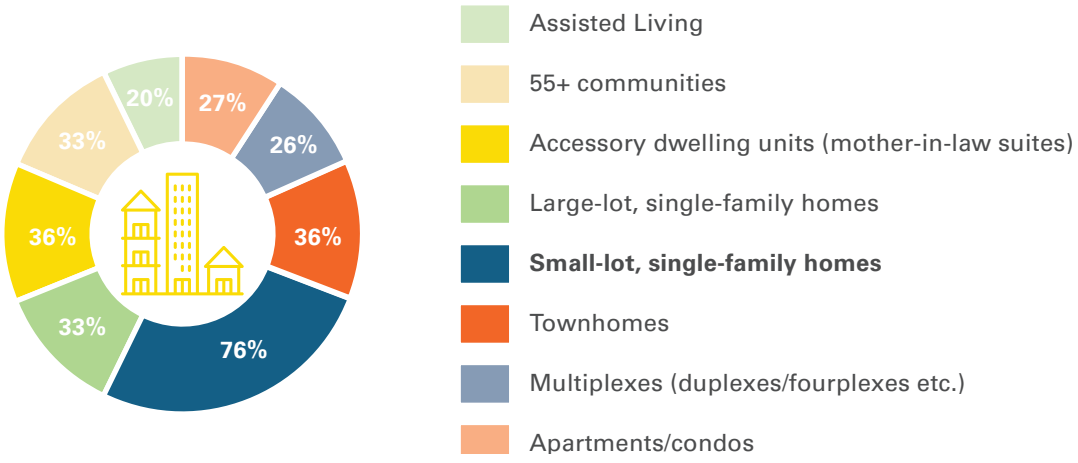
SUBSIDIZED HOUSING & INCENTIVES TO BUILD NEW AFFORDABLE HOUSING ARE TOP STRATEGIES

Respondents are less supportive of preserving existing affordable housing and are more supportive of directly subsidizing housing costs for moderate income households.

SURVEY 2: HOUSING

Q

What housing types are needed to provide City residents with affordable housing options in various life stages? (Select all that apply)

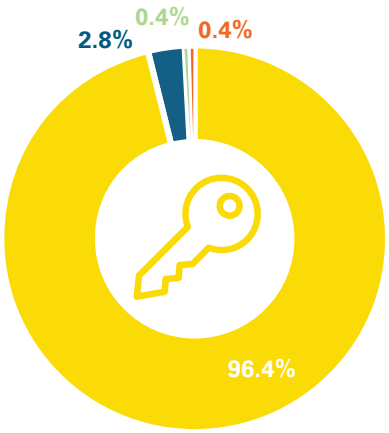


DIFFERENT HOUSING TYPES ON THE TABLE

Over a quarter of respondents see small-lot, singly-family homes as the best option for providing affordable housing options but other housing types are on the table. ADUs, Townhomes, and 55+ communities were equally popular options.

SURVEY 2: HOUSING

Which of the following best describes your current living situation?



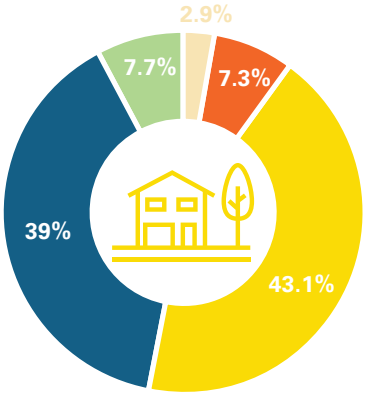
- Other
- Live with parents, relatives, or otherwise
- Rent my home/apartment
- **Own/buying my own home**

RENTERS & OTHERS UNDER REPRESENTED?

96.4% of respondents own or are buying their own home. According to the 2020 census, approximately 25% of South Ogden households are renters. This indicates that the survey may not accurately reflect the desires and needs of renters.

SURVEY 2: HOUSING

Which of the following best describes your current home?



- Single Family home on more than 1/2 acre
- **Single Family home between 1/4 acre and 1/2 acre**
- **Single Family home on less than 1/4 acre**
- Attached Housing (townhome or twin home)
- Multi-family housing (apartment/condo)

MOST PEOPLE LIVE IN A SINGLE FAMILY HOME ON LESS THAN 1/2 ACRE

Only 2.9% of respondents live in apartments or condos, with 90% of respondents living in single-family homes.

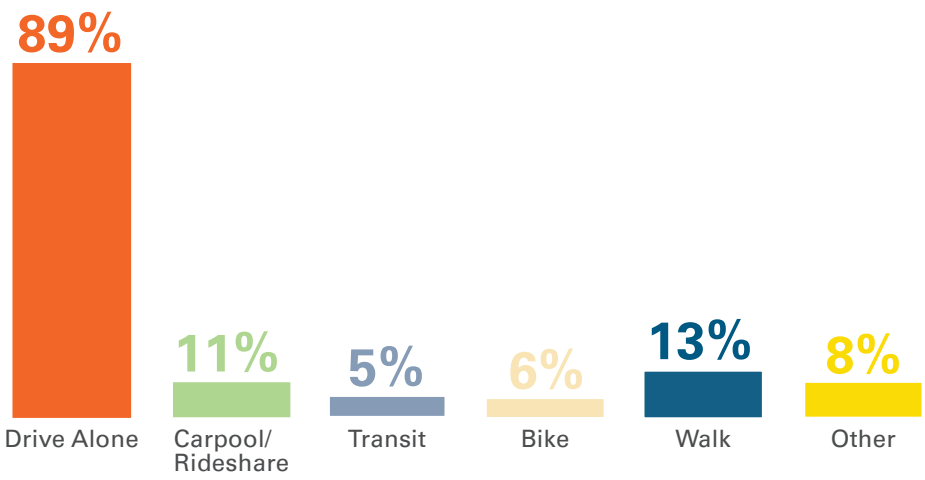
PUBLIC ENGAGEMENT

SURVEY 3: TRANSPORTATION

Survey 3: Transportation identified transportation needs, concerns and objectives for the future, considering all modes of transportation (driving, transit, biking, walking, and microtransit). This survey received 288 responses.

SURVEY 3: TRANSPORTATION

Q How do you currently get to work, school, or other destinations? (Select all that apply)

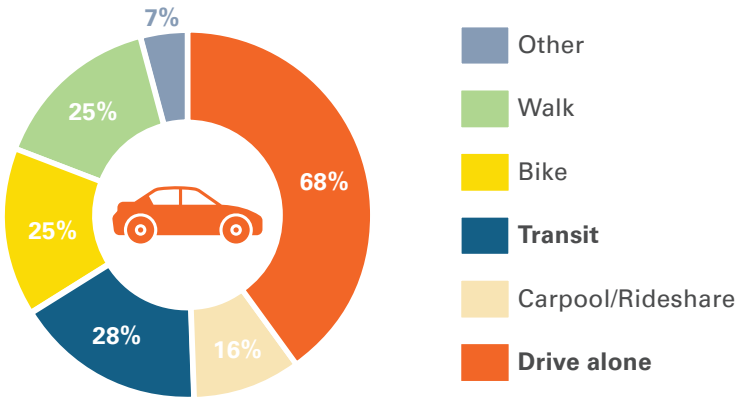


MOST PEOPLE DRIVE ALONE TO WORK

Transit is the least utilized option, followed by biking and ridesharing/carpooling.

SURVEY 3: TRANSPORTATION

How would you like to get to work, school, or other destinations in the future? (Select all that apply)

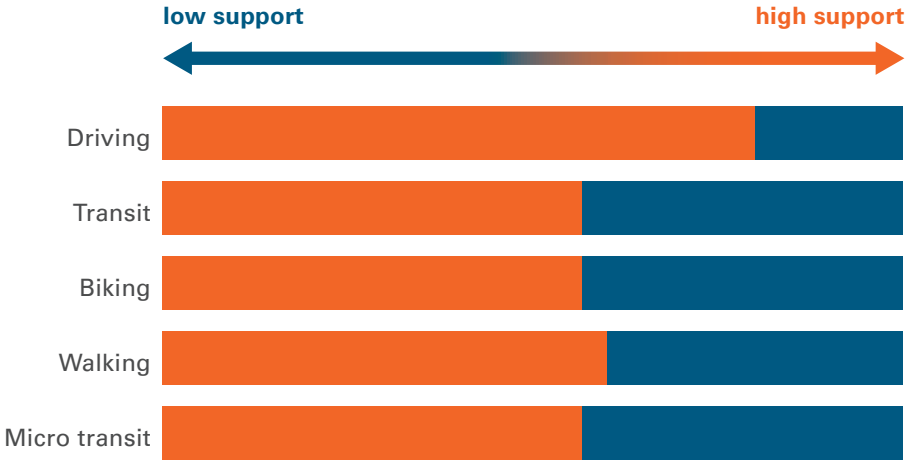


DRIVING ALONE FOLLOWED BY TRANSIT MOST POPULAR OPTIONS

Respondents want to drive at a much lower rate than at present, desiring more transit, walking, biking, and carpooling. This indicates that improvements and changes to facilitate different modes of transportation are supported.

SURVEY 3: TRANSPORTATION

How well do you feel South Ogden's public infrastructure supports the following modes of transportation?



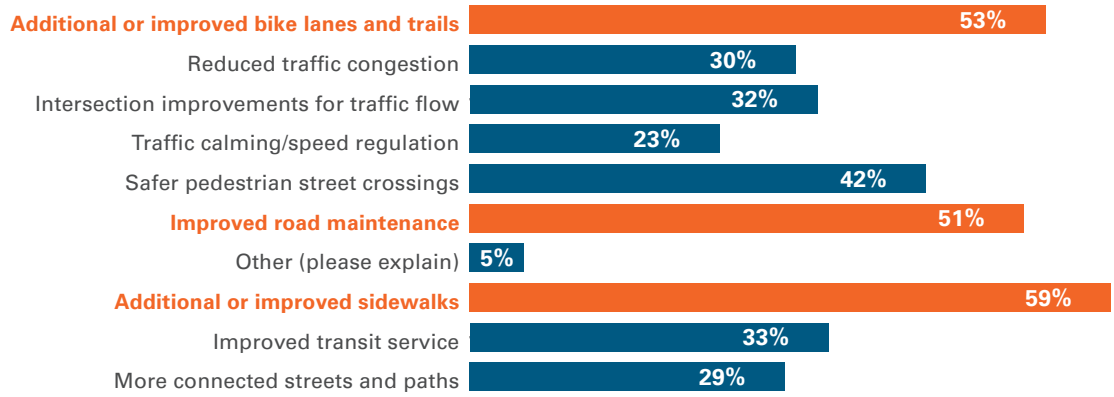
DRIVING RATED HIGHEST IN TERMS OF PUBLIC INFRASTRUCTURE SUPPORT

Respondents perceive support for transit, biking, walking, and micro-transit similarly, with all significantly less supported than driving.

SURVEY 3: TRANSPORTATION

Q

Which of the following transportation improvements are needed in South Ogden? (Select all that apply)



SIDEWALKS, BIKE LANES, TRAILS, & ROAD IMPROVEMENTS ARE NEEDED

Respondents also supported safer pedestrian crossings, improved transit, and intersection enhancements.

SURVEY 3: TRANSPORTATION

Q

What are your specific transportation concerns, thoughts or ideas?

Top 5 Topic Areas	% of Total Comments
#1. Improvements that make South Ogden more safe and friendly towards pedestrians and cyclists: more sidewalks, trails, and bike lanes, separation of conflicting uses, walkability, etc.	29%
#2. Safety concerns: speeding cars, driver-pedestrian and/or cyclist conflicts, poor visibility, and other road design issues.	27%
#3. Public transportation improvements: greater efficiency, better connectivity, and options for everyone (including ADA).	17%
#4. Traffic congestion: concerns related to population growth, development, and more cars on the road.	15%
#5. Road maintenance: better operations and maintenance for roads, sidewalks, and other infrastructure.	12%

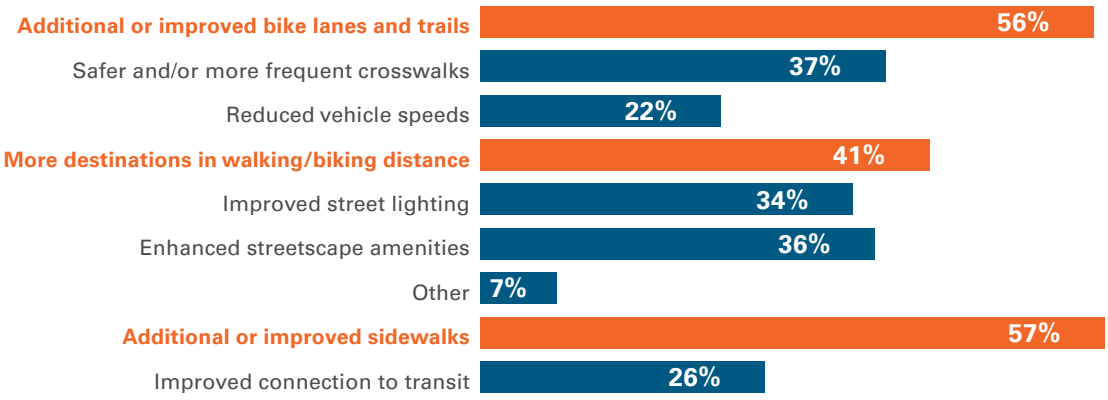
RESPONDENTS WANT SOUTH OGDEN TO BE SAFER FOR EVERYONE – NOT JUST DRIVERS

Respondents want more sidewalks and bike lanes, better roads, efficient public transit, walkability and connectivity, and less traffic congestion. They also desired better road and infrastructure maintenance.

SURVEY 3: TRANSPORTATION

Q

Which of the following enhancements would make walking/biking in South Ogden safer, more comfortable, and a viable transportation choice for you? (Select all that apply)



SIDEWALKS, BIKE LANES, & TRAILS WILL MAKE ACTIVE TRANSPORTATION MORE VIABLE

Improved crosswalks, better lighting, and enhanced streetscape amenities were also highly supported.

"OTHER" RESPONSES:



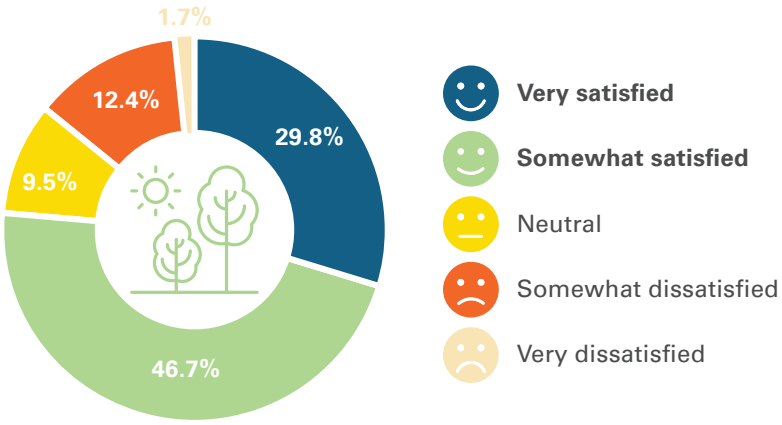
PUBLIC ENGAGEMENT

SURVEY 4: PARKS & RECREATION

Survey 4: Parks & Recreation focused on the overall satisfaction, use, and desires for the City's parks, trails, open space, and recreation system. This survey received 245 responses.

SURVEY 4: PARKS & RECREATION

How satisfied are you with the parks, trails, open spaces, and recreation facilities provided in South Ogden?

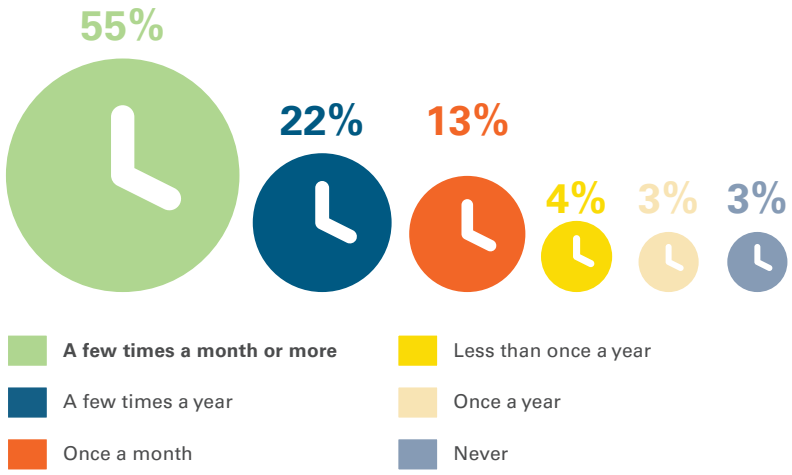


3 OUT OF 4 RESPONDENTS ARE SATISFIED WITH THE PARKS & RECREATION FACILITIES PROVIDED BY SOUTH OGDEN

Satisfaction is high for current park and recreation facilities, with only 14% being either somewhat dissatisfied or very dissatisfied.

SURVEY 4: PARKS & RECREATION

How often do you visit South Ogden Parks, trails, open spaces and recreational facilities?



TWO-THIRDS VISIT SOUTH OGDEN PARKS & RECREATION FACILITIES AT LEAST ONCE A MONTH

More than half of respondents frequent parks, trails, opens spaces, and recreational facilities a few times a month ore more, and 90% of respondents visit at least a few times a year.

SURVEY 4: PARKS & RECREATION

Which South Ogden Park do you frequent the most?

Most Popular Parks (% of total)

1. South Ogden Nature Park (34%)
2. Burch Creek Park (22%)
3. Glasmann Way Park (15%)
4. 40th Street Park (13%)
5. Friendship Park (9%)

Least Popular Parks (% of total)

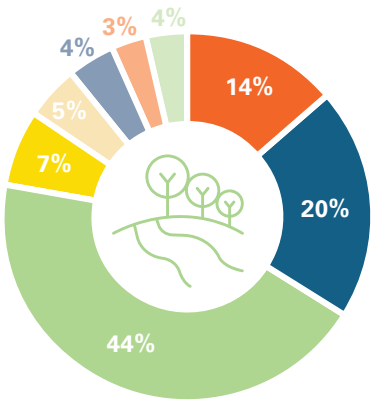
1. Club Heights Park (3%)
2. Madison Park (1%)
3. Meadows Park (1%)
4. Club Heights Park Dog Park (1%)
5. Ferrell Park (<1%)

SOUTH OGDEN NATURE PARK & BURCH CREEK PARK ARE THE MOST POPULAR

Meadows Park, Club Heights Dog Park, and Ferrell Park are the least popular parks.

SURVEY 4: PARKS & RECREATION

What type of South Ogden recreation facility do you use the most?



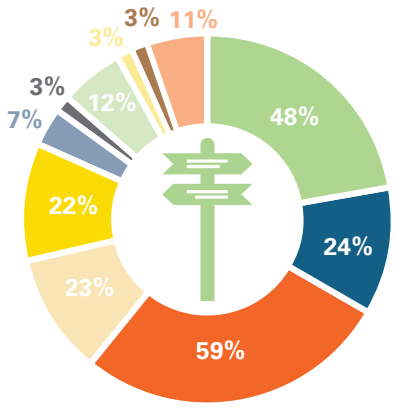
- **Trails/Walking Paths**
- **Playgrounds**
- **Natural Open Spaces**
- Sports Fields/Courts
- Picnic Facilities (Pavilions, tables, barbeques, etc.)
- Splash pad
- Dog Park
- Other

TRAILS & WALKING PATHS ARE USED THE MOST

Trails and walking paths are by far the most used facilities, followed by playgrounds, and natural open spaces.

SURVEY 4: PARKS & RECREATION

Which of the following facilities has your household visited outside of South Ogden in the past month?



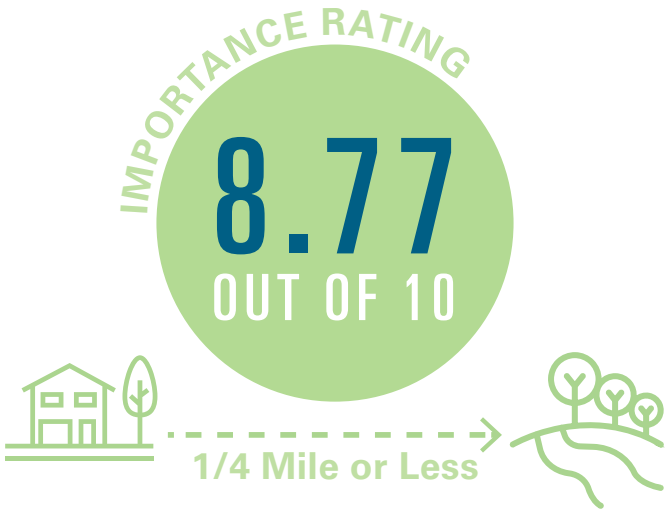
- Bike Park
- Skate Park
- All-Abilities Park
- Splash Pad
- Other
- Dog Park
- Picnic Facilities (Pavilions, tables, barbeques, etc.)
- Sports Fields/Courts
- **Trails/Walking Paths**
- **Playgrounds**
- **Natural Open Spaces**

RESIDENTS VISIT SIMILAR FACILITIES OUTSIDE OF SOUTH OGDEN

Residents look outside of South Ogden for trails/ walking paths, natural open spaces, playgrounds, sports fields/ courts, and picnic facilities.

SURVEY 4: PARKS & RECREATION

How important is it to have public parks and trails within walking distance (1/4 mile) of your home?

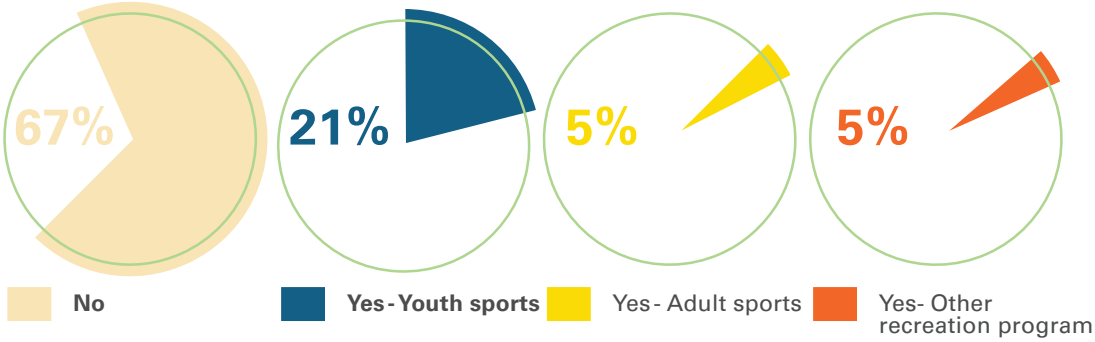


PEOPLE WANT TO BE ABLE TO WALK TO PUBLIC PARKS & TRAILS

Nearly nine out of ten respondents indicate it is important to have a public park or trail within 1/4 mile walking distance of their home.

SURVEY 4: PARKS & RECREATION

Do you or your family participate in any City Recreation Programs? (Select all that apply)



21% OF RESPONDENTS PARTICIPATE IN YOUTH SPORTS

Most respondents do not participate in any City Recreation Programs. Of those who do, most are participating in youth programs.

SURVEY 4: PARKS & RECREATION

What recreation facilities would you like to see incorporated into South Ogden parks and open spaces in the future?

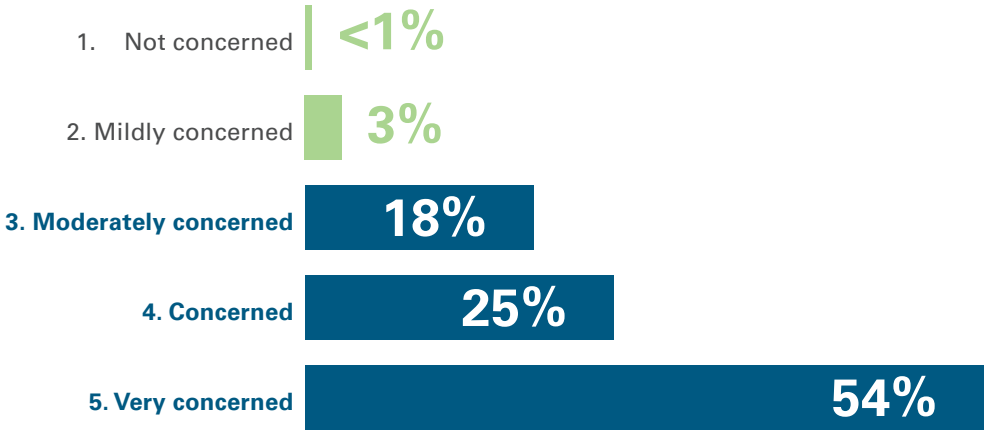


SURVEY 5: WATER USE & PRESERVATION

Survey 5: Water Use & Preservation focused on how residents and business-owners perceived Utah's drought and water crisis and gauged support for different water conservation strategies. This survey received 215 responses.

SURVEY 5: WATER USE & PRESERVATION

How concerned are you about water use and preservation in South Ogden? (1: not concerned, 5: very concerned)

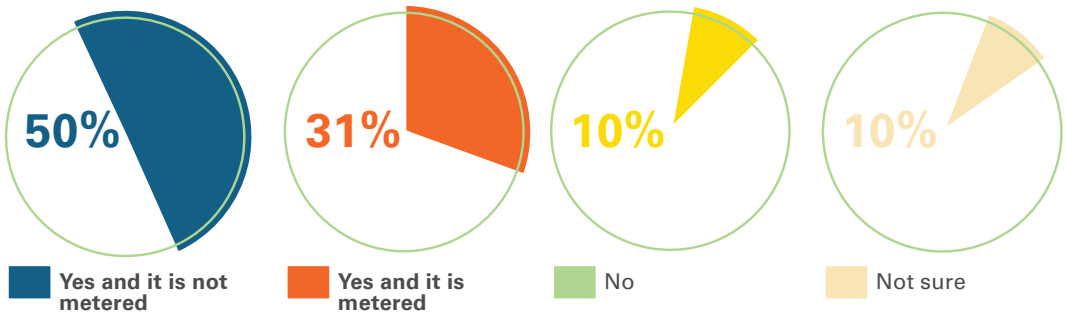


OVER 50% OF RESPONDENTS ARE VERY CONCERNED ABOUT WATER USE & PRESERVATION

Over 95% of respondents are at least moderately concerned about water use in South Ogden.

SURVEY 5: WATER USE & PRESERVATION

Q Do you have access to irrigation water for your landscape? If so, is it metered?

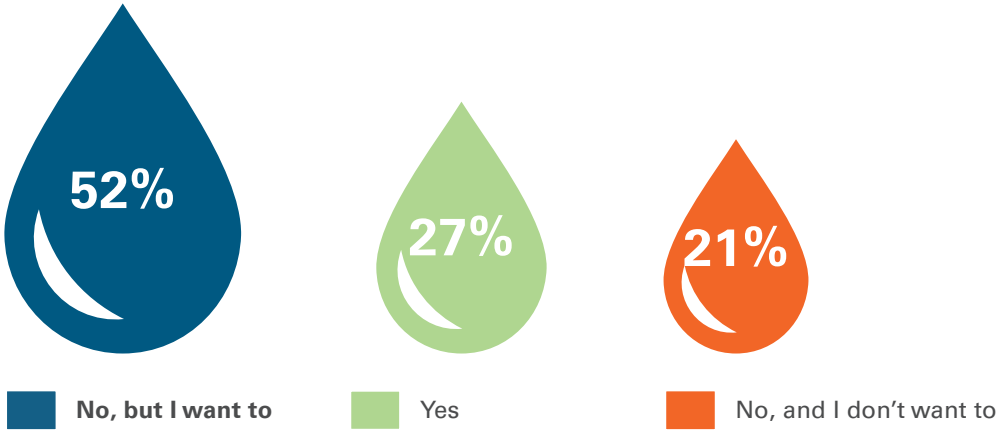


MOST RESPONDENTS HAVE ACCESS TO IRRIGATION WATER BUT ONLY 31% IS METERED

50% of respondents have access to unmetered irrigation water. Ten-percent only have access to culinary water.

SURVEY 5: WATER USE & PRESERVATION

Q Have you installed a water-conserving landscape ?



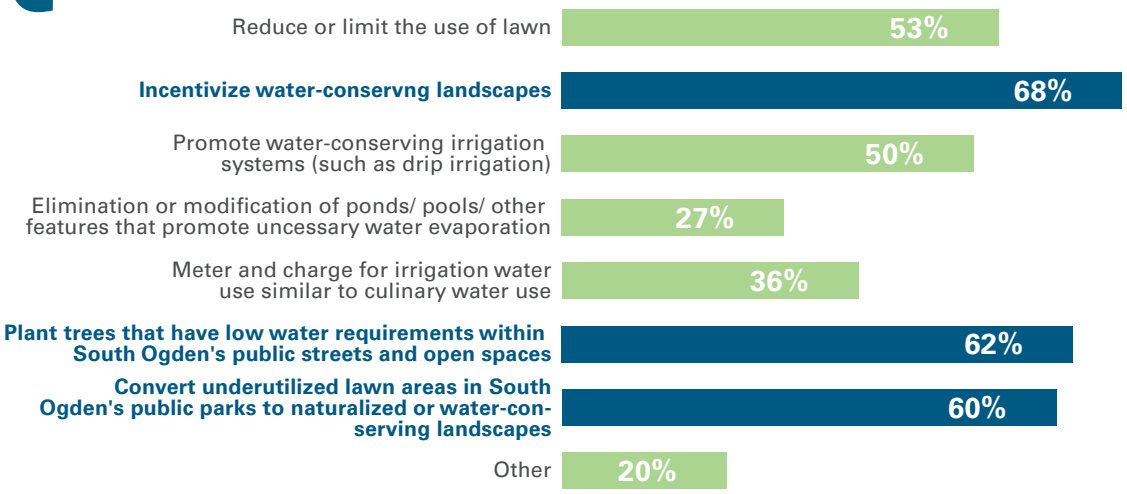
ONE-QUARTER HAVE INSTALLED A WATER-CONSERVING LANDSCAPE AND HALF WOULD LIKE TO

There is a strong desire from respondents to convert their landscapes to water-conserving.

SURVEY 5: WATER USE & PRESERVATION

Q

Which water preservation measures would you be willing to support? (Select all that apply)



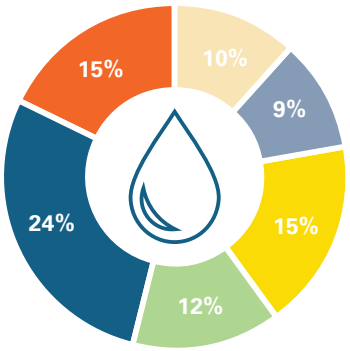
RESPONDENTS ARE MOST SUPPORTIVE OF INCENTIVIZING WATER-CONSERVING LANDSCAPES

Planting trees with low-water requirements and converting underutilized lawn areas to water-conserving landscapes within South Ogden's public streets and open spaces were amoung the measures with highest support.

SURVEY 5: WATER USE & PRESERVATION

Q

Would you be interested in any of the following programs if they were available?



- **Other**
- **Turf removal rebate to replace lawn with drought-resistant landscaping.**
- Smart Irrigation Controller Rebate to purchase a smart controller that automatically adjusts watering schedules based on local weather and landscape needs.
- **Free water check by a trusted evaluator to assess your landscape and provide a customized irrigation schedule**
- Free education programs on landscape design and water-conserving practices.
- Free/low-cost Landscape Design Consultations

RESPONDENTS ARE MOST INTERESTED IN TURF REMOVAL REBATES TO REPLACE LAWN

Free water checks were also supported. Respondents may also support other programs as suggested by 15% indicating "Other."

PUBLIC ENGAGEMENT

SOUTH OGDEN DAYS

The planning team hosted a booth at South Ogden Days on Saturday, June 17, 2022. Over 70 residents and visitors respond to a variety of questions and prompts. The following is a summary of their responses.

SUMMARY

People like living in South Ogden because...

- The people are friendly
- Family and friends live here
- South Ogden Days celebration
- The beauty/views
- The location
- It is not super busy
- Great place to live
- Safe community

People like visiting South Ogden because...

- South Ogden Days/other fun events like concerts, the Easter egg hunt, car shows, etc.
- Nice people
- Friends and family live here
- The mountains
- Sports/recreation opportunities
- Quiet community
- Shopping
- Beautiful parks
- They like riding their bike here
- It is better than Salt Lake City

People wish South Ogden had more...

- Local stores/small businesses
- Bike lanes
- Less restrictions on properties
- Permanent food truck location
- More public pools
- More golf courses
- More up-to-date buildings
- Bigger South Ogden Days
- Soccer fields
- Affordable housing
- Parks

South Ogden's biggest strength is...

- Weber State and the community it provides
- The community
- Its businesses
- Its mountains

South Ogden's biggest weakness is...

- High taxes
- Spending money on things we don't need

South Ogden's biggest opportunity is...

- More parks and splash pads

South Ogden's biggest threat is...

- Increase in theft because of inflation

Future development in South Ogden over the next 10 years should include...

- More up-to-date buildings
- More internet options

Improvements to housing over the next 10 years should include...

- Decrease in overpriced large apartment buildings

This is important to me

- South Ogden Nature Park – animal habitat
- Pickleball at Friendship Park – get some courts/host tournaments/make money for the city
- Accessibiliy at the Library – needs to be more accessible/ issues with bus access
- Burch Creek Elementary – love for school

This isn't working

- Blind intersection on 40th street/ Monroe Blvd.

SOUTH OGDEN DAYS INPUT WORD CLOUD



PUBLIC ENGAGEMENT

SOCIAL PINPOINT

Social Pinpoint is a web-based platform that allows residents and stakeholders to leave location based comments on an interactive map. Users simply "dropped a pin" where they wished to provide a comment. They were also able to "like" and "dislike" other people's comments. The comment pins included three different prompts, including "an idea for the future," this is important to me," and "this isn't working." Social Pinpoint received 34 comments by 6 unique users, and the page was viewed 326 times by 92 unique users. The comments received are as follows with the location for each comment illustrate on Map 1.

"AN IDEA FOR THE FUTURE"

1. This area should have a more town center feel. Consistent architecture. More pedestrian focused. Less parking. Public space. Mixed use.
   Likes: 1
   Dislikes: 0

2. Lots of money was spent on a shade feature that provides very little shade. At the same time lolipop ornamental trees were planted that provide no shade. Parks should have real trees that are functional and provide actual shade. The benches for parents to sit on should be shaded by these trees as well. The amphitheater looks nice, but has no programming and is never used. Bring in some sheep or goats to eat through the invasive species and mow down the nature center every few years.
   Likes: 3
   Dislikes: 1

3. Focus on consistent architecture and parking reductions. Give this area identity.
   Likes: 1
   Dislikes: 0

4. Create a natural public area near the water or trails along the water.
   Likes: 0
   Dislikes: 0

5. Let's cultivate a butterfly habitat and accompanying education stations would be great here
   Likes: 1
   Dislikes: 0

"THIS IS IMPORTANT TO ME"

6. This location next to the park is a disgrace. This needs to be cleaned up and used as added parking

Likes: 0
Dislikes: 0

7. This gas station and entire corner have been an eyesore for 20+ years and it seems like no none cares. Even so much that within the past year it has been "tagged" by multiple graffiti hits and nothing is being done about it. This is stupid. Fine the owners for lack of care over and over again until they do something or buy is, tear it down and figure out something better there.
   Likes: 5
   Dislikes: 0

8. Getting rid of this cross walk was a bad idea. I get the reason but when something is established and works, then you take it away, people act like they are grandfathered into the old rule. This should have been looked into further before making this choice.
   Likes: 1
   Dislikes: 0

9. I would assume the sidewalk on the west side of Adam's from 40th street to 4500 is the responsibility of south Ogden but who is responsible for the trees, and bushes that grow over it and block it. This is the only sidewalk from 41st over but it has never been maintained. This causes KIDS TO WALK IN THE ROAD on school mornings that are trying to get to Burch creek. Future thought, if you get it cleaned up then for safety, you will need to add a crosswalk and signs on Adam's.
   Likes: 1
   Dislikes: 0

10. Park is using water nightly (against city guidelines) and is still not completed more than a year behind schedule.
    Likes: 1
    Dislikes: 0

11. Road needs to be repaved.
    Likes: 1
    Dislikes: 0

12. Please, no more apartments. You widened 40th because the traffic was so congested. Now there are 2 apartment complexes being built that have been started and two more coming. They are 3 and 4 story complexes so we now have no privacy in our backyards because tenants can see the whole neighborhood. How would you like someone staring down on you? We have been here a long time. We did not choose this. Why couldn't we bring businesses in instead of making long term residents wanting to leave.
    Likes: 5
    Dislikes: 0

13. When will this ever be done? They've spent the last two years hauling the hillside away. It should never been approved in the first place. Is South Ogden trying to get rid of all its green space?
    Likes: 4
    Dislikes: 0

14. I worry about the housing project that is about to happen here, traffic access, added traffic to neighborhood roads
    Likes: 1
    Dislikes: 0

15. Even though this is an HOA managed, private are, would love to see the city work with areas such as this to provide more and better internet/high-speed access
    Likes: 0
    Dislikes: 0

"THIS ISN'T WORKING"

16. This area has no identity. It is a hodge-podge of architecture and styles. It is 100% car-oriented and is mostly parking. It is a poor use of commercial land.
    Likes: 1
    Dislikes: 0

17. Friendship park becomes the go-to park for community events due to its size, but the location and access are terrible. They need improvement from many directions or community events should be held elsewhere.
    Likes: 1
    Dislikes: 0

18. The giant apartment complexes do not work. They ruin any sense of community, are a challenge for schools, wards, and other groups. Smaller, neighborhood scale multi-family buildings work much better and should be integrated into single-family neighborhoods and in commercial areas so to promote diversity and aging in place. Also, this apartment complex puts out a tremendous amount of light pollution and has never been enforced on.
    Likes: 2
    Dislikes: 2

19. This intersection isn't working. The island looks like trash, all the time, the signs are constantly being broken and ran into. Traffic backs up causing the turn lanes on both sides going from south to east to not be accessible. Rams automotive seems successful but the outside looks like garbage.
    Likes: 0
    Dislikes: 1

20. This divider has caused so much confusion and added traffic to other sections of the community for no reason. I have lived in the area for my whole life and have seen maybe 2 accidents here. So, what is the purpose?
    Likes: 1
    Dislikes: 0

21. I was at the gym portion of South for sports for 3 kids last year and spent a lot of time talking to the rec coordinators. They all had things to say about the maintenance of the gyms and the access capabilities. They talked about the broken havoc system, broken tiles, warped floors, etc and the fact that nobody wants to own the responsibility of fixing it. Bottom line, with the growth of the city, there should be nicer facilities and they should be closer to the city center encouraging growth
    Likes: 0
    Dislikes: 0

22. Poorly used space. Please review my other feedback for ideas.
    Likes: 0
    Dislikes: 0

23. The rear side of savers is always a mess and attracts the wrong crowds. The litter here has been bad my whole life and I have never seen or heard a proposed fix for this.
    Likes: 0
    Dislikes: 0

24. Continuation on the wrong crowds comment. People who live here are constantly speeding, doing and selling drugs. Although the property does constantly get painted, it constantly seems like it is in disrepair. I don't even like my kids riding the school bus in this area.
    Likes: 1
    Dislikes: 0

25. There needs to be a crosswalk here. This is a city park that is used by residents from the Fox Chase area. There are no crosswalks at all on 5600 S from Harrison Blvd to the Catholic Church. There are two elementary school bus stops on this road.
    Likes: 4
    Dislikes: 0

26. Constant issues with people begging for money at the entrance of the store and by the road (36th and Riverdale)
    Likes: 0
    Dislikes: 0

27. Pan handlers
    Likes: 1

Dislikes: 0

28. Pan handlers
    Likes: 0
    Dislikes: 0

29. Traffic needs to slow down/decrease on this road. It is used as a shortcut from 89 to Harrison and people treat it like a highway. It's a neighborhood street. Stop signs, crosswalks, or digital speed signs need to be installed.
    Likes: 2
    Dislikes: 0

30. With the changes happening further downstream on highway 89, the traffic burden is just going to move up the hill to choke points, which this intersection will and has become already
    Likes: 3
    Dislikes: 0

31. Why is the parking lot never open, better access to this park would be nice especially in the winter when its used for sledding
    Likes: 2
    Dislikes: 0

32. This is not a road. And yet hundreds of vehicles speed through here trying to create a shortcut between Harrison and the 89. Making it difficult and dangerous for trucks and delivery vehicles and employees of business. A safe and efficient "short cut" is needed
    Likes: 0
    Dislikes: 0

33. Increasing problems with homeless becoming aggressive, creating fear and intimidation. with customers and employees. Lots of beer bottles and trash littering area in front of and behind building.
    Likes: 1
    Dislikes: 0

34. Way too much density! Try getting in something smaller instead of all the apartments!
    Likes: 0
    Dislikes: 0

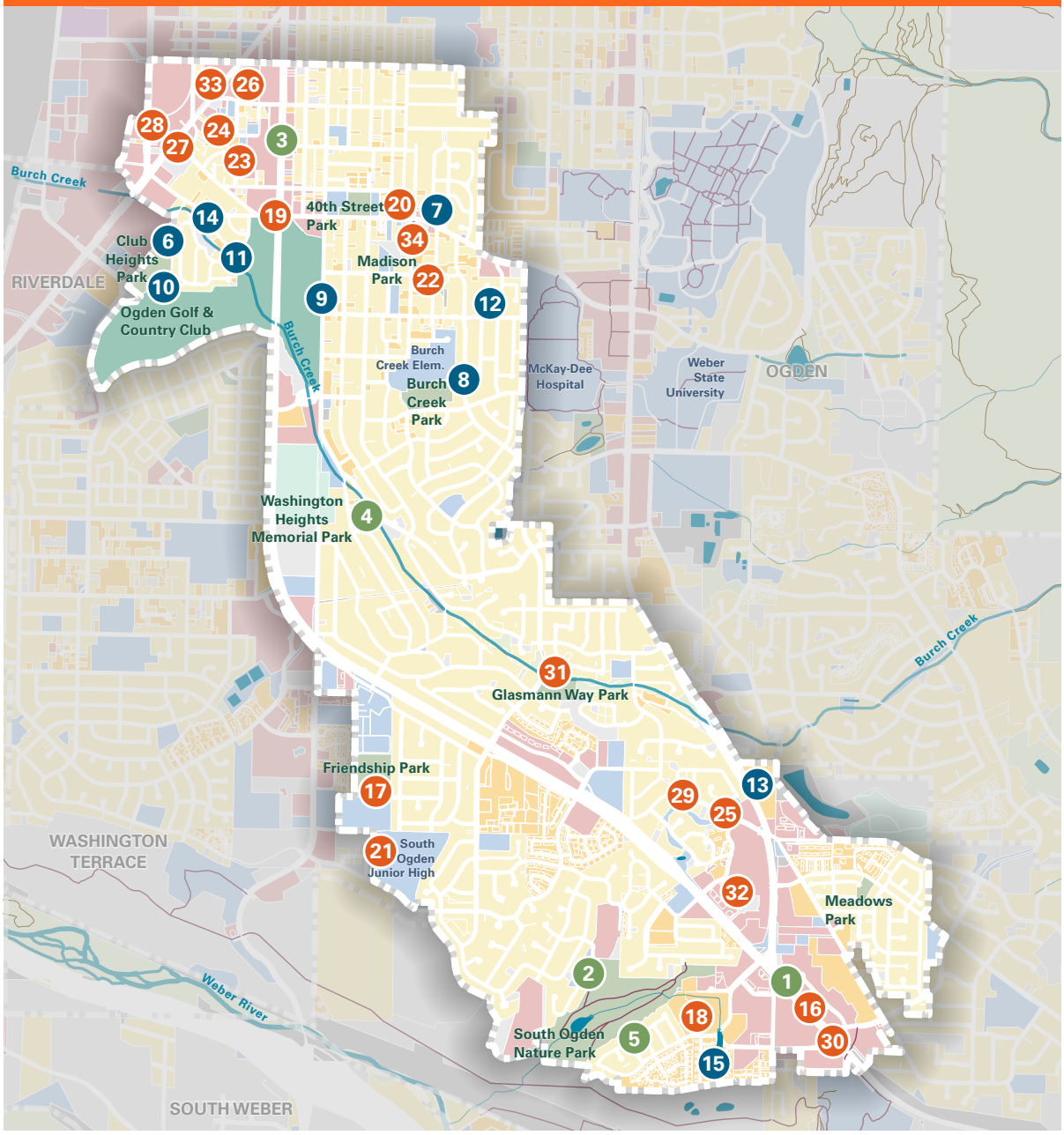
SOCIAL PINPOINT COMMENT WORD CLOUD



IMAGINE SOUTH OGDEN

2022 General Plan Update

MAP 1: SOCIAL PINPOINT RESULTS



LEGEND

- Existing Single Family Residential
- Existing Multi-Family Residential
- Existing Commercial
- Existing Industrial
- Existing Institutional
- Existing Cemetery
- Existing Golf Course
- Existing Park
- Existing Open Space
- Existing Roads & Utilities
- Existing Vacant or Agriculture
- Existing Paved Trail
- Existing Unpaved Trail

Miles 0 0.25 0.5 N

PROJECT WEBSITE

Two comments were submitted via the project website's comment form:

JULY 13, 2022

What was the drive behind building over 1000 family units in the space of 2 years and what are the benefits to our city? All I can think of are the drawbacks (added traffic, drain on city resources, icy roads, etc). Who was the driving force behind this? Why were city residents not given a voice in the matter?

AUGUST 3, 2022

With all of the new multi-family developments in South Ogden, I would like to see (better) infrastructure planning.

1. The roads are already congested (particularly where Hwy 89, Harrison Blvd., and Washington Blvd. intersect).

2. There is only one high school and two junior high schools that serve the city. Additionally, there are boundary exceptions being approved, allowing students to attend these schools (to include Uintah Elementary); are these exceptions already causing crowding? If so, why are boundary exceptions still being permitted?

3. There are not enough school buses to transport the students currently residing in the city. What is the plan moving forward?

4. There does not appear to be enough parking for the developments (Individuals are parking on Wasatch Drive and Harrison Blvd.).

5. What about fire services, law enforcement, and other emergency services?

6. What about water, electricity, internet, and other utilities?

Further, because there is so much residential development and not much (if any) commercial development, how are all the necessary improvements to the infrastructure going to be paid for? Continuing to increase property taxes is not feasible.

Moreover, the argument is being made that the city needs more affordable housing to justify the ridiculous number of residential developments, but what qualifies as affordable? Is the new housing affordable to local residents?

APPENDIX B

2020 TRANSPORTATION EXISTING CONDITIONS REPORT

FEHR PEERS



South Ogden General Plan

Transportation Existing Conditions Report

5/12/2020

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Transportation Existing Conditions

The City of South Ogden is updating its general plan to help guide the city in planning decisions. To understand the City's existing transportation conditions, the Fehr & Peers project team reviewed relevant existing plans and collected data on current and planned transportation projects throughout South Ogden.

***Note on Situational Impacts**: Travel patterns and transit ridership in Utah have been temporarily affected by the COVID-19 pandemic and subsequent shelter-in-place orders were issued in early March 2020. As of the date of this report, it remains to be seen how long these temporary effects will remain in place, and the extent to which changes may persist in the long term.*

Roadway Functional Classifications

The Federal Highway Administration (FHWA) organizes roads into groups called functional classifications based on a road's capacity and purpose. Roadway functional classifications reflect the role played by each piece of the roadway network in serving a wide variety of different travel needs. In addition to acting as a framework, roadway functional classifications also connote conventions about roadway design, including speed, volumes, and connection to current and future land use development. To better illustrate this, some of the more common characteristics for these roadway types are illustrated in the table below.

Table 1. Roadway Functional Classifications, Typical Characteristics

	AADT	SPEEDS	TRIP LENGTH	LANE #	DRIVEWAYS	ACCESS
Principal Arterial	>20,000	>45 MPH	Longer (6+ miles)	4+	None	Intersections (½-mile spacing) & Interchanges (one-mile spacing)
Minor Arterial	5,000-40,000	35-45 MPH	Medium-length trips (2-6 miles)	3, 4, or 5 lanes	Major only	Intersections (¼-mile spacing)
Major & Minor Collector	1,000-8,000	30-35 MPH	Shorter trips (1-2 miles)	2-3 lanes	Frequent	Intersections (1/8-mile spacing)
Local Roads	<2,000	Low (<30 MPH)	Short trips (<1 mile)	2 lanes	Many	unlimited

Source: FHWA, Fehr & Peers

The Utah Department of Transportation (UDOT) assigns these classifications to roadways across the region. A description of each as well as local examples in and around South Ogden is provided below.

Interstates are the highest classification of arterials. Designed and constructed for mobility and long-distance travel, examples of Interstates near South Ogden include I-84 and I-15.

Other Principal Arterials serve to connect between communities and major employment centers, providing high mobility but with lower speed limits and traffic volumes than interstates. Instances of this classification in South Ogden include U.S. 89 and Harrison Boulevard.

Minor Arterials serve medium length trips and provide mobility and connectivity while also providing a degree of local access. Examples of Minor Arterials in South Ogden include 36th Street and 40th Street.

Major & Minor Collectors. These street types "collect" traffic from local roads and channel them to larger arterials, providing a balance between mobility and local access. The distinctions between Major Collectors and Minor Collectors are often slight. Generally, Major Collectors are longer in length, with higher speed limits and AADT, and fewer driveways, and have more travel lanes than their Minor Collector counterparts. Examples of Major Collectors in South Ogden include Monroe Boulevard and Glasmann Way. Examples of Minor Collectors in South Ogden include Adams Avenue, Edgewood Drive, and Birch Creek Drive.

Local Roads are the most common types roadways in terms of mileage, as they are often classified by default. Any road that does not fit any of the above are often classified as a Local Road. Speed limits and traffic volumes are low, and density of local accesses is high. Examples in South Ogden include many residential roads, including 5300 South, and 700 East, near the Drivers License Division office.



Figure 1: Current Roadway Functional Classification map

Existing & Forecasted Future Traffic Volumes

Present Day

UDOT measures Average Annual Daily Traffic (AADT) on both UDOT facilities as well as local roads of regional importance. AADT reflects the number of vehicle trips made along a given roadway on a typical day and provides a starting point for assessing the relative importance and utilization of major roadways in South Ogden. Beyond I-15 and I-84, the highest AADT facilities in South Ogden are SR 89 Washington Boulevard, via SR 203 Harrison Blvd, and 5600 S., via SR 201 Harrison Boulevard

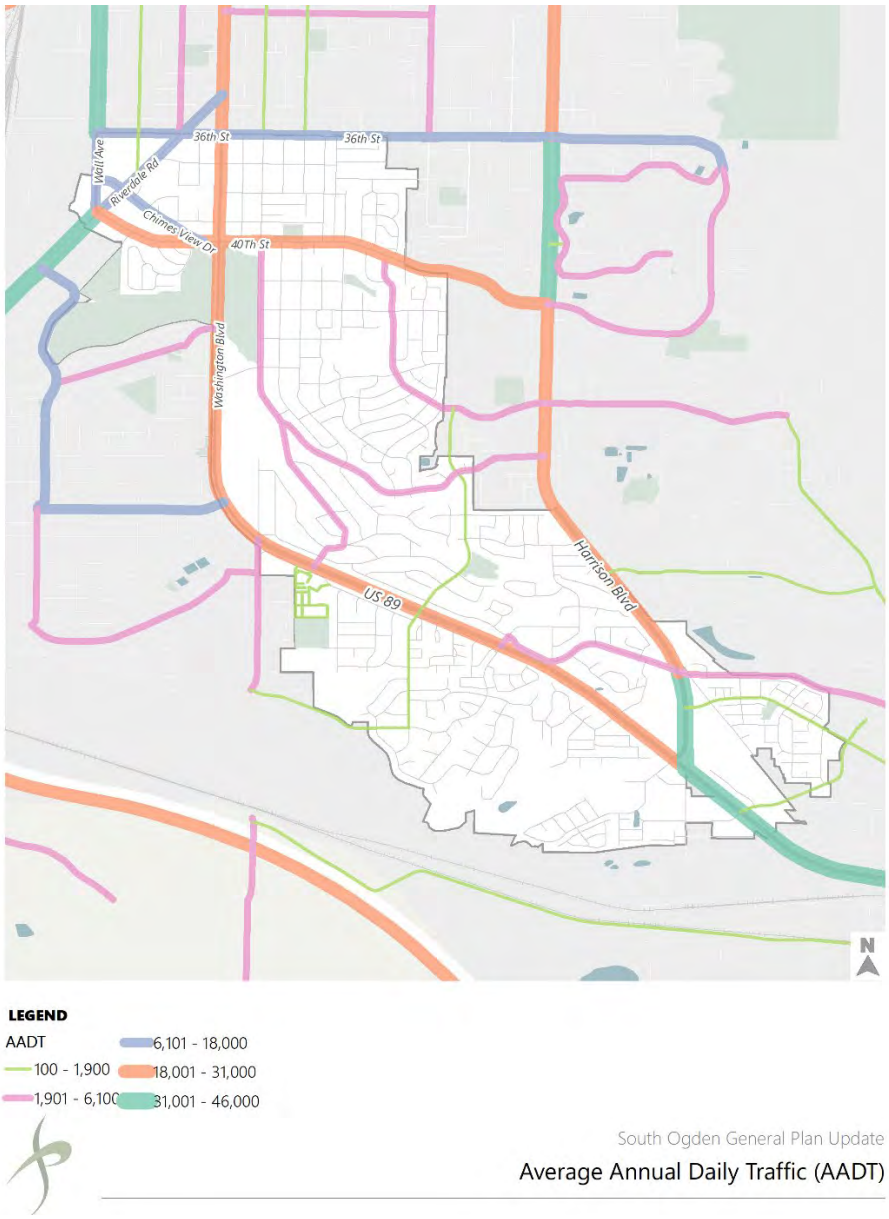


Figure 2: 2017 Annual Average Daily Traffic (AADT) map

Projected Future Year Conditions

Projected future year conditions (such as daily roadway volumes) were collected from version 8.3 of the Wasatch Front Travel Demand Model (TDM), which was used in the development of the 2019-2050 RTP.

According to the model, and illustrated on the map in figure 3, the City is projected to experience an average increase in traffic volume of 34.5% across the city. One segment of Edgewood Drive is projected to see a marginal decline in traffic volumes, while a few roads are projected to see increases in traffic as high as 250% due to new roadway connections and/or anticipated development in neighboring Ogden.

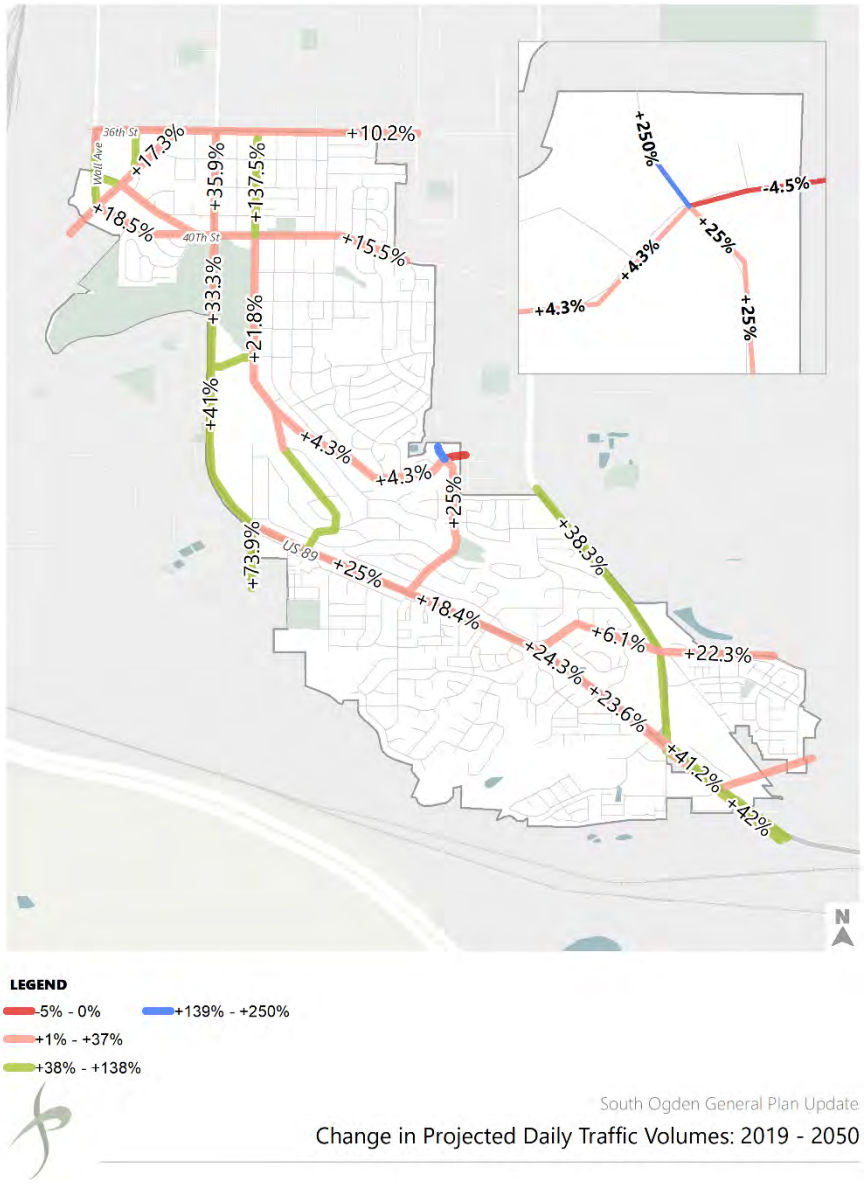


Figure 3: Projected Change in Daily Traffic Volumes: 2019 to 2050

Crash Data & Collisions Evaluation

Collision data is an important statistic in tracking and analyzing safety. UDOT Numetrics collision data was retrieved between January 2016 and May 2019. During this time period, there were 920 reported collisions in South Ogden. Of those collisions, two were fatal, 33 were severe, 294 resulted in minor or possible injuries, and 591 resulted in no reported injuries. Eight of the collisions involved pedestrians and six involved bicyclists.

More than a third of crashes occurred on Washington Boulevard/Highway 89. Other crash hotspots included Harrison Boulevard and 40th Street.

More than 700 crashes involved two or more moving vehicles, were angle or front to rear crashes, and occurred during daytime hours without adverse weather conditions. The prevalence of this category of collision may indicate that opportunities exist to enhance safety and reduce collision rates through targeted design interventions.

Existing Transit Service

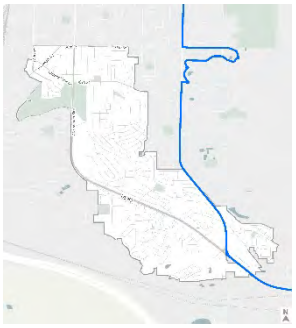
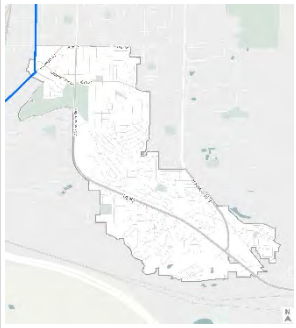
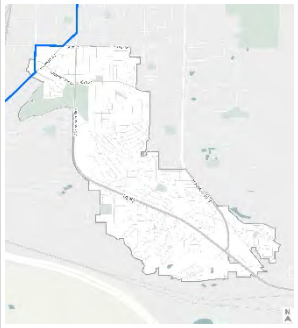
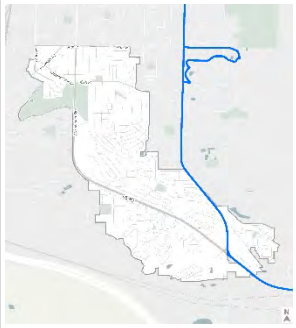
The study area is typically served by eight UTA bus fixed routes. As of April 2020, two of those routes (the 456 and 650 lines) have been temporarily suspended due to ridership declines resulting from the COVID-19 pandemic.

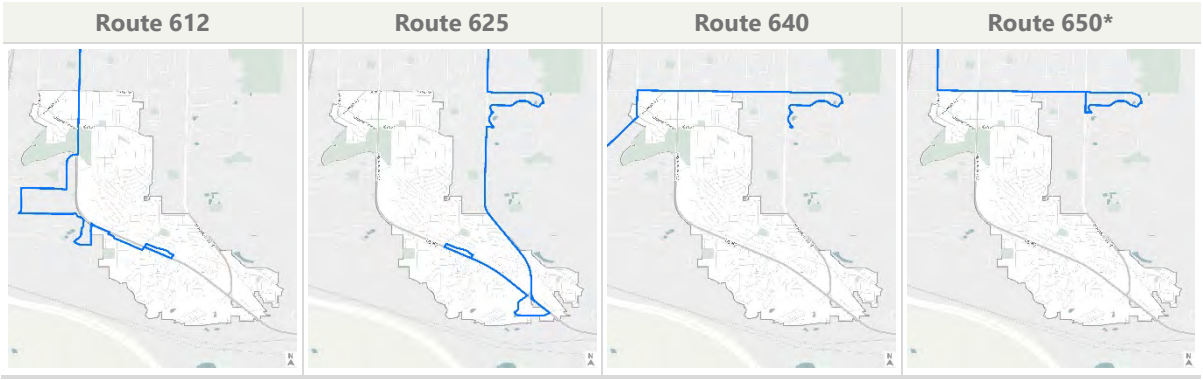
Table 2. Transit Lines Serving South Ogden (December 2019)

Line #	Line Name	Frequency	Counties Served	Avg Daily Boardings (2019)
455	U of U / Davis County / WSU	30 min	Weber, Davis, Salt Lake	1,493
456*	Ogden / Unisys / Rocky Mtn. Express*	2 trips	Weber, Davis, Salt Lake	31
470	Ogden - Salt Lake Intercity	30 min	Weber, Davis, Salt Lake	3,045
473	SLC - Ogden Hwy 89 Express	30 min (peak only)	Weber, Davis, Salt Lake	478
612	Washington Blvd	30 min	Weber	1,897
625	ATC / Harrison Blvd / WSU	30 min	Weber	389
640	Layton Hills Mall / WSU Ogden Campus	30 min	Weber, Davis	853
650*	Ogden Frontrunner / WSU Fast Bus*	30 min (peak only)	Weber	192

** Indicates routes that were completely suspended in April 2020, due to the COVID-19 situation.*
Sources: UTA, Fehr & Peers.

Table 3. Route Maps of Transit Lines Serving South Ogden (December 2019)

Route 455	Route 456*	Route 470	Route 473
			



** Indicates routes that were completely suspended starting April 5, 2020, due to the COVID-19 situation.*
Source: UTA, Fehr & Peers.

Due to the COVID-19 situation, service has changed to some extent, and ridership has decreased[1]. As of April 5, 2020, all routes have been impacted and are operating on reduced schedules or have been suspended completely until further notice. In South Ogden, only six routes are still active as of this report's date.

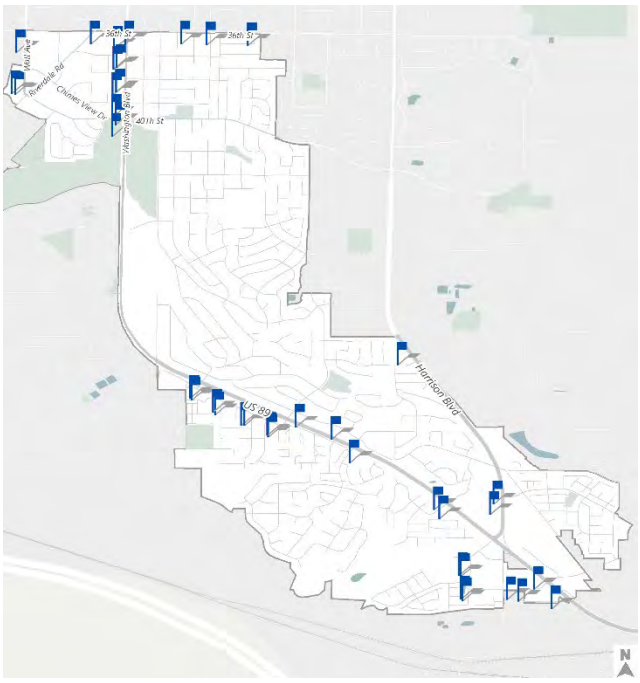


Figure 4: Existing UTA Bus Stop Location map

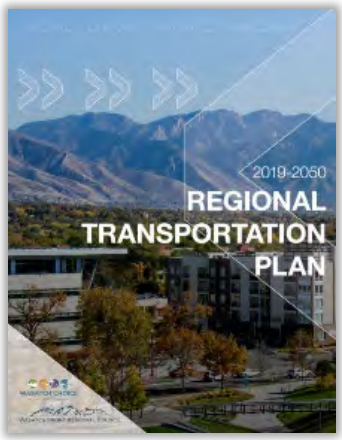
Based on 2019 ridership data, route 470 experienced the highest ridership of the routes that service South Ogden. Route 470 is a main commuter bus for people travelling to and from Salt Lake City. Other high-ridership routes include Routes 455 and 612. Route 455 connects two universities, the University of Utah and Weber State University, and many of the route's riders are higher education students and employees. Route 612 connects the cities of North Ogden, Ogden, and South Ogden, including key destinations such as downtown Ogden, the Ogden Temple, the Five Points Shopping Center, and the Ogden-Weber Applied Technical College.

There are 40 bus stops in South Ogden that serve these eight routes, which are shown in Figure 4 above.

[1] Utah Transit Authority https://www.rideuta.com/news/2020/03/Temporary-Service-Reduction

Planned Projects

WFRC 2019 – 2050 Regional Transportation Plan



The WFRC 2019 – 2050 Regional Transportation Plan (RTP) is the regional transportation planning vision created by the Wasatch Front Regional Council (WFRC) with direct input from local governments, transportation agencies, community organizations, local stakeholders, and residents. Updated every four years, this plan is intended to set forth a strategy for regional transportation investments for automotive, transit, and active transportation modes according to the collective vision of increasing the quality of life in the region.

The Wasatch Choice 2050 Vision is built upon four key strategies:

1. Provide transportation choices: offering better access to transit, trails, on-street bicycle facilities, and safe and connected sidewalks.
2. Support housing options: responding to market demands and meeting the needs of a variety of household sizes, types, and budgets.
3. Preserve open space: providing unparalleled access to the outdoors, which is key to our quality of life and our state's competitive advantage.
4. Link economic development with transportation and housing decisions: thinking about the interplay between them and the outcomes

The plan also details investment recommendations in order to achieve the plan in a phased approach (Phase 1:2019 – 2030, Phase 2: 2031 – 2040, Phase 3: 2041 – 2050). The RTP calls for 38 new projects within the study area, including 30 active transportation projects, five roadway projects, and three transit projects. These projects represent a total of approximately 80 miles of new facilities, including 44 miles of facilities recommended in Phase 1, nearly 20 miles of facilities recommended in Phase 2, and 16 miles recommended in Phase 3. These projects are displayed in the maps and tables below by mode.



Figure 6: WFRC 2019 – 2050 RTP Active Transportation Projects map

Table 4. WFRC 2019 – 2050 RTP Active Transportation Projects in South Ogden

Project Name	Phase	Length (Miles)	Project Type	Project ID
Active Transportation Projects				
300 West	2	1.8	Bike Lane	A-W-110
Wall Avenue	1	5.4	Protected Bike Lane	A-W-111
Club Heights Park Trail / Palmer Drive	3	0.4	Bike Lane	A-W-112
Grant Avenue	1	2.1	Buffered Bike Lane	A-W-114
Washington Boulevard	2	1.9	Buffered Bike Lane	A-W-117
South Pointe Drive	2	0.3	Bike Lane	A-W-118
Adams Avenue	2	0.2	Bike Lane	A-W-119
Adams Avenue Parkway	2	0.3	Shared Use Path	A-W-120
Adams Avenue	1	3.4	Bike Boulevard	A-W-122
Burch Creek Drive to Sunset Drive	3	0.8	Bike Lane	A-W-123
850 East	2	0.5	Bike Lane	A-W-126
Hospital Access Trail	3	0.5	Trail	A-W-133
Glasmann Way	2	1.2	Bike Lane	A-W-134
Harrison Boulevard	1	2.6	Protected Bike Lane	A-W-140
US-89	1	3.7	Shared Use Path	A-W-141
Combe Road to Wasatch Drive	3	0.2	Bike Lane	A-W-144
Skyline Parkway / Skyline Drive	1	3.7	Bike Lane	A-W-149
36th Street	1	2.3	Bike Lane	A-W-50
40th Street / Country Hills Drive	1	2.5	Bike Lane	A-W-51
Riverdale Road	1	1.2	Shared Use Path	A-W-52
Edgewood Drive	3	0.8	Bike Lane	A-W-55
5000 South	2	0.8	Bike Lane	A-W-57
Spring Street to Ben Lomond Avenue	3	0.4	Bike Lane	A-W-59
Chambers Street	2	0.7	Bike Lane	A-W-61
Ridgeline Drive	2	0.8	Bike Lane	A-W-62
5350 South	2	0.2	Shared Use Path	A-W-63
Chambers Street to 5600 South	3	0.7	Bike Lane	A-W-65
Eastwood Boulevard	3	0.6	Bike Lane	A-W-67
5700 South /5875 South	3	0.6	Bike Lane	A-W-68
Bonneville Shoreline Trail	3	1.3	Trail	A-W-71

Source: WFRC, Fehr & Peers.

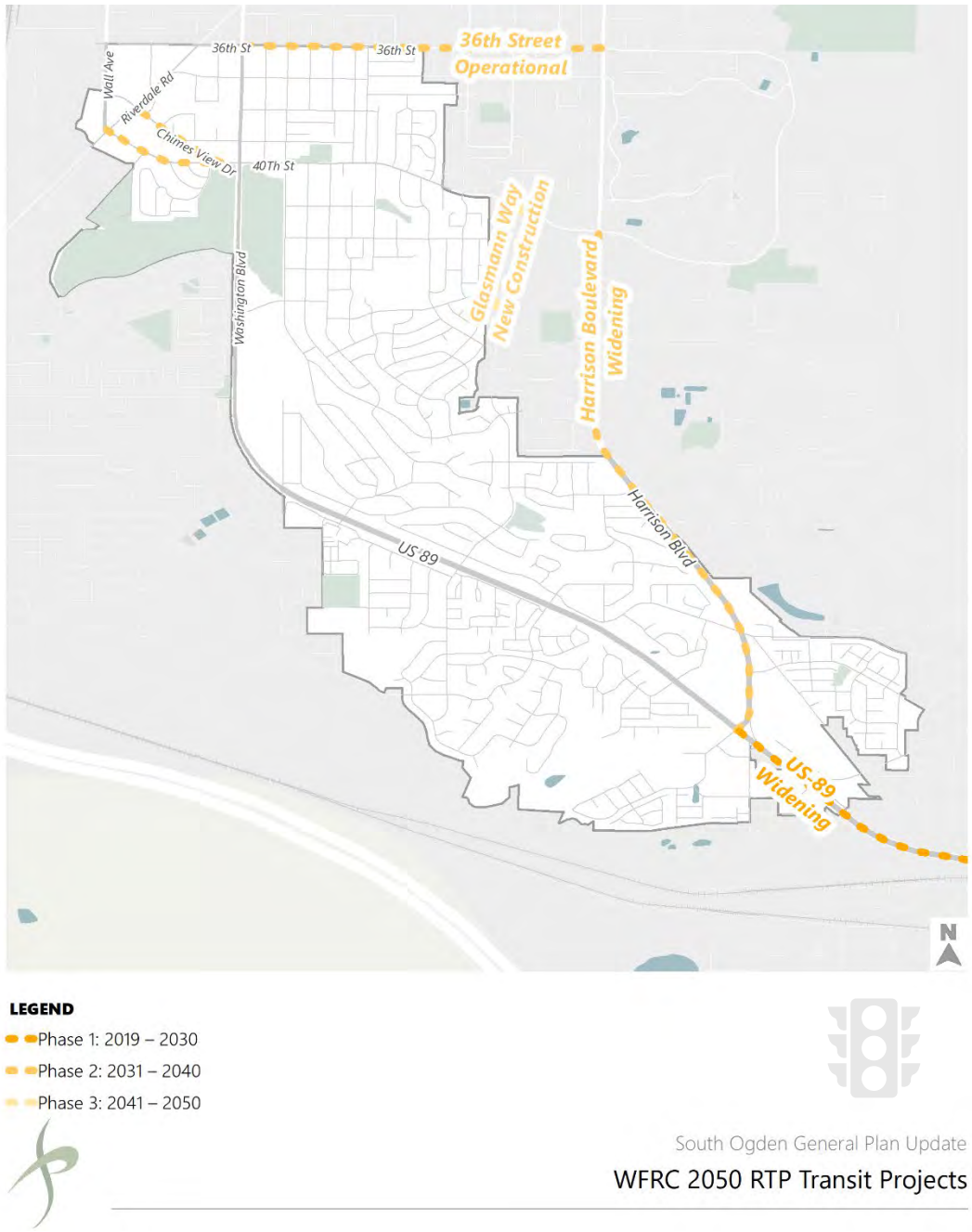


Figure 6: WFRC 2019 – 2050 RTP Roadway Projects map

Table 5. WFRC 2019 – 2050 RTP Roadway Projects in South Ogden

Project Name	Phase	Length (Miles)	Project Type	Project ID
Roadway Projects				
36th Street	2	1.2	Operational	R-W-30
40th Street / Chimes View Drive	2	0.8	Operational	R-W-34
Glasmann Way	3	0.5	New Construction	R-W-69
Harrison Boulevard	2	2.3	Widening	R-W-72
US-89	1	1.7	Widening	R-W-73

Source: WFRC, Fehr & Peers.

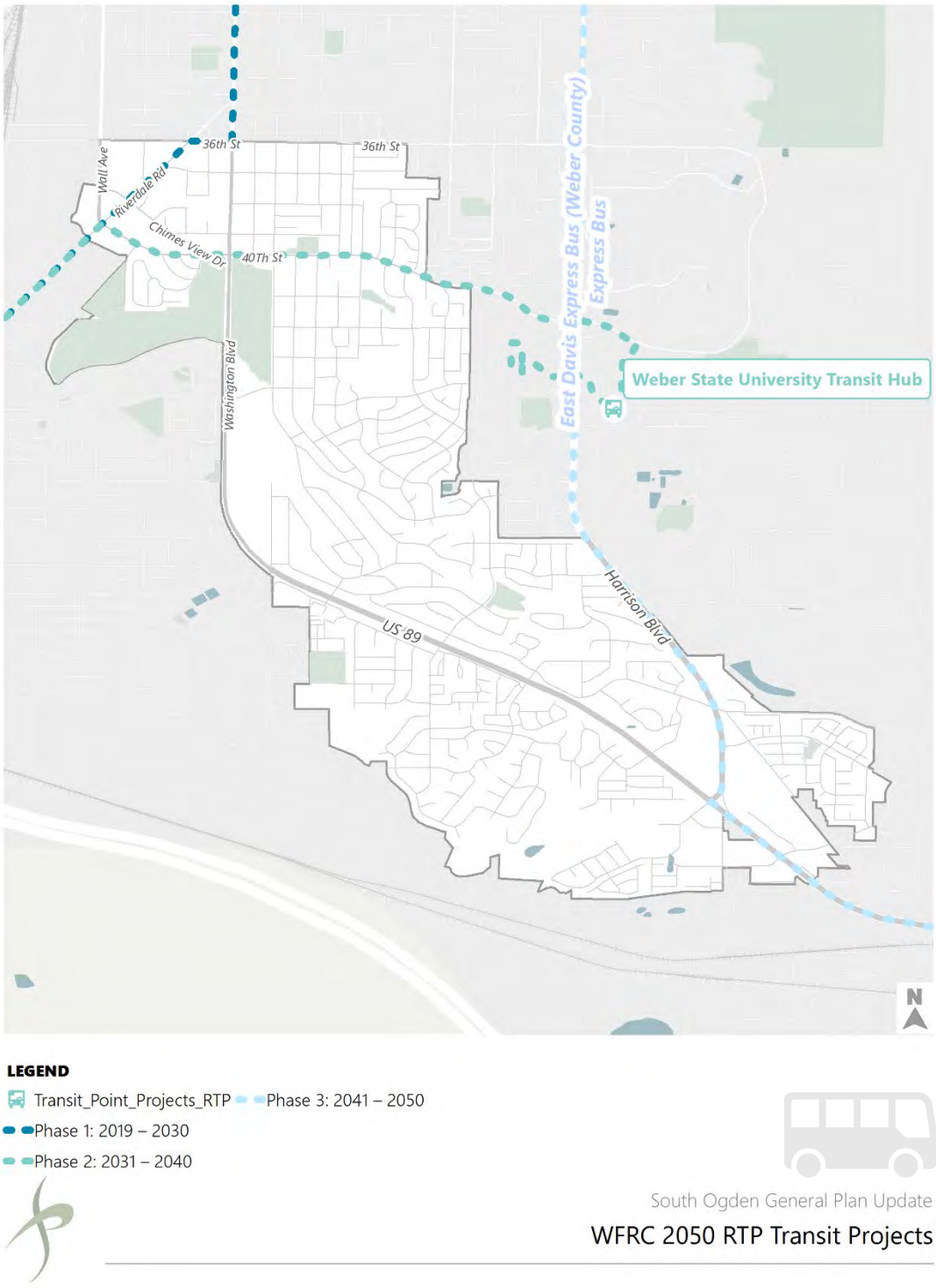


Figure 7: WFRC 2019 – 2050 RTP Transit Projects map

Table 6. WFRC 2019 – 2050 RTP Transit Projects in South Ogden

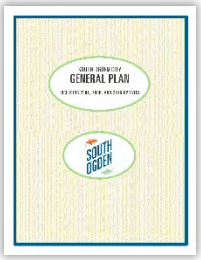
Project Name	Phase	Length (Miles)	Project Type	Project ID
Transit Projects				
Roy Station to Weber State University	2	7.3	Core Service 15	T-W-10
East Davis Express Bus (Weber County)	3	8.8	Express Bus	T-W-5
Pleasant View to Clearfield (Weber County)	1	15.2	Core Service 15	T-W-6

Source: WFRC, Fehr & Peers.

Existing Local Plans

From the onset of the South Ogden General Plan Update, the project team reviewed and evaluated existing transportation-relevant plans to establish a baseline of understanding on which to build this report and recommendations as the project progresses.

South Ogden City General Plan



The South Ogden City General Plan, updated in 2016, serves as a living document to help guide change and growth in the City. Its intent is to enable a straightforward, fair, efficient, and consistent planning process. Every update is included as part of this plan. The overall objective of all these plans is to promote the public health, safety, and welfare. Goals and relevant recommendations resulting from General Plan updates and related efforts are shown in Table 7 (below).

Table 7. Overview of Previous Transportation Planning Efforts

Name	Focus/Vision/Goals	Transportation Recommendations
2001 Update - Quality of Life 	Primary areas of emphasis: • Pedestrian & Vehicular Safety, • Beautification of Streets, Gateways & Neighborhoods, • Parks, Recreation, Open Space, & Trails.	• Redesign intersections for pedestrian use • Maintain roads • Reduce dependence on automobiles • Bike paths along wider rights-of-way • Support/promote bicycle use • Designation & expansion of bike routes • Work with UTA to promote city bus usage • Incorporate transit guidelines into major employment centers.
2008 General Plan Update 	Goals: • Minimize vehicle access points from Washington Boulevard • Provide pedestrian access points & linkages • Safe, pedestrian space with sidewalks, trees, lighting, & other amenities. • Alleviate "bottlenecks" along 40th St. without widening road.	• Consider pedestrian & parking connections • Traffic light at Washington Boulevard & 38th Street • Discuss changing access category of Washington Boulevard, with UDOT. • Incorporate streetscape amenities to make Washington Boulevard, pedestrian-oriented.

Traffic Capital Facilities Plan & Impact Fee Analysis 	Adopted in December 2009 as a revised approach to impact fees	Proposed 2009 Impact fees: • For residential between $33.75 to $48.86 per Dwelling Unit (DU) for overall system fees, and $383.19 to $551.52 DU for development only. • For commercial, proposed impact fees were $5.06 per trip in overall system fees and $57.45 per trip in development only fees.
Commercial Areas Form Based Code 	Goals • To achieve mixed use development of appropriate scale & intensity proximate to transit. • To establish a relationship between buildings, streets, & open spaces that is pedestrian-, bicycle-, & transit-oriented. • To preserve & enhance natural resources, energy, water, & open spaces • To ensure variety of housing types & sizes. • To promote a variety of transportation options for residents & visitors.	• Create complete streets addressing all modes. • Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians. • Provide adequate access to all vehicles and pedestrians. • Create streets appropriate for their contexts in residential, commercial, or mixed-use subdistricts. • Create streets and public rights-of-way that improve stormwater runoff quality
2016 Bicycle Lane Plan	Adopted in December 2016 to depict current and future bicycle routes and facilities.	See map below.

2016 Bike Plan

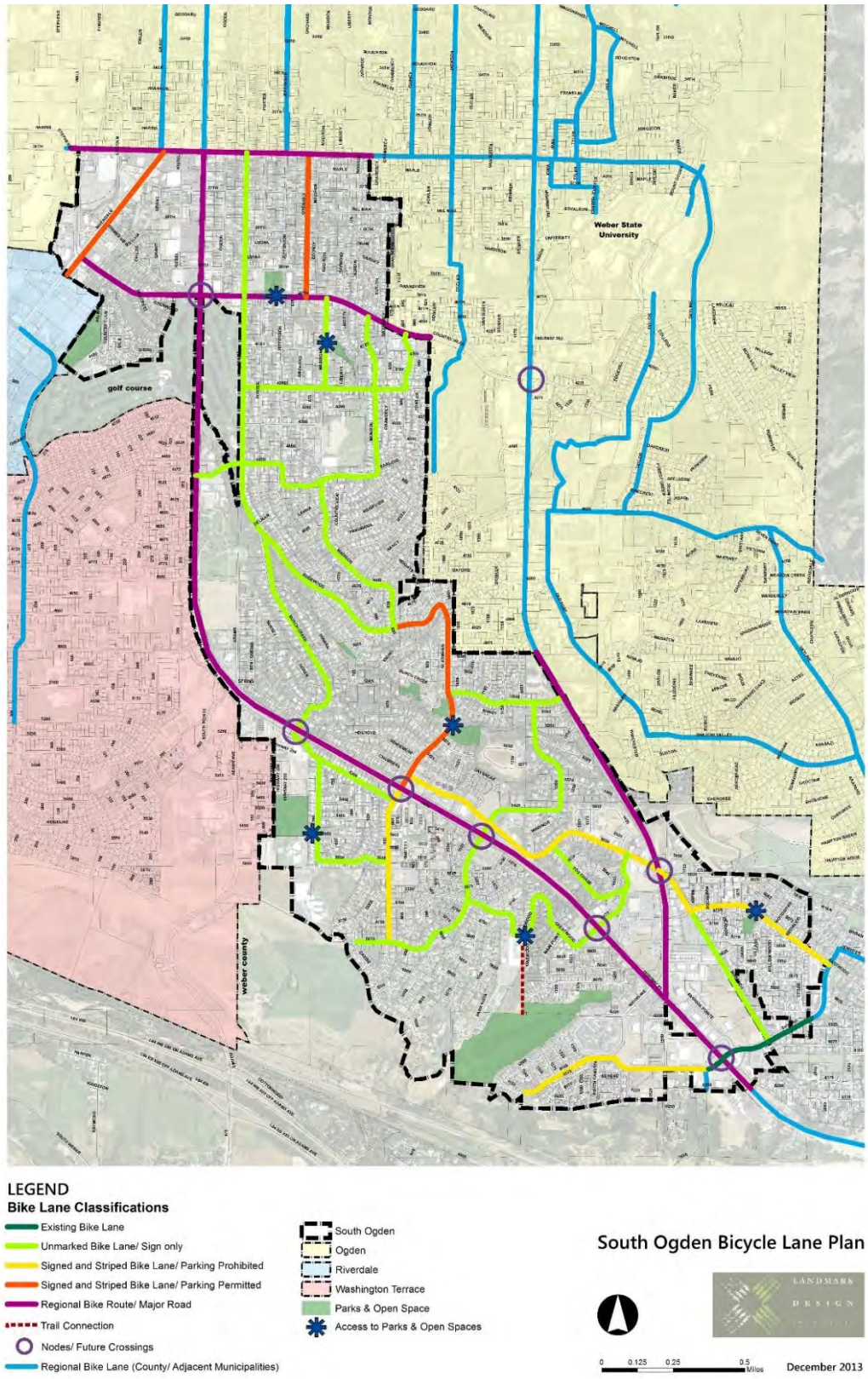


Figure 8. The South Ogden Bicycle Lane Plan. Source: Landmark Design

High-level Assessment of Current Major Transportation Issues

The existing conditions overview provides key insight to the transportation network and its operating conditions in South Ogden.

There exists bottlenecks and peak hour congestion issues at a variety of places in South Ogden. Many of the prior plans mentioned these issues occurring frequently on Harrison Boulevard, as well as at key hotspots such as 40th Street and Washington Boulevard (US-89), and 36th Street at Riverdale Road. Looking at projected future trends, the WFRC travel demand model depicts significant PM peak hour congestion (volume/capacity ratios above 90%) occurring by 2050 at areas including:

- Southbound US-89
- 40th Street and Chimes View Drive west of US-89
- 36th Street east of US-89
- Wall Avenue south of 36th Street

South Ogden is situated in a challenging geographic position with respect to connectivity to neighboring communities. US 89 runs the length of South Ogden; while this facility provides a strong regional north-south connection for vehicular traffic, it is also a barrier to east-west connectivity through much of the community. Further to the south, residential development patterns also create east-west connectivity issues. It is not only within the City of South Ogden that these issues exist. Limited connections exist between South Ogden to adjacent communities, especially those to the west and south. I-15, I-84, existing rail corridors, steep slopes, and Hill Air Force Base are all significant barriers to connectivity with nearby Weber County and Davis County communities.

Vehicle collisions and transportation safety are another area of concern. Between 2016 and 2019, there were nearly a thousand crashes reported in South Ogden, with Washington Boulevard being a major crash hotspot. Due to the prevalence of crashes during daytime hours without adverse weather conditions, opportunities may exist to enhance safety along major corridors and intersections.

Pedestrian and bicycling facilities exist in South Ogden, but based on the recommendations of earlier plans, improvements will be necessary to continue to help foster their use. Limited connectivity between existing trails and other paths to the larger network is a common theme throughout existing local plans. Upgrading and improving these facilities can enhance opportunities for South Ogden residents to bike and walk safely for both recreational and practical trips.

UTA transit service and infrastructure exist in South Ogden but are currently being impacted by the COVID-19 pandemic. It is unknown at this time what impacts the pandemic will have on transit service and ridership in the longer term. Ridership is highest on routes 470, 455, and 612, which serve as commuter routes to major destinations, including schools and employment areas. Existing local plans recommend supporting and enhancing the transit network within the City as a way to provide a greater range of mobility options to residents and reduce vehicular congestion.

APPENDIX C

2022 ECONOMIC ANALYSIS SUMMARY

SOUTH OGDEN



Economic Analysis Summary



Zions Public Finance, Inc.
April 2022

Background

The purpose of this study is to evaluate current economic conditions, as well as future development potential, in South Ogden from a very data-driven approach. Because of the large amount of data collected for this project, most of the data is included in the Appendix to this report. The body of the report contains a summary of major findings, strategies and recommendations, and a discussion of key data points that led to the strategies described herein.

Major Findings

Socio-Economics

- Approximately 2,300 more people enter South Ogden to work each day than leave to work outside the City
- The largest employment industry is healthcare
- The City is largely built out with future population growth coming from redevelopment and increased densities
- Homes are relatively affordable in South Ogden when compared to housing in other similarly sized communities along the Wasatch Front

Business Environment

- Most existing businesses are currently clustered at the northern and southern ends of the City
- Businesses in the northern part of the City account for 74 percent of all retail sales
- Market values per acre are higher at the southern end of the City as compared to the northern end of the City; in contrast, sales per acre are higher at the northern part of the City compared to the southern part of the City
- The northern part of the City shows several aging properties with low market values that are ripe for redevelopment
- The City is located geographically in the midst of significant population and employment, has numerous sites with good visibility, access and traffic counts, and has the ability to attract most large national retailers
- Riverdale Road provides a significant competitive alternative to businesses locating in South Ogden

Retail Analysis

- South Ogden has a retail sales capture rate of nearly 160 percent
- South Ogden has a particularly strong capture rate of nearly 600 percent in the General Merchandise category; the City shows significant leakage in building materials which are readily available in Riverdale
- Retail trends, accelerated by COVID-19, are changing, and thereby resulting in the need for less retail space per capita due to more online shopping
- More online shopping originating from residential units has resulted in a shift of retail sales tax revenues away from regional retail centers to bedroom communities

Office Analysis

- The office market in Davis and Weber counties is supply restricted, with only 10,000 square feet of space currently under construction and only four spaces with over 25,000 square feet available across both counties

- According to Newmark, "the demand for health services was felt strongly in Davis and Weber counties, with health services tenants such as therapy and counseling, home health services and general community outreach and care accounting for over 20 percent of new leasing activity during the first half of 2021." South Ogden is well situated to capitalize on healthcare related services

Market Conditions

- At the present time, multifamily housing and flex office space provide the greatest returns to developers
- The office market is showing some uncertainty with many businesses now offering work-at-home or hybrid/sharing office arrangements, thereby reducing the need for office space overall and making rents in existing buildings somewhat more competitive
- Most brokers agree that we are "over-retailed" in terms of overall retail space
- Successful retail establishments are those that have pivoted with the changing trends by doing such things as: adding interactive/entertainment space (something that can't be obtained online), curbside pickup, delivery options, hygiene enhancements to products, modest fees charged for online events such as cooking classes that showcase products, lifestyle platforms, etc.





Strategies and Recommendations

Strategy 1: Pursue redevelopment of deteriorating commercial properties with low property values at key sites

Action Item 1: Provide appropriate public assistance for demolition of key properties and improved infrastructure at key sites, particularly along the northern end of Highway 89. These sites have good access and visibility but present a poor visual appearance for the City

Action Item 2: Consider public assistance to create a public gathering place at an appropriate site that will attract the public through amenities such as plazas, fountains, pavilions, eating areas, etc.

Action Item 3: Create and implement long-term plans to maximize highest-and-best use development at key intersections along Highway 89 extending between the northern and southern clusters in the City

Strategy 2: Retain and strengthen existing businesses

Action Item 1: Provide sales tax leakage information to specific businesses which show the potential for business expansion opportunities within related industries

Action Item 2: Work with existing businesses to adapt to changing retail trends including the need for drive-thru/pickup space, assistance with online retailing, etc.

Action Item 3: Continue to promote and highlight "Shop South Ogden" to encourage local residents to support the businesses located throughout South Ogden

Strategy 3: Recruit additional businesses to South Ogden

Action Item 1: Approach property owners of key sites, especially those providing connectivity with other retail sites in the northern business cluster, regarding retail opportunities (such as those identified in the sales leakage analysis)

Action Item 2: Approach businesses desired by the City, that are lacking in the surrounding area, (including Riverdale and Ogden) through avenues such as ICSC, local brokers and drop in visits

Strategy 4: Develop a community gathering place that will add to the image and reputation of the City and provide increased quality of life for residents

Action Item 1: Identify potential key sites, properties and property owners that would provide an ideal site for a community gathering destination

Action Item 2: Create a Small Area Master Plan for the site

Action Item 3: Consider the use of all available economic tools to assist with this project

Strategy 5: Recognize that residential redevelopment with increased density, in key locations, can provide fiscal benefits to the City through increased property, sales and municipal energy revenues

Action Item 1: Consider assistance with podium parking needs for higher-density development[1]

[1] Podium parking provides notable value to developers and communities in that it more fully utilizes land and maximizes development potential. Financial returns for podium and covered parking are typically limited in suburban environments, due to significant costs as compared to surface lot parking and the lack of rental premiums. Costs of podium parking are typically prohibitive unless financial incentives and/or density flexibility are provided. The ability to achieve higher apartment rents for covered parking is documented for urban locations, but the rent premium has not proliferated to suburban communities enough to justify the increased expense. If cities are looking to increase density

Action Item 2: Consider creating a Community Reinvestment Area (CRA) to help offset the costs of redevelopment in defined areas and maximizing increment in existing areas

Action Item 3: Use fiscal impacts modeling[2] to guide areas of density and redevelopment efforts

Sales Gap ("Leakage") Analysis

A sales gap analysis shows the estimated amount of retail purchases made by residents of South Ogden[3] and the percentage of those purchases being made within City boundaries (as reflected by the "Capture Rate"). Where the capture rate is less than 100 percent, this indicates that residents are leaving the City to make purchases elsewhere. Where the capture rate is greater than 100 percent, such as for General Merchandise Stores, this indicates that consumers from outside of the City are traveling to South Ogden and making purchases within City boundaries.

Corresponding to the capture rate is the leakage amount in each category. Since South Ogden has high capture rates in most categories, the overall leakage is actually positive ($155 million in annual sales and a capture rate of 160 percent) indicating the City is capturing more than its "fair share" of retail sales as compared to other communities. Categories where the capture rate is less than 100 percent and City residents are making purchases in other cities show a negative leakage amount. This is the amount South Ogden is losing in sales annually for that category. For example, South Ogden has a lower capture rate for building materials, which translates into a loss of about $24.6 million per year in potential sales in the City.

TABLE 1: SALES LEAKAGE

	Category	2020 Leakage	2020 Capture Rate
Retail	Motor Vehicle and Parts Dealers	$30,888,696	171.90%
	Furniture and Home Furnishings Stores	($4,415,351)	29.09%
	Electronics and Appliance Stores	($5,188,482)	19.79%
	Building Material and Garden Equipment and Supplies Dealers	($24,599,014)	2.15%
	Food and Beverage Stores	$2,553,142	108.49%
	Health and Personal Care Stores	($1,059,898)	66.82%
	Gasoline Stations	($2,862,010)	62.25%
	Clothing and Clothing Accessories Stores	($5,276,053)	42.37%
	Sporting Goods, Hobby, Book, and Music Stores	($2,423,255)	65.67%
	General Merchandise Stores	$179,620,344	599.11%
	Miscellaneous Store Retailers	$1,252,524	112.52%

and remove the prospect of large surface parking lots, consideration needs to be made for incentives to bridge the funding gap that is created with covered parking amenities.

[2] Fiscal impacts modeling is used to show the projected revenues (property, sales, energy, etc.) from the proposed development in comparison to the associated costs to the General Fund. Fiscal impacts modeling is also useful in showing relative impacts on a per acre basis and methods to maximize the value of the fiscal impacts to the City.
[3] Estimated consumer purchases are based on average annual consumer purchases in the State of Utah.

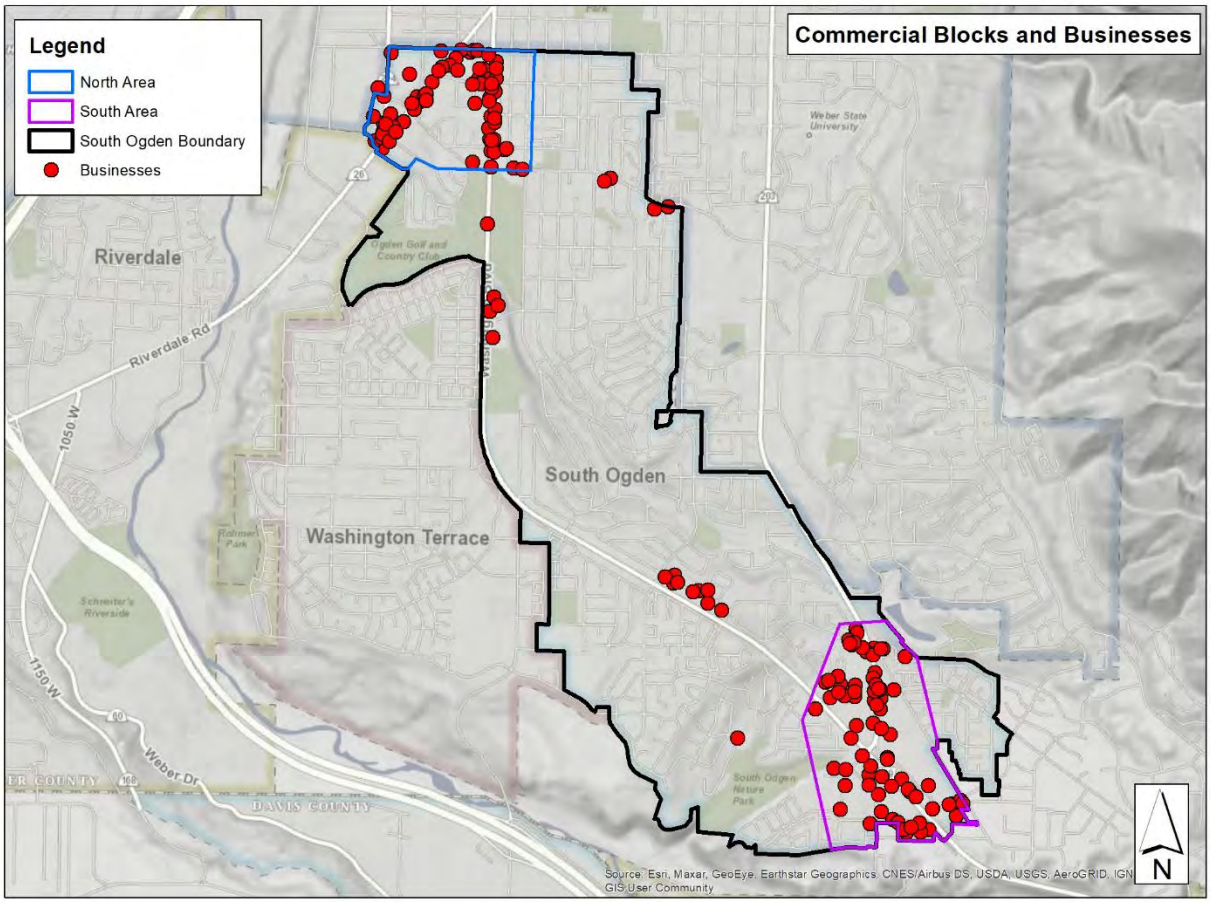
	Category	2020 Leakage	2020 Capture Rate
	Nonstore Retailers	($5,797,969)	80.08%
Services	Performing Arts, Spectator Sports, and Related Industries	($235,794)	0.43%
	Museums, Historical Sites, and Similar Institutions	($232,702)	0.09%
	Amusement, Gambling, and Recreation Industries	($725,396)	77.88%
	Accommodation	($8,210,300)	1.62%
	Food Services and Drinking Places	$4,354,084	116.98%
	Repair and Maintenance	($3,509,926)	51.45%
	Personal and Laundry Services	$816,520	147.33%
	TOTAL	**$154,949,161**	**159.68%**

Retail Opportunities

Generally, retail opportunities exist either where:

- There are areas of strength and the community can add complementary development near its strongest retail clusters, such as near Costco in South Ogden; and
- There is significant leakage (i.e., unmet needs) such as in building materials. In the case of South Ogden, however, many building material stores are located on Riverdale Road and there is likely not sufficient demand in the regional area for additional development of this type in South Ogden at the present time.

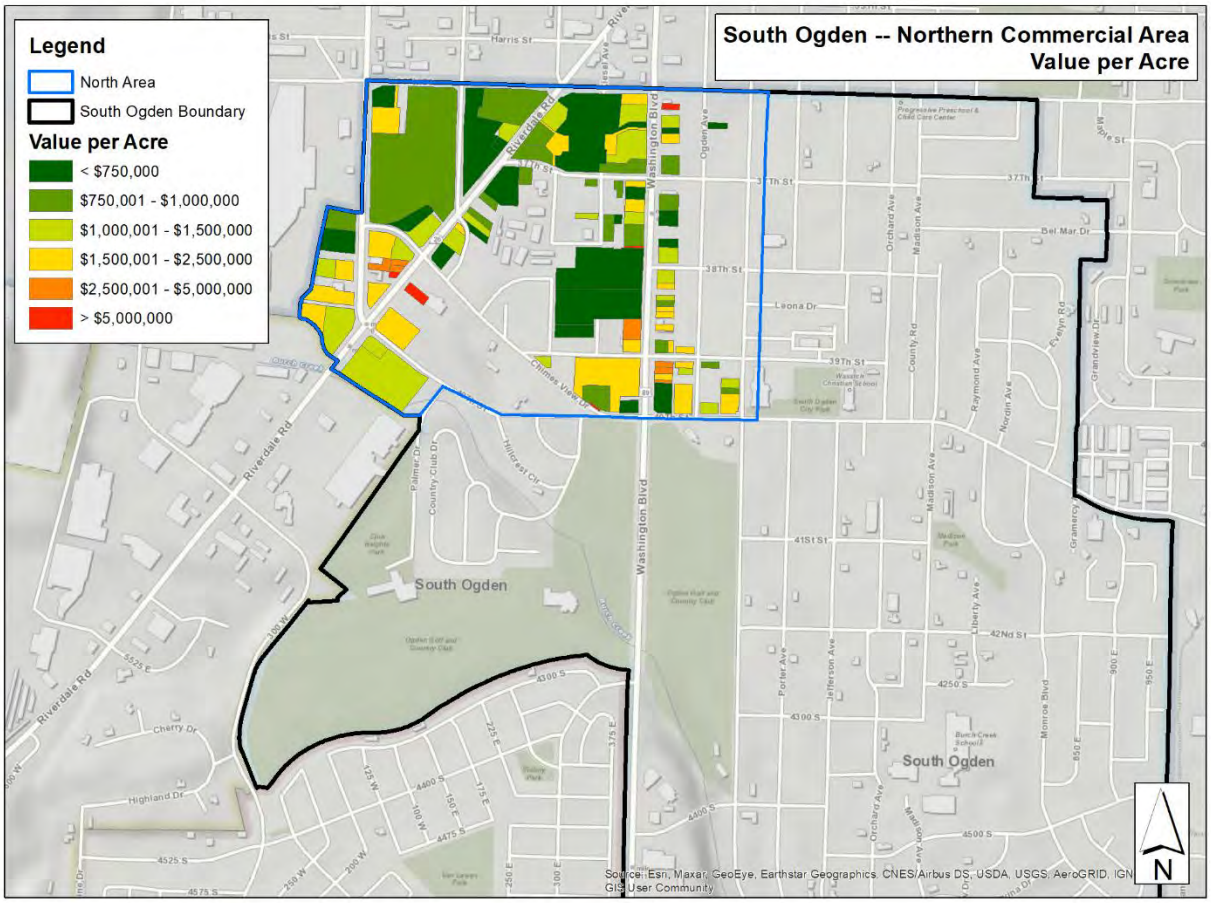
South Ogden is currently "bookended" with two retail clusters at its north and south ends.



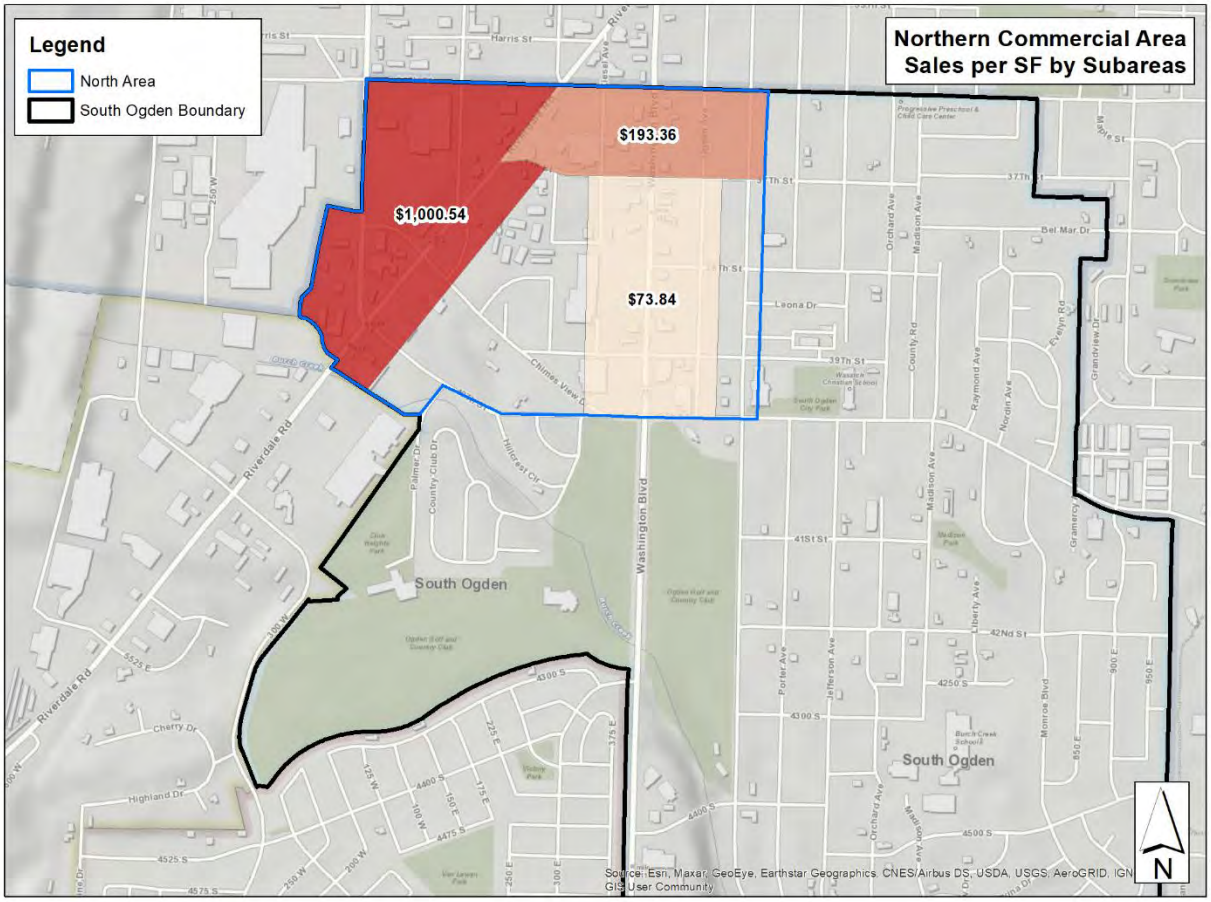
Over 62 percent of the City's retail sales take place in the northern part of the City with another 16 percent occurring in the southern end.

Redevelopment Potential and Property Values

The north end of the City, however, has many older properties with lower property values that are ripe for redevelopment. These properties have good access, visibility and traffic counts and have significant potential for improvement.



Several properties on the west side of Highway 89 show low property values, as well as low sales per square foot, and are prime areas for redevelopment in South Ogden.



Highest and Best Use of Properties

It is important to understand how highest and best use works, and, more importantly, how desired development can be achieved. Historically, highest and best use has only been considered by cities as to what creates the greatest return to the land. This is a developer-centric model for highest and best use and relies upon an understanding of developer figures and intentions. A wider implementation of highest and best use should consider the following:

- Highest and best use to the developer. This scenario considers the greatest return to the land, and has historically been all that has been considered by most municipalities;

- Highest and best use to the City (fiscal). This consideration addresses the proposed fiscal impacts of development and what revenue and expenses are generated for the City. The impacts may include, but are not limited to, property taxes, sales taxes, municipal energy fees, Class B/C road funds, retail buying power, and costs of services to be provided; and

- Highest and best use to the citizens. This scenario is often less quantitative and relies upon feedback from citizens of what amenities are lacking in the area. This process also requires notable education, as residents will oft resort to desires that are not market feasible. Data is

necessary to show, for example, that a certain retailer will not occupy a site until surrounding demographics hit specific metrics. Or residents may be unaware that their transportation costs are higher than those of other communities due to a lack of employment centers, and that adding jobs at a site (instead of an alternative, publicly desired use) may result in notable community benefits.

Ultimately, highest and best use studies will provide the framework for a municipality to understand the full implications of development. These studies will show what the market can build, what impacts the City should expect, and what property types are currently not feasible. If the non-feasible (in the market) uses are still desired by the City, various economic development tools may need to be implemented to see that use to fruition.

From the City's point of view, the City would receive the highest fiscal impacts from retail development at the site. However, the City currently has a strong sales tax base, with a 160 percent capture rate, and may be better served by focusing on community needs for the site. South Ogden lacks a community gathering place with activities and entertainment. Parcels on Highway 89 have good access and visibility and could therefore help fulfill this need with proper redevelopment.

Market Conditions – Broker Reports and Interviews

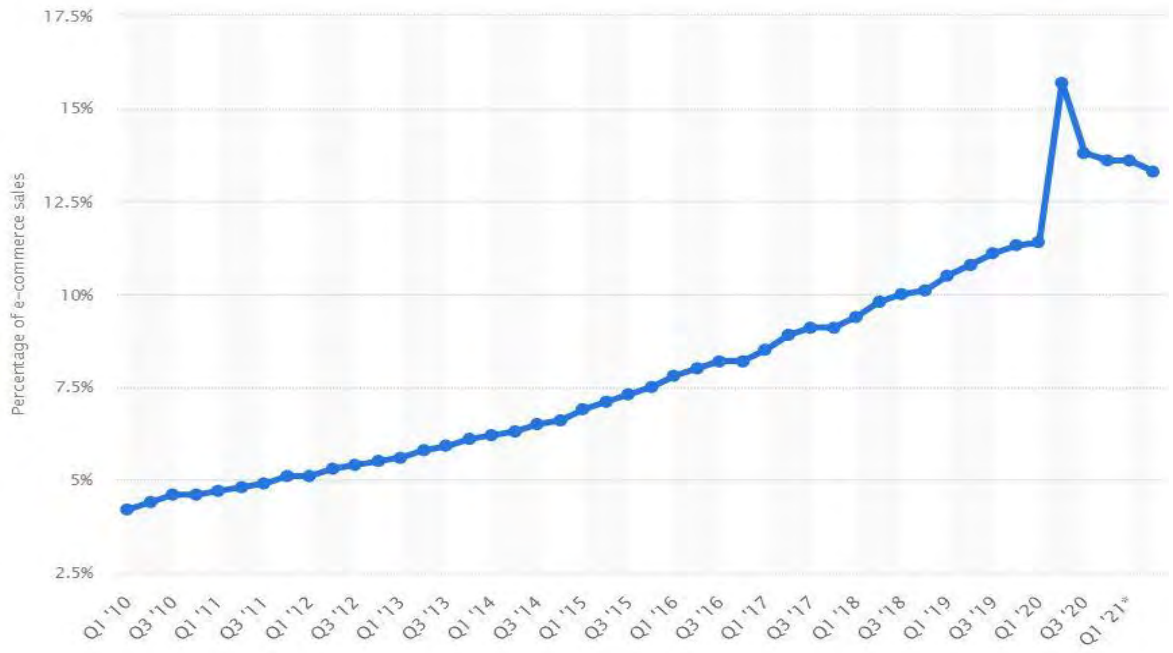
The office market is current supply restricted in Davis and Weber counties, meaning that there is insufficient space available to meet current demand. This will serve to drive up lease rates which currently average $21.78 per square foot.[4] This represents an increase of 29.3 percent over year-end 2020. Health services tenants accounted for 20 percent of new leasing in Davis and Weber counties and represent a prime opportunity for South Ogden to capitalize on the nearby hospitals and medical services.

While retail is bouncing back somewhat from the pandemic, trends that were already in place for a shift to more e-commerce, remain strong. Newmark feels that "heading into the second half of 2021, interest from investors will likely remain dampened compared to activity prior to the onset of COVID-19, and uncertainty regarding consumer confidence remains." There is a current lack of demand for retail investment opportunities with investors being extremely cautious and willing to take less risks when it comes to placing capital in retail properties. On the other hand, essential retailers that experienced success throughout the pandemic have continued that growth with the addition of new locations and expansions.

Changing Retail Trends

Retail trends were changing long before the COVID-19 pandemic but have been accelerated by it. The amount of brick-and-mortar space for retail outlets has been declining from approximately 25 square feet per capita in 2000 to closer to 16 square feet per capita in 2020.[5] At the same time there has been a significant increase in online sales.

[4] Newmark, 2021 Midyear Utah Market Report
[P]Price Waterhouse Coopers



Source: Statista

This has resulted in a shift in sales tax revenues from retail stores to residential units as more point-of-sale tax revenues are now originating from residential development.

Fiscal Impacts

The City's main revenue sources are property and sales taxes. Due to the large national retailers in the north area, sales tax revenues are substantial. Property taxes are somewhat higher in the south area due to the large number of office buildings located there.

TABLE 2: FISCAL IMPACTS FROM COMMERCIAL PER ACRE

	Property	Sales	Total
North Area	$3,625.23	$17,112.11	$20,737.34
South Area	$4,405.32	$3,474.73	$7,880.05

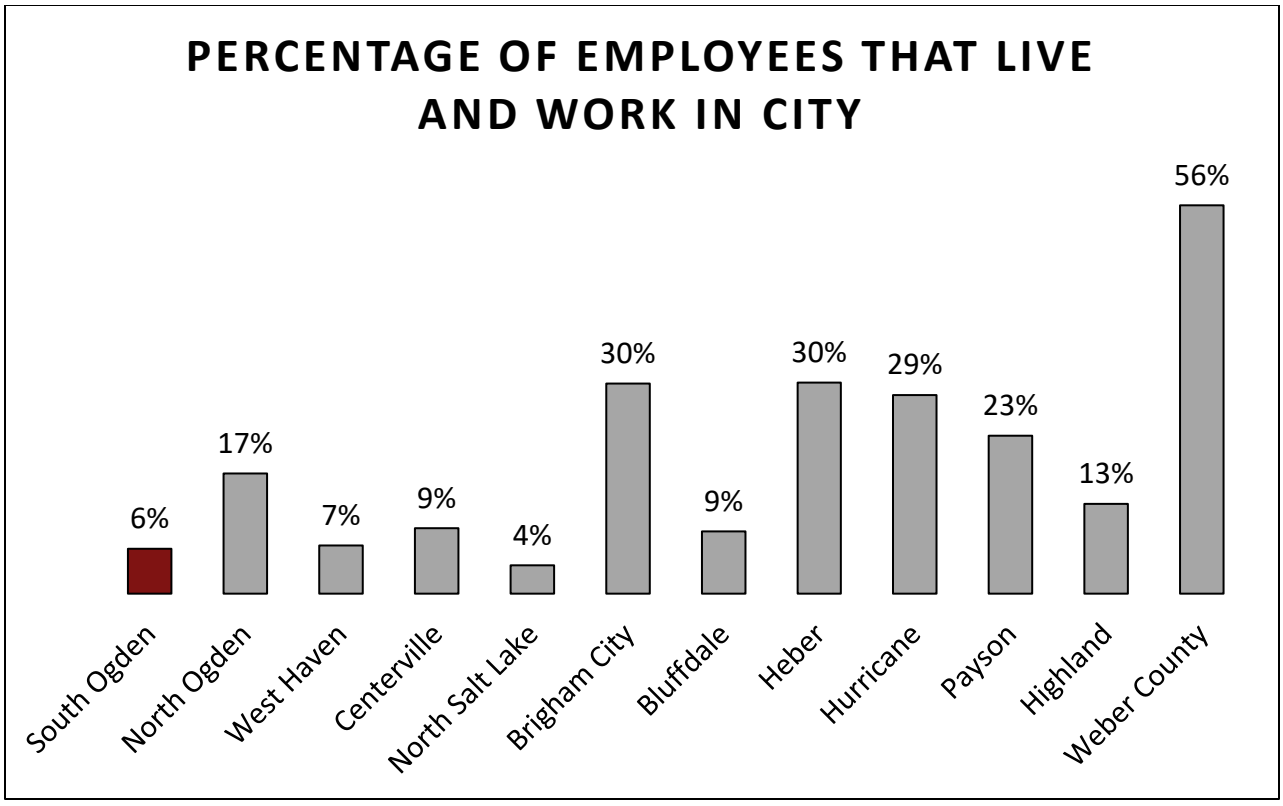
APPENDIX A

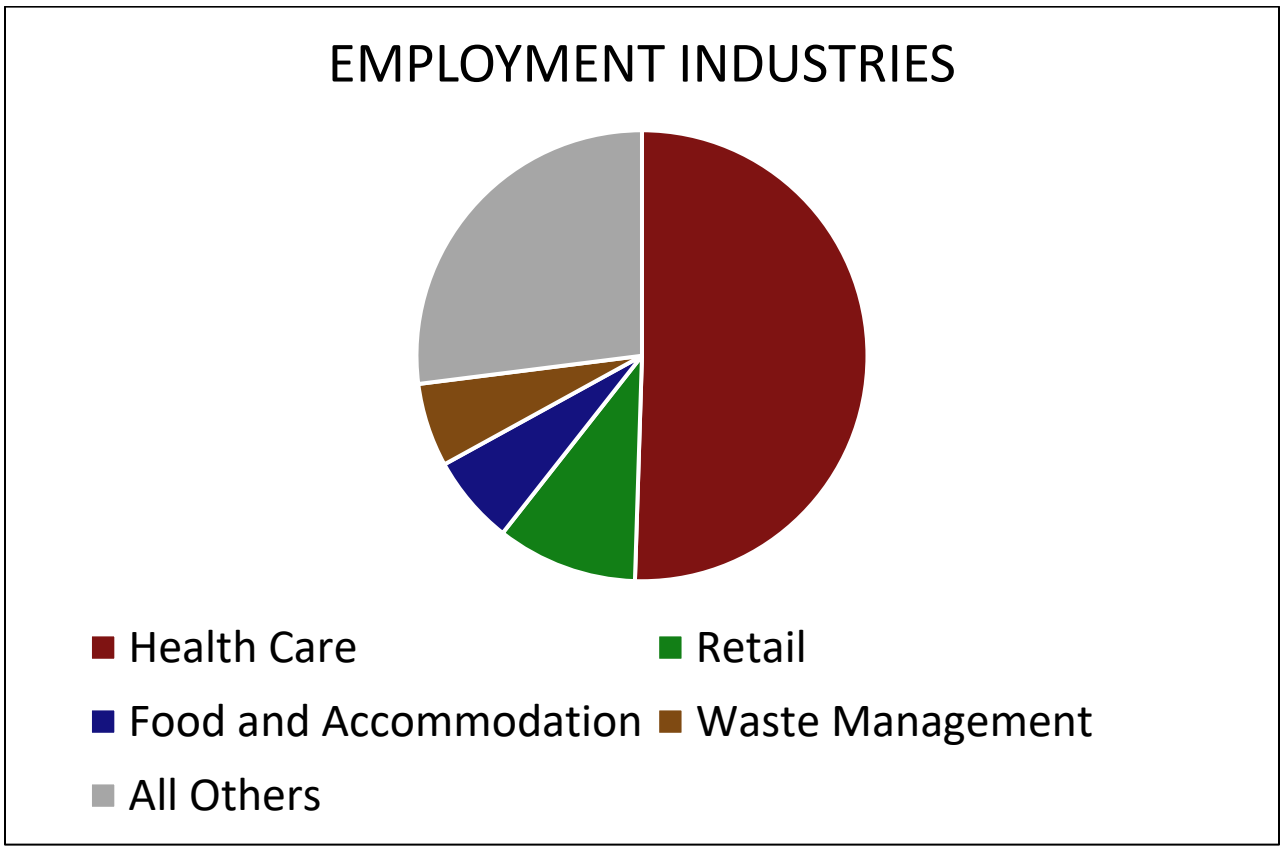
Socio-Economic

Employment: The maps below show that South Ogden residents are mainly employed outside of the City boundaries with less than 700 residents both living and working within the City. However, more workers enter the City each day for work than leave the City, thereby establishing South Ogden as an employment center. The largest employment industry is in health care.

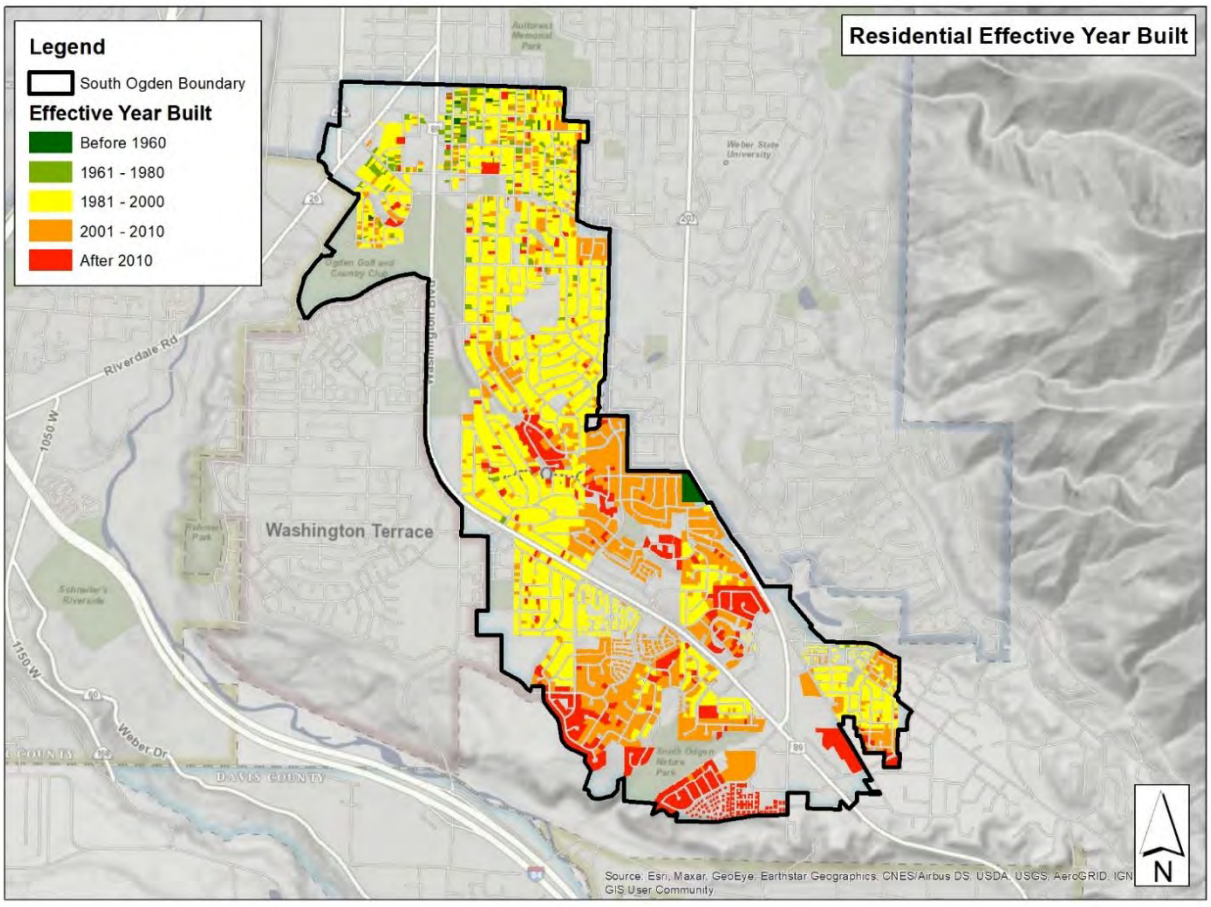


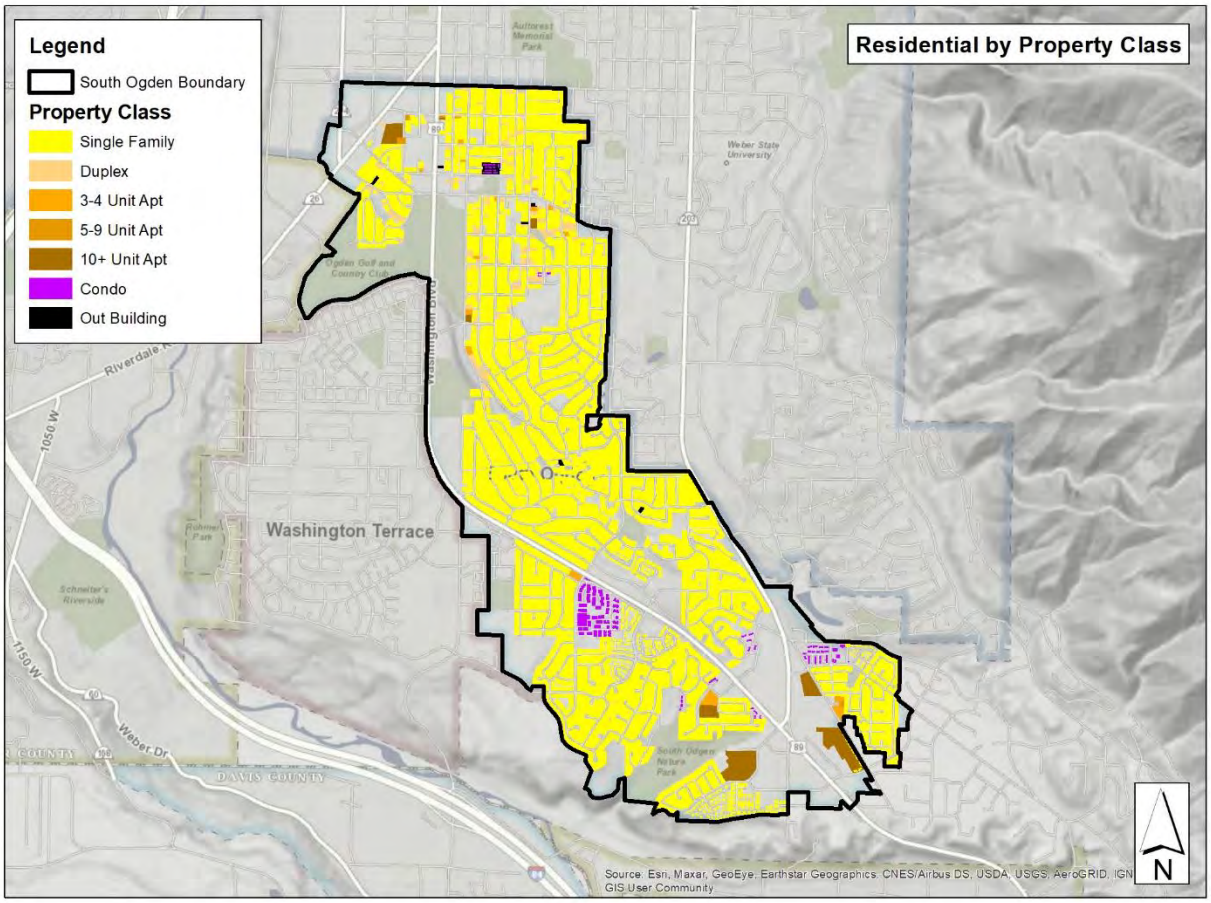
Source: U.S. Census, On the Map


PERCENTAGE OF EMPLOYEES THAT LIVE AND WORK IN CITY
6%
17%
7%
9%
4%
30%
9%
30%
29%
23%
13%
56%
South Ogden
North Ogden
West Haven
Centerville
North Salt Lake
Brigham City
Bluffdale
Heber
Hurricane
Payson
Highland
Weber County

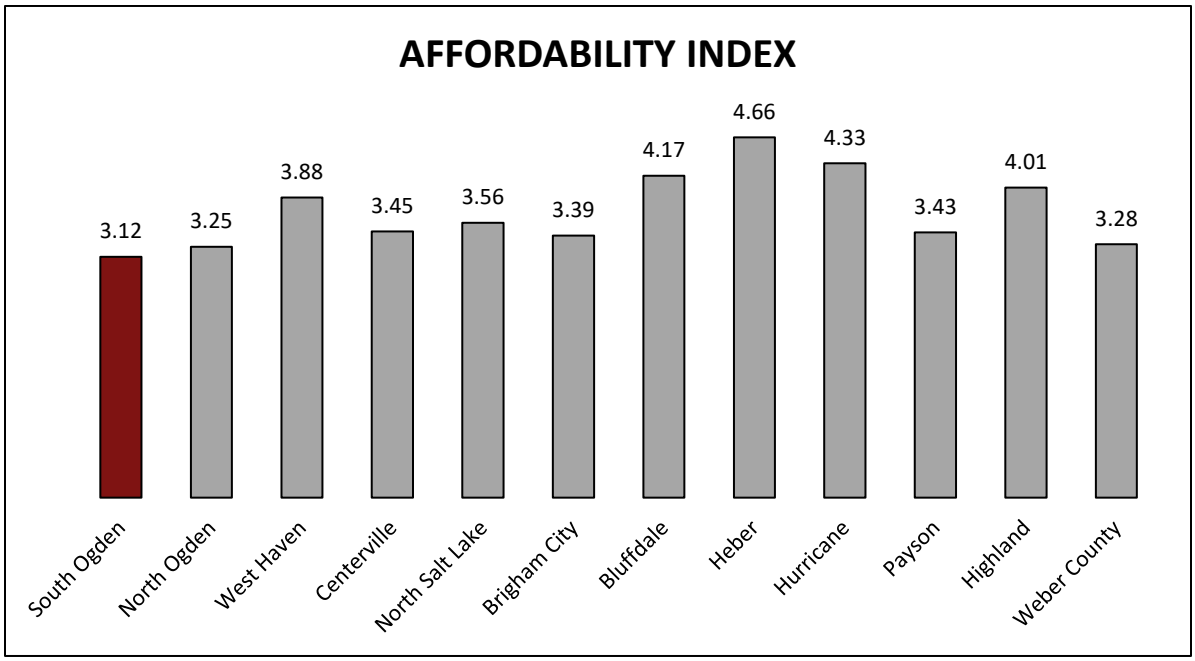

EMPLOYMENT INDUSTRIES
Health Care
Retail
Food and Accommodation
Waste Management
All Others

Residential Growth: The maps below shows the majority of South Ogden is built out, with some redevelopment and infill occurring after 2010. In addition, unit types are largely single-family homes.



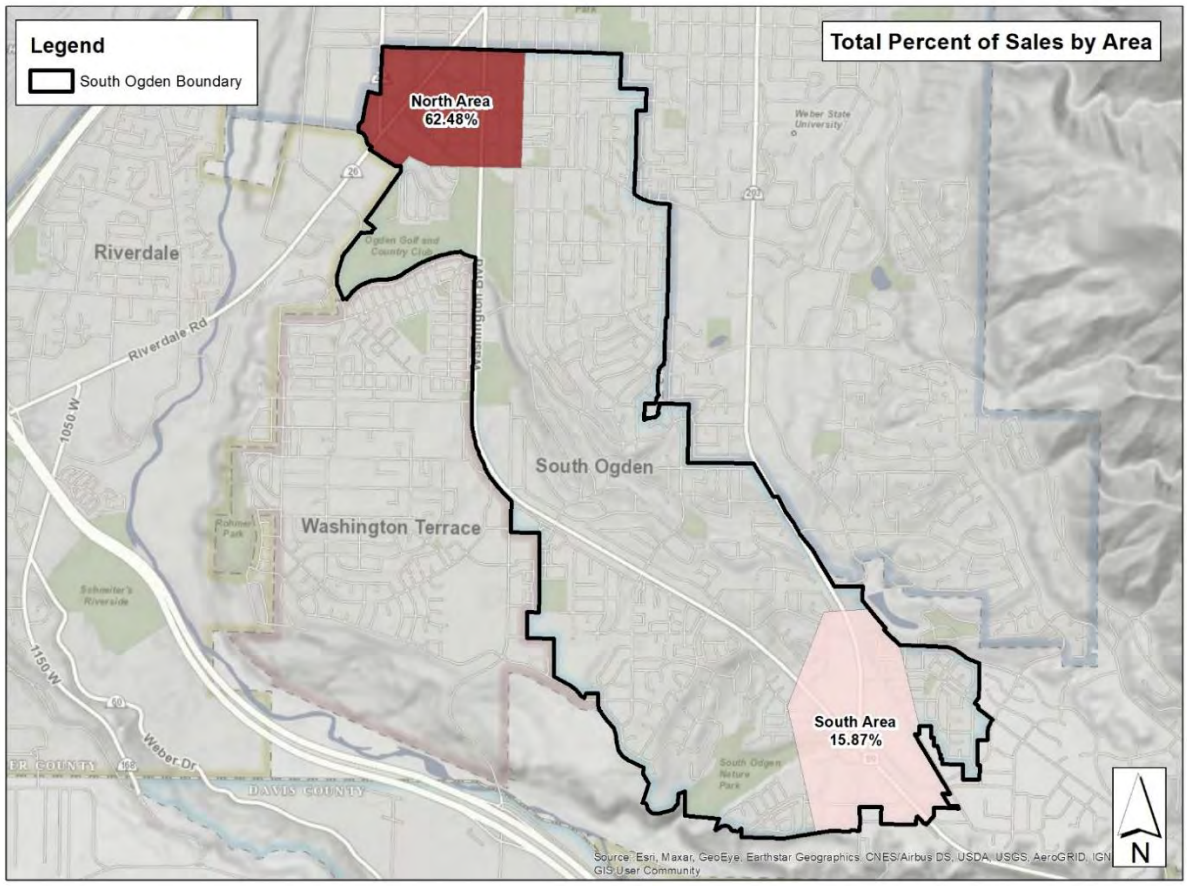


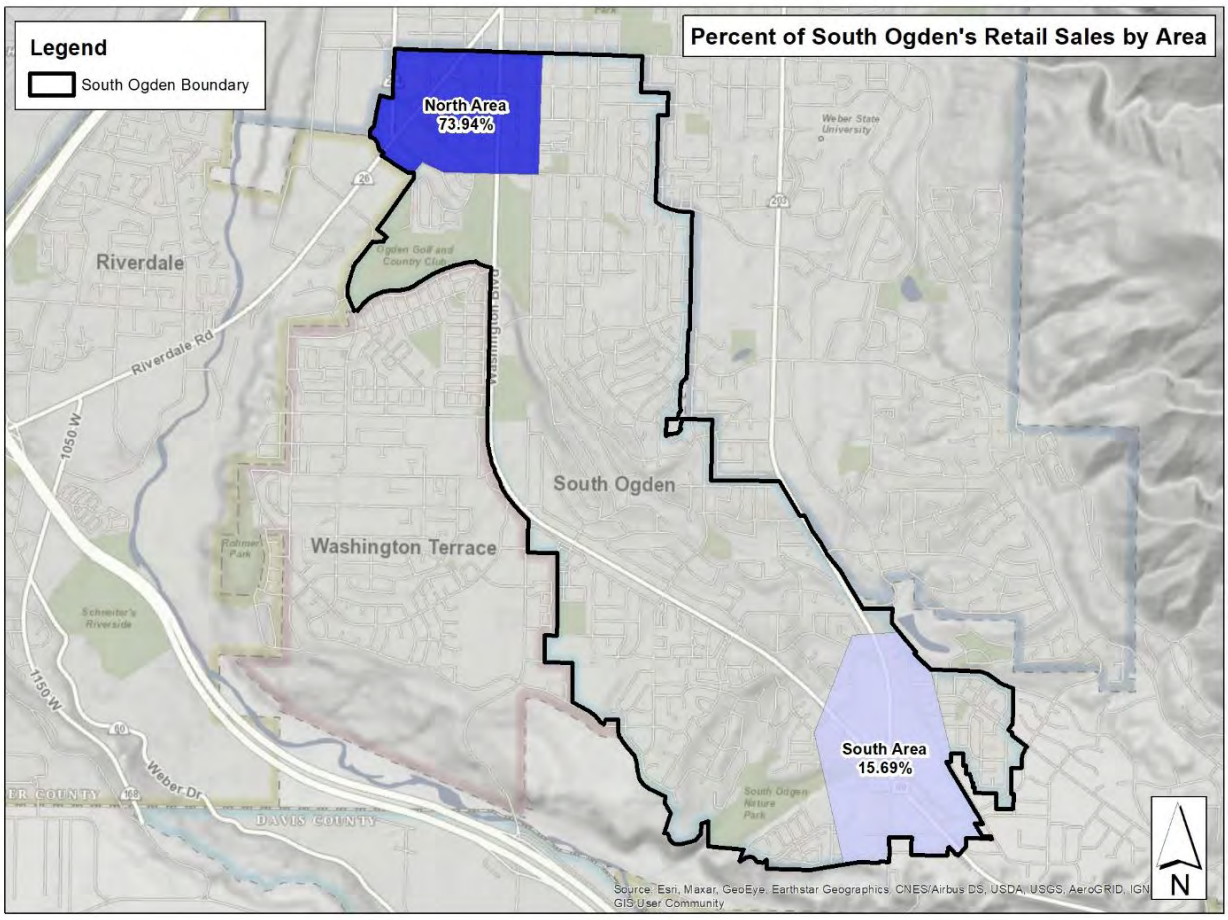
Affordability Index: As shown in the chart below, South Ogden is a relatively affordable place to live compared to other communities along the Wasatch Front.

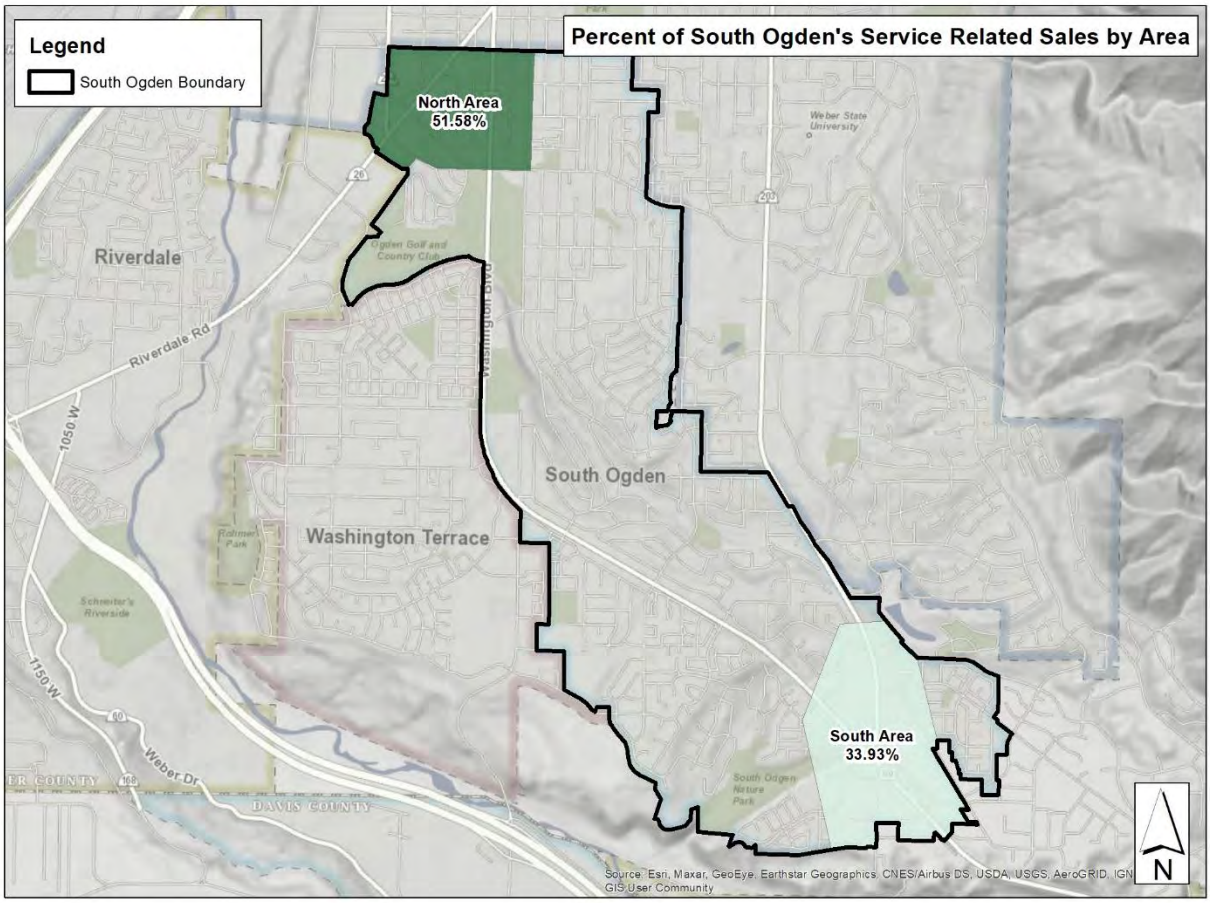


Business Environment

Sales by Area: The majority of retail sales occur in the north area of the City. The maps below show the percentages of sales by area, based on total sales, retail sales and service-related sales.



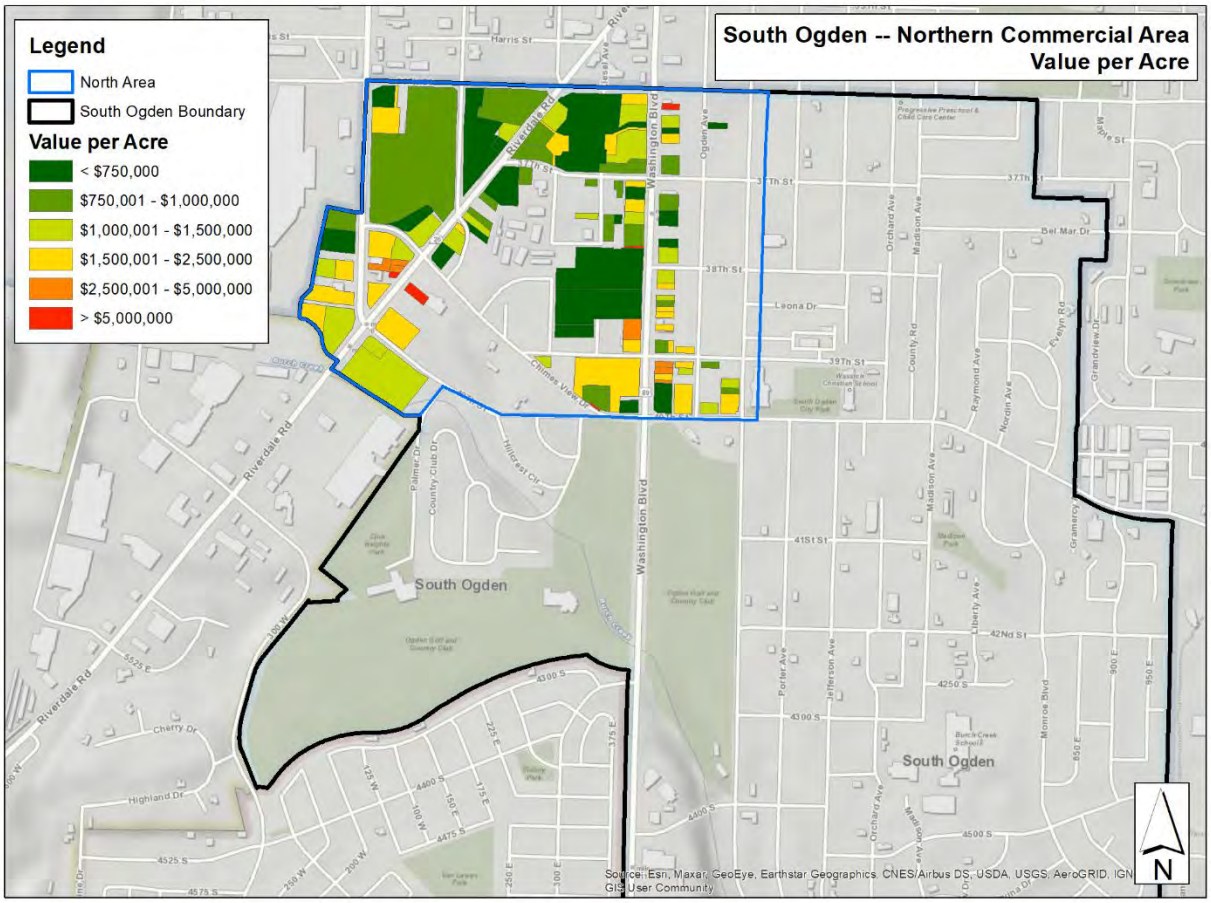

Legend
South Ogden Boundary
Percent of South Ogden's Retail Sales by Area
North Area
73.94%
South Area
15.69%
Riverdale
Riverdale Rd
1050 W
1150 W
Washington Terrace
South Ogden
Washington Blvd
Weber State University
Ogden Golf and Country Club
Rahmer Park
Schneiter's Riverside
South Ogden Nature Park
Weber Dr
DAVIS COUNTY
N
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

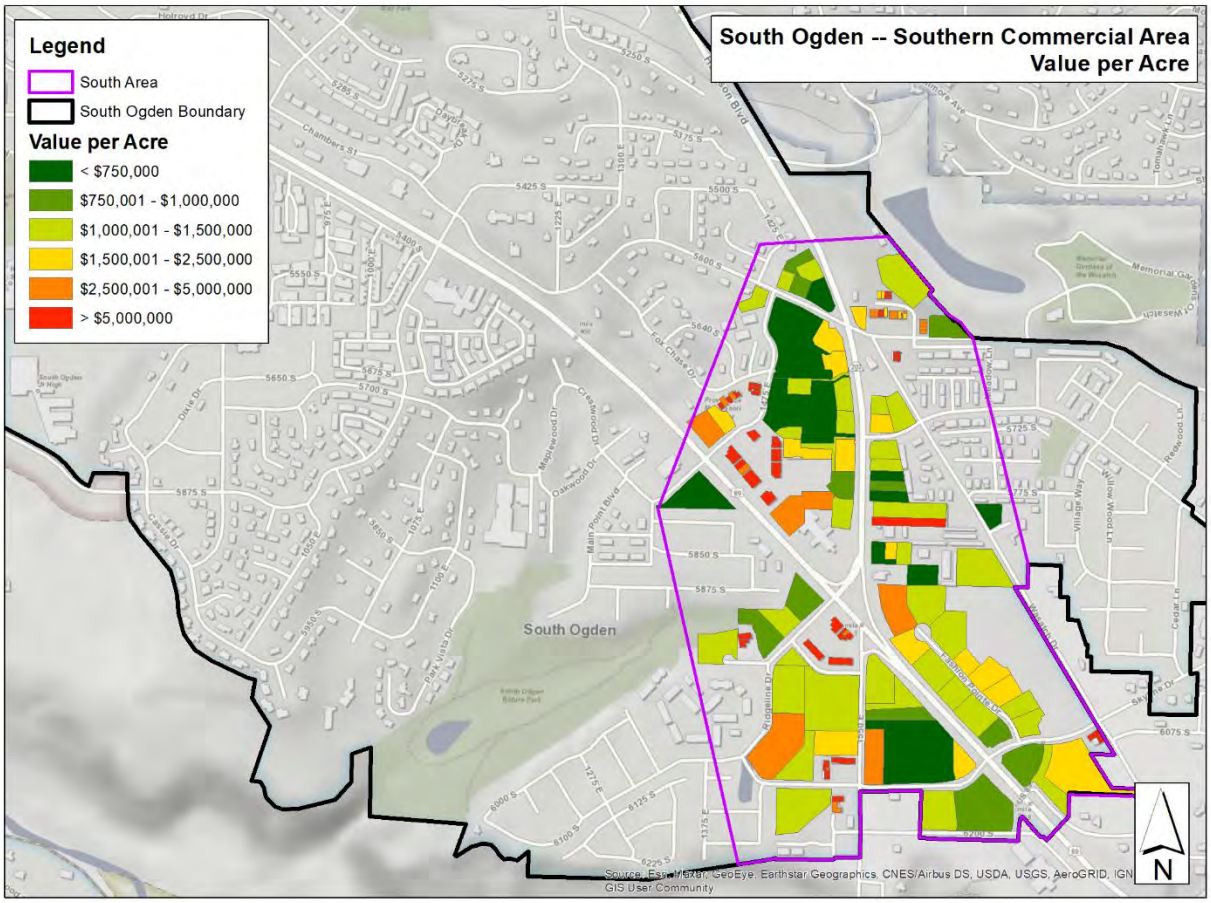


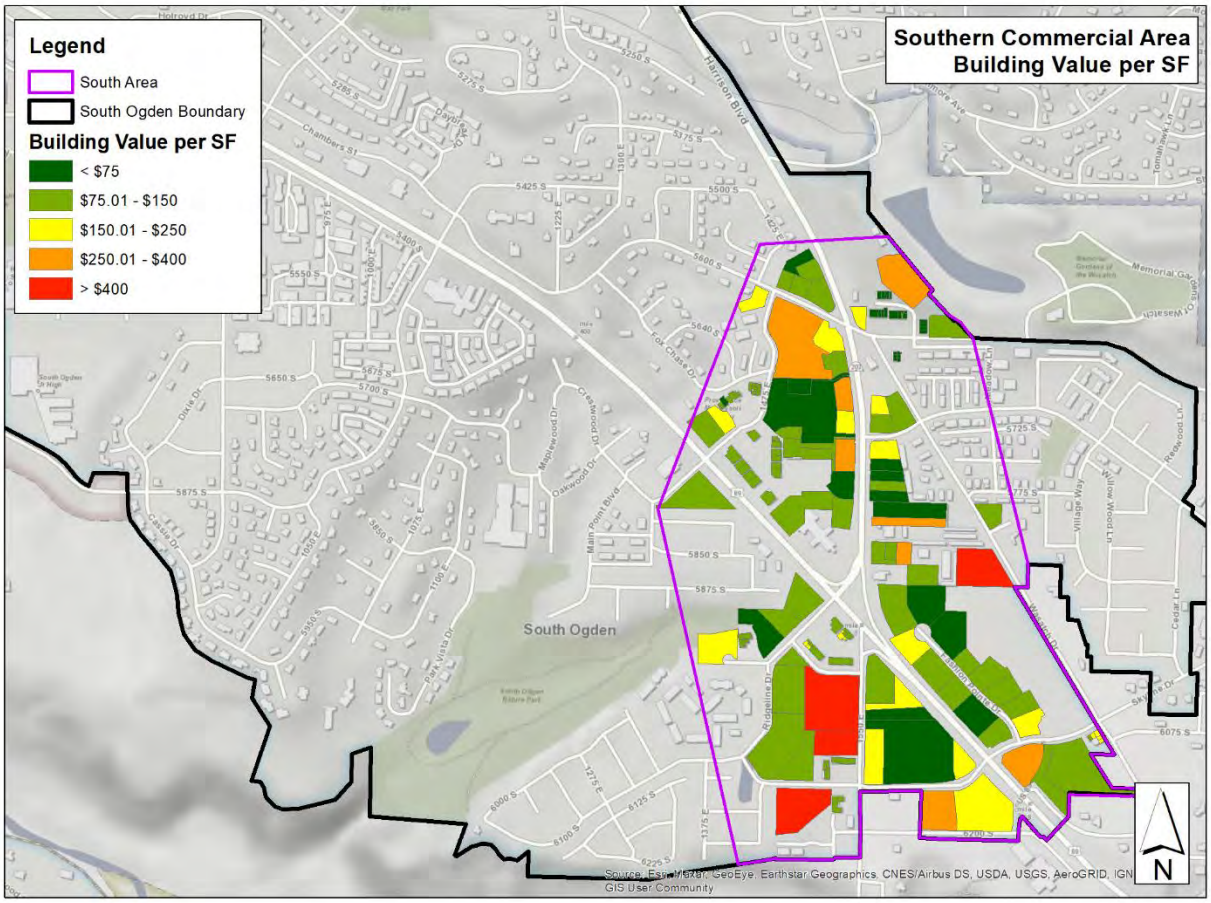
Market Value: As shown in the table below, market values are higher in the south area of the City. In addition, the following maps depict commercial value per acre in both the north and south areas of the City and building values in both locations.

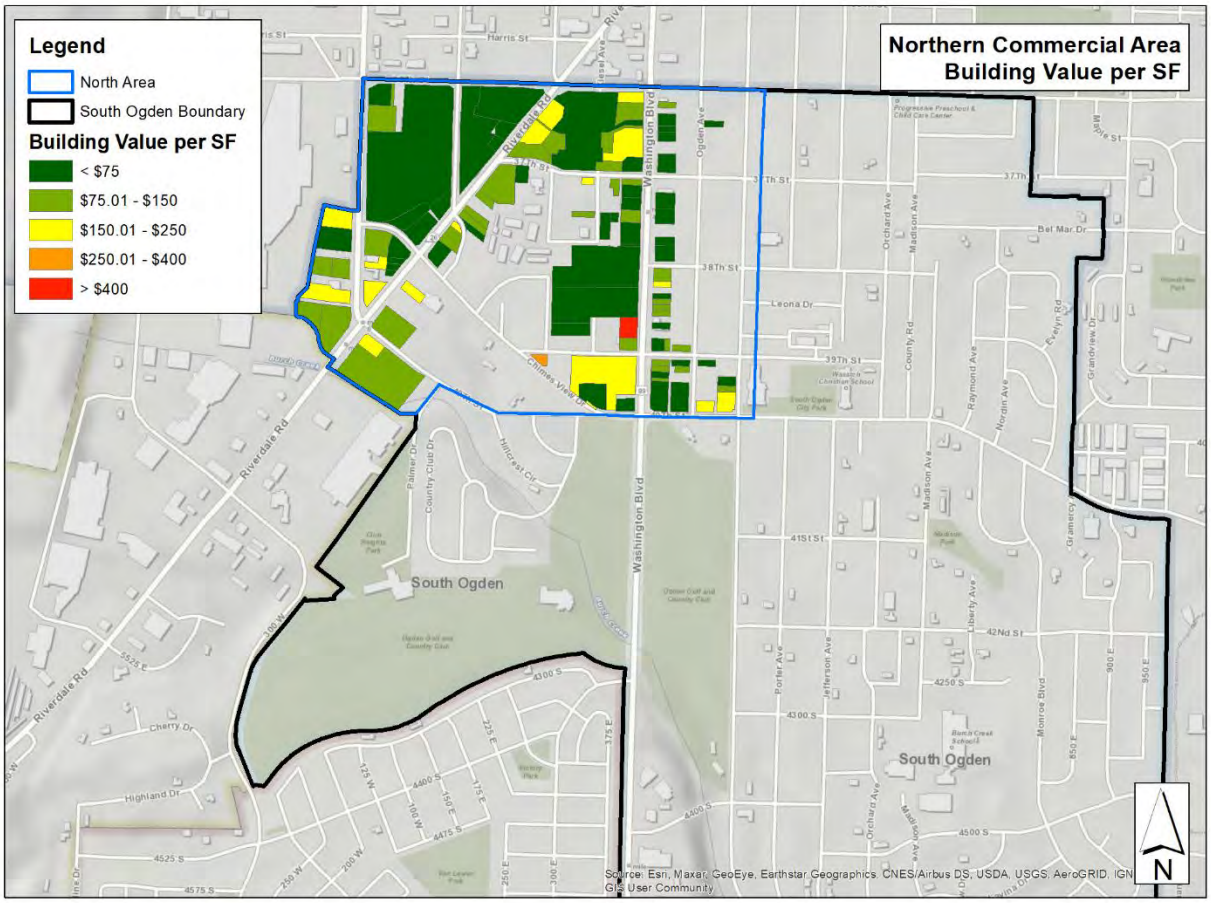
TABLE A-1: COMMERCIAL PROPERTY VALUES

Area	Commercial Acres	Commercial Market Value	Commercial Market Value per Acre
North	91	$124,517,696	$1,368,011
South	114	$189,307,041	$1,662,386

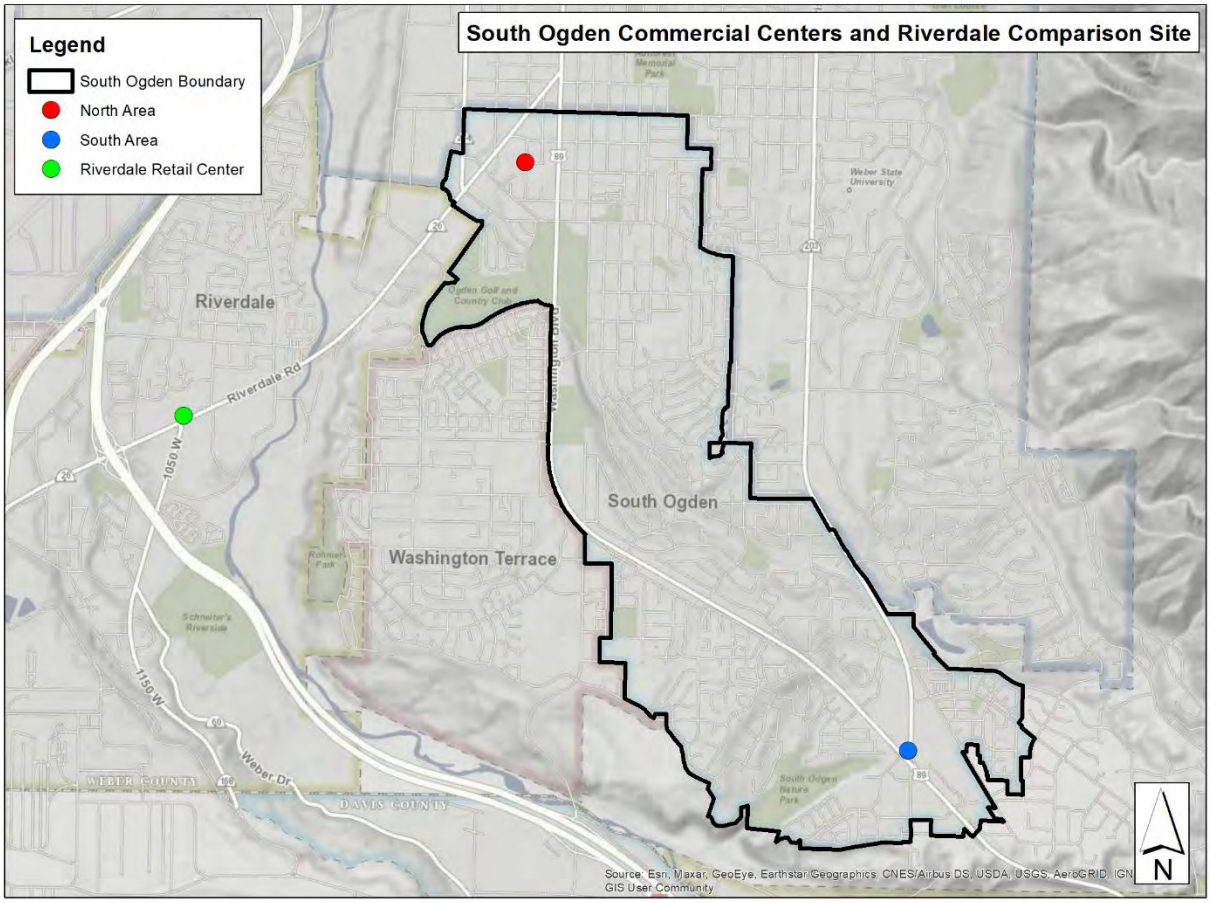

South Ogden -- Northern Commercial Area
Value per Acre
Legend
North Area
South Ogden Boundary
Value per Acre
< $750,000
$750,001 - $1,000,000
$1,000,001 - $1,500,000
$1,500,001 - $2,500,000
$2,500,001 - $5,000,000
> $5,000,000
Riverdale Rd
Washington Blvd
South Ogden
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
N


South Ogden -- Southern Commercial Area
Value per Acre
Legend
South Area
South Ogden Boundary
Value per Acre
< $750,000
$750,001 - $1,000,000
$1,000,001 - $1,500,000
$1,500,001 - $2,500,000
$2,500,001 - $5,000,000
> $5,000,000
South Ogden
N
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

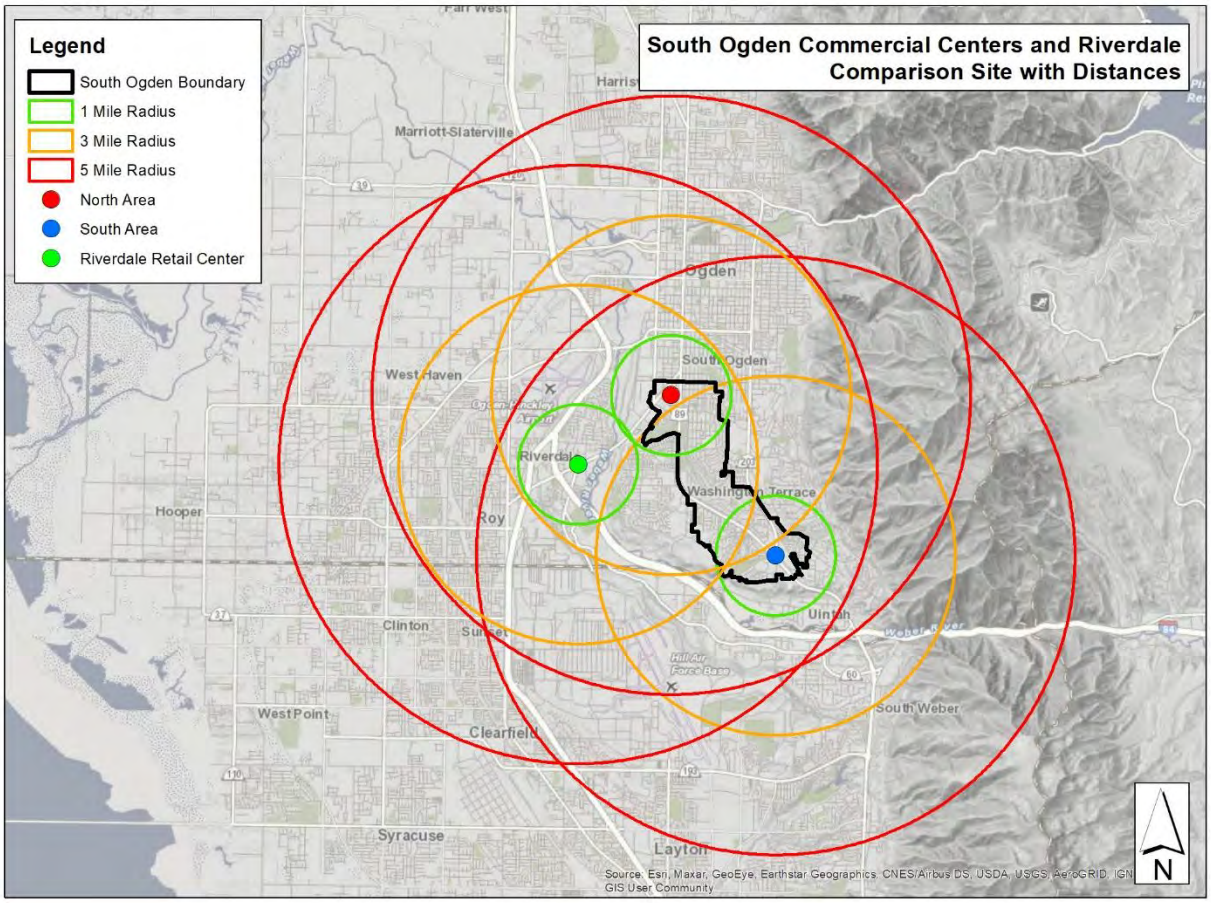

Legend
South Area
South Ogden Boundary
Building Value per SF
< $75
$75.01 - $150
$150.01 - $250
$250.01 - $400
> $400
Southern Commercial Area
Building Value per SF
South Ogden
N
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Legend
North Area
South Ogden Boundary
Building Value per SF
< $75
$75.01 - $150
$150.01 - $250
$250.01 - $400
> $400
Northern Commercial Area
Building Value per SF
Washington Blvd
Riverdale Rd
Harris St
38Th St
Leona Dr
39Th St
41St St
42Nd St
South Ogden
Highland Dr
Cherry Dr
Country Club Dr
Orchard Ave
Madison Ave
Raymond Ave
Nordin Ave
Monroe Blvd
Liberty Ave
Porter Ave
Jefferson Ave
Bel Mar Dr
Evelyn Rd
Grandview Dr
Hillcrest Cir
Palmer Dr
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
N

Commercial Centers: The maps below show Riverdale Retail Center in comparison to the north and south areas in South Ogden.



The following map shows the 1, 3 and 5-mile geographic radiuses from the North and South commercial centers in South Ogden, as well as from Riverdale Road in Riverdale. Population and employment densities were pulled for these three areas in order to show the relative competitiveness of the three sites. While Riverdale has the highest concentrations of both population and employment, both sites in South Ogden are sufficiently strong to attract most national retailers.



Competitive Analysis: The tables below show the population and employment analysis in comparison to the Riverdale Retail center.

TABLE A-2: NORTH AREA POPULATION ANALYSIS

North Area – Population Analysis					
Distance	**2021**	**2030**	**2040**	**Growth by 2030**	**Growth by 2040**
1 Mile	13,207	15,630	17,944	2,423	4,737
3 Mile	90,575	101,768	111,930	11,193	21,354
5 Mile	173,724	192,666	210,095	18,942	36,372

TABLE A-3: SOUTH AREA POPULATION ANALYSIS

South Area – Population Analysis					
Distance	**2021**	**2030**	**2040**	**Growth by 2030**	**Growth by 2040**
1 Mile	10,198	10,855	11,426	658	1,229
3 Mile	50,176	52,190	54,610	2,014	4,434
5 Mile	135,468	146,488	160,280	11,019	24,812

TABLE A-4: RIVERDALE POPULATION ANALYSIS

Riverdale – Population Analysis					
Distance	**2021**	**2030**	**2040**	**Growth by 2030**	**Growth by 2040**
1 Mile	9,518	11,468	13,830	1,950	4,313
3 Mile	81,794	90,041	97,997	8,246	16,203
5 Mile	198,216	216,917	234,778	18,701	36,562

TABLE A-5: NORTH AREA EMPLOYMENT ANALYSIS

North Area – Employment Analysis					
Distance	**2021**	**2030**	**2040**	**Growth by 2030**	**Growth by 2040**
1 Mile	13,566	15,873	16,539	2,307	2,973
3 Mile	82,940	92,881	96,599	9,941	13,659
5 Mile	129,547	146,804	153,852	17,257	24,305

TABLE A-6: SOUTH AREA EMPLOYMENT ANALYSIS

South Area – Employment Analysis					
Distance	**2021**	**2030**	**2040**	**Growth by 2030**	**Growth by 2040**
1 Mile	6,482	6,842	7,082	361	600
3 Mile	30,375	33,122	34,555	2,748	4,181
5 Mile	111,144	124,876	132,912	13,732	21,768

TABLE A-7: RIVERDALE EMPLOYMENT ANALYSIS

Riverdale – Employment Analysis					
Distance	**2021**	**2030**	**2040**	**Growth by 2030**	**Growth by 2040**
1 Mile	9,441	10,804	11,328	1,363	1,887
3 Mile	63,915	72,271	75,741	8,356	11,826
5 Mile	144,817	163,364	171,799	18,547	26,983

Retail Analysis

Retail Space: As retail trends continue to change and adjust due to COVID, less space is needed in the market today.

TABLE A-8: RETAIL SPACE NEEDS TRENDS

Year	Space Needs Per Capita – Square Feet
2000	25
2017	20
2020	15

Impacts: As shown in the table below, various retailers generate different revenue impacts to the City.

TABLE A-9: FISCAL IMPACTS OF VARIOUS RETAILERS

Tenant	Avg. Sales Per Sq. Ft.	Average Store Size (square feet)	Fiscal Impact to City*
Olive Garden	$540	8,000	$21,600
Denny's	$330	4,200	$6,930
Costco	$1,050	145,000	$761,250
Burger King	$140	3,200	$2,240
Wendy's	$280	3,200	$4,480
Walgreen's	$760	14,100	$53,580
Black Bear Diner	$480	5,300	$12,720
Outback Steakhouse	$540	6,200	$16,740
Chili's	$420	5,200	$10,920
Papa John's	$200	1,300	$1,300

* Sales tax revenue only (does not include other taxes)

Market Conditions

Developer: Multi-family housing and flex office are providing the greatest return for developers in the current market.

City: Conversely, retail uses provide the most revenue to cities in today's market, however fiscal impacts from residences have improved with online retail purchases.

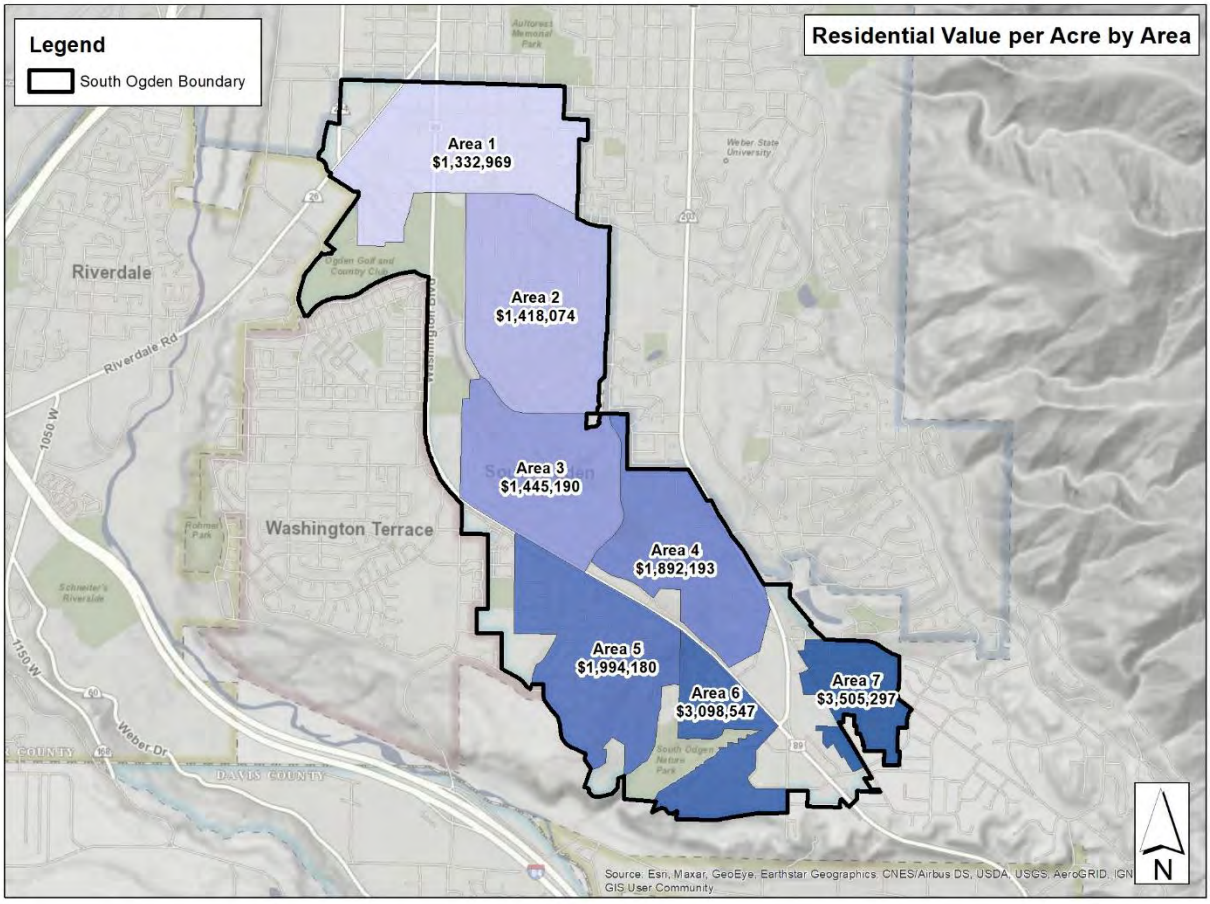
TABLE A-10: DEVELOPER RETURNS

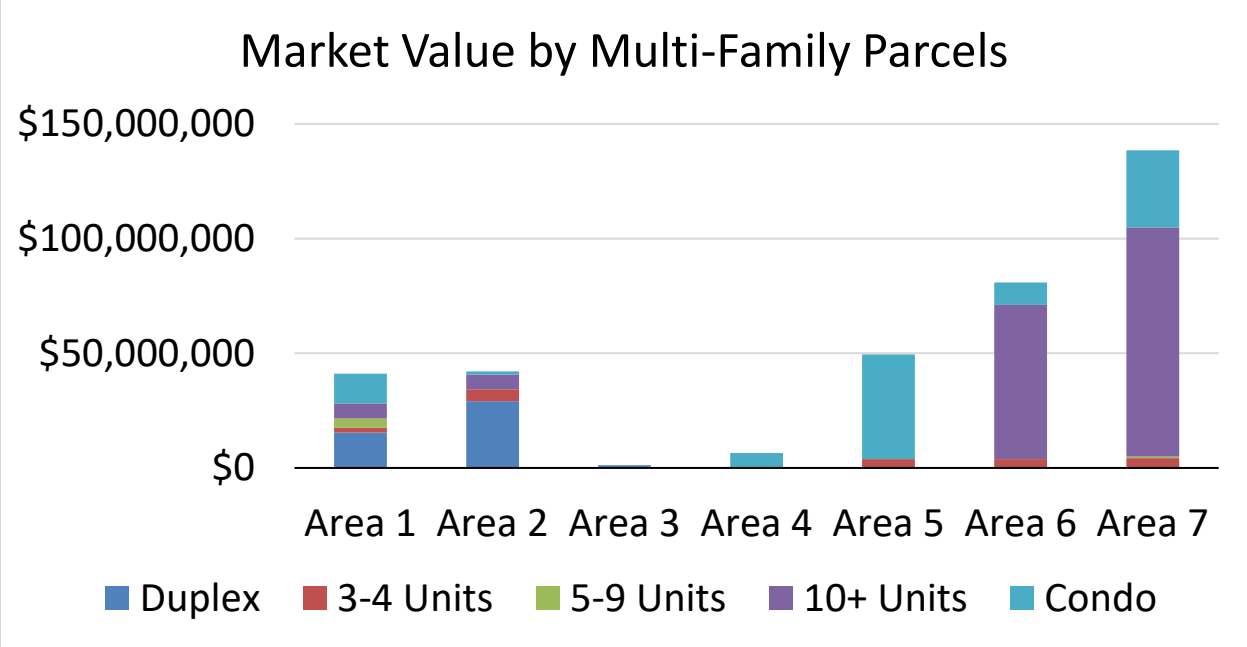
Type	Likely CAP Rates	Profit Percentage
Office	7.0%	10%
	7.5%	3%
Multi-Family - 20 units per acre	5.0%	21%
	5.5%	10%
Retail	7.0%	12%
	7.5%	5%

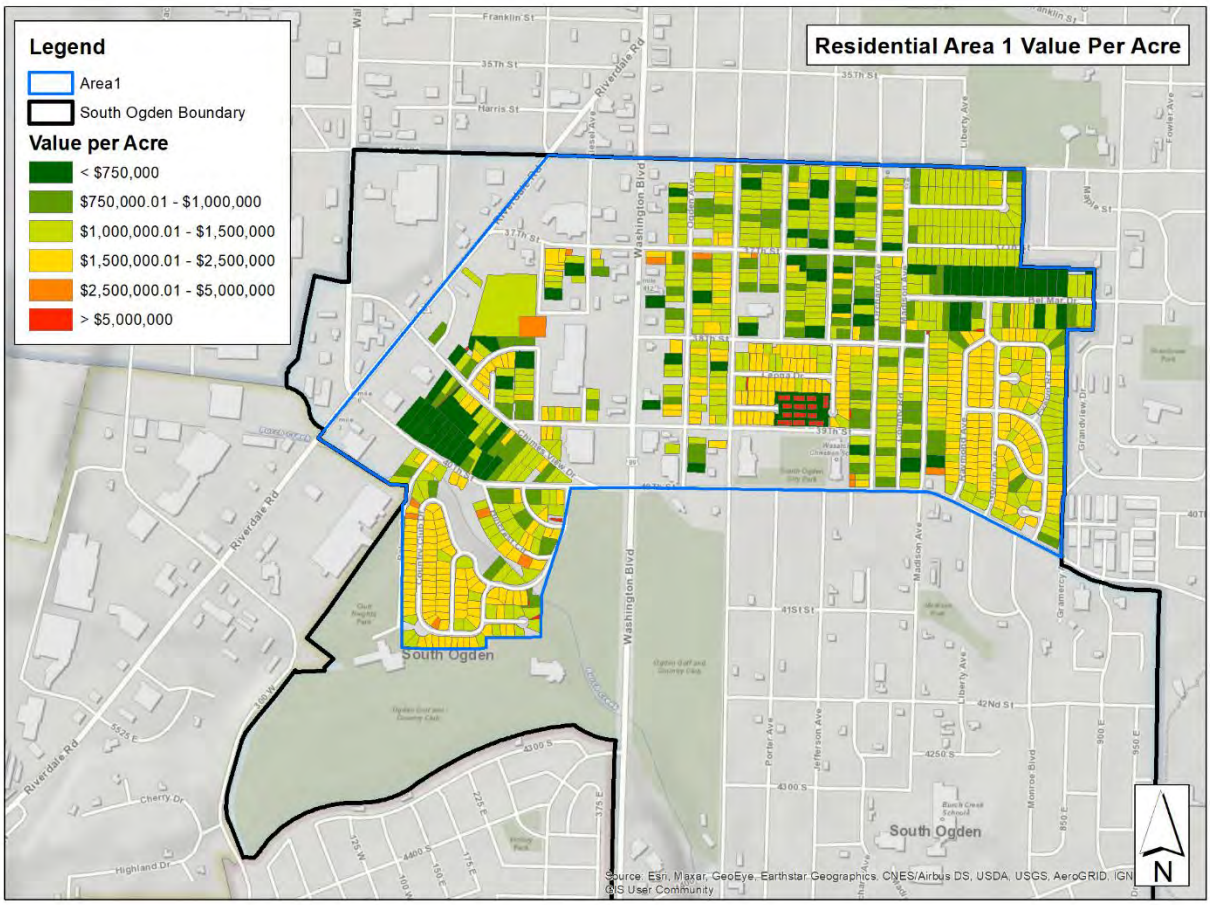
TABLE A-11: FISCAL IMPACTS TO CITY FROM VARIOUS DEVELOPMENT TYPES

	Office	Retail	Multi-Family - 20 units per acre	Multi-Family - 8 units per acre
Property Taxes	$10,966	$5,627	$6,637	$3,710
Sales Taxes		$21,780	$7,200	$2,880
Municipal Energy	$2,086	$1,372	$1,177	$471
Class B/C Road Funds			$1,676	$670
Total Annual Revenue per Acre	**$13,052**	**$28,780**	**$16,690**	**$7,732**

Residential Values: The maps and chart below show the south area with a higher residential value per acre than the north area. This demonstrates residential redevelopment potential in the north area of the City. As the housing market continues to surge in Utah, demand for all product types in nearly all markets look to continue in 2022.




Market Value by Multi-Family Parcels
$150,000,000
$100,000,000
$50,000,000
$0
Area 1
Area 2
Area 3
Area 4
Area 5
Area 6
Area 7
Duplex
3-4 Units
5-9 Units
10+ Units
Condo


Residential Area 1 Value Per Acre
Legend
Area1
South Ogden Boundary
Value per Acre
< $750,000
$750,000.01 - $1,000,000
$1,000,000.01 - $1,500,000
$1,500,000.01 - $2,500,000
$2,500,000.01 - $5,000,000
> $5,000,000
Washington Blvd
Riverdale Rd
South Ogden
N

APPENDIX B

Retail Site Criteria

Michael's – population minimum of 200,000 in a 10-mile area, required to have near access to a major traffic arterial, desire for areas of high income and high percentage of female population
Average 15,000 to 30,000 square feet, minimum parking of 5.0 spaces per thousand

Bed Bath & Beyond – population minimum of 150,000 in 6-mile area, minimum of 15,000 households in area with over $55,000 incomes, high home ownership ratios, areas of solid planned population growth
Average 20,000 to 40,000 square feet, parking at a minimum of 5.0 spaces per thousand
Reject locations that are near theaters, gyms, and restaurants

TJ Maxx – population minimum of 100,000 in a 3-mile area, with close proximity to high-traffic tenants, grocery stores, clothing stores, bath and home stores; require mid-to-upper incomes, higher percentage of female population
Average size of 30,000 square feet, parking at a minimum of 5.0 spaces per thousand

Wal-Mart – minimum population of 100,000 in three miles, major arterials in immediate area (40,000 ADT), avoid high or extra low-income areas
Average 140,000 to 200,000 square feet (Super Centers), parking at 4.5 to 6.0 per thousand

Sprouts – minimum population of 100,000 within a 10-minute drive time, median incomes that are above average in the draw area, and easy access from a main thoroughfare
Average store size of 30,000 square feet, desirable to have minimum of 150-feet of storefront, parking at a minimum of 4.5 per thousand

Staples – minimum population of 150,000 within a five-mile radius, plus a minimum of 5,000 small businesses
Focus on high-income areas and small business activity
Average store size of 25,000 square feet, parking required at 5.0 per thousand

Olive Garden – 125,000 population in 15-minute drive time
Average 8,000 square feet, 1.0-2.5 acres, parking at more than 10.0 per thousand

Family Dollar – median incomes *below* $60,000 in 1-mile radius, desire grocery-anchored centers
Average 8,500 square feet, parking in excess of 3.5 per thousand

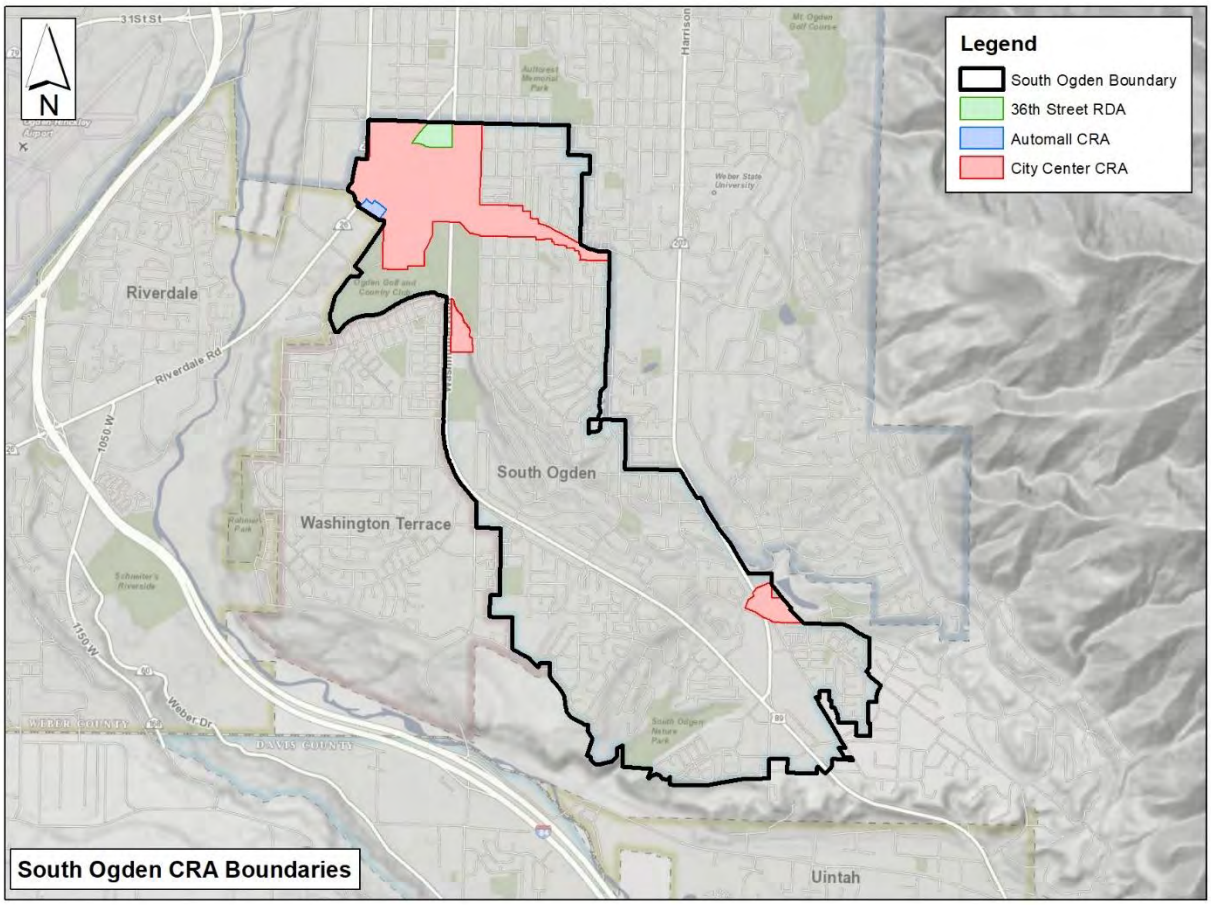
Costco – suburb locations with minimum of 75,000 population within five miles
Will look at growing demographics within a 20-mile radius, near access to a major arterial required
Average store sizes of 145,000 square feet, parking typically required at 6.0 per thousand

Whole Foods – minimum population of 200,000 within a 20-minute drive time, higher percentage of college-educated residents than most areas, median incomes above average, visibility characteristics are emphasized
Average store sizes of 25,000 to 50,000 square feet, parking at 5.5 to 6.0 per thousand

Jamba Juice – population more than 45,000 within 2.0 miles – daytime employment greater than 15,000 within 2.0 miles – average age less than 38 within 2.0 miles
Average 1,200 square feet, parking in excess of 5.5 per thousand, end cap, pad, or corner

Cabela's – population minimum of 250,000 in 30-mile radius, minimum 75,000 daily traffic
Minimum of 5.0 acres, parking of 6.0 spaces per thousand

APPENDIX C


N
Legend
South Ogden Boundary
36th Street RDA
Automall CRA
City Center CRA
Riverdale
South Ogden
Washington Terrace
Uintah
Riverdale Rd
31St St
Harrison
1050 W
1150 W
Weber Dr
WEBER COUNTY
DAVIS COUNTY
South Ogden CRA Boundaries

APPENDIX D

2022 MODERATE INCOME HOUSING REPORT

SOUTH OGDEN CITY

MODERATE INCOME HOUSING REPORT

OCTOBER 2022

LEWIS YOUNG ROBERTSON
& BURNINGHAM, INC.



SECTION I: INTRODUCTION

Utah Code 10-9a-403 requires that municipalities include within their General Plan a Moderate-Income Housing element. The moderate-income housing element should include the following:

1. Provide for a realistic opportunity to meet the need for additional moderate-income housing within the next five years.
2. Three or more moderate income housing strategies (as defined in Utah Code) for implementation.
3. An implementation plan.

The requirements related to moderate-income housing are further defined in Utah Code 10-9a-408. This section of Utah Code requires the development of a Moderate-Income Housing Plan ("MIHP") that provides a description of each housing strategy selected by the municipality and the implementation plan related to these strategies. In order to achieve the objectives of Utah Code related to the moderate-income housing element of the general plan and the MIHR, this report considers the following elements:

- An estimate of the existing supply of moderate-income housing located within the municipality.
- An estimate of the need for moderate income housing in the municipality for the next five years.
- A survey of total residential land use.
- An evaluation of how existing land uses and zones affect opportunities for moderate income housing.
- A description of the municipality's program to encourage an adequate supply of moderate-income housing.
- A selection of strategies from a menu list outlined in state code.
- An implementation plan with timelines and benchmarks for the selected strategies.

The City's General Plan (adopted 1997 and updated 2001, 2008, and 2016) did not include a Moderate-Income Housing element. The purpose of this Moderate-Income Housing Plan ("MIHP") is to serve as the moderate-income housing element of the general plan and establish South Ogden's strategies and policies to implement moderate-income housing in accordance with the Utah Code.

"Moderate-income housing" is defined in Section 10-9a-103 as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located."

The annual reports submitted to the Department of Workforce Services, due October 1, is tied to the City's fiscal year and should outline each MIHP strategy selected by the municipality along with an implementation timeline.

This plan is further expanded to include the following elements:

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

SECTION II: EXISTING DEMOGRAPHIC DATA

HISTORIC POPULATION

The US Census Bureau's Decennial Redistricting Data ("DEC") report South Ogden City ("City") has experienced an average annual growth rate ("AAGR") in population of 0.56 percent from 2010 through 2020. This growth is lower than Weber County at 1.27 percent and the State of Utah at 1.70 percent. The City has grown by approximately 956 persons which represents 3.09 percent of the total growth within Weber County. Using 2010 through 2020 American Community Survey ("ACS") 5-year estimates and the Census Bureau's population estimate ("PEP") for 2021 in addition to Redistricting Data, the table below shows a comparison of similarly sized and neighboring communities.

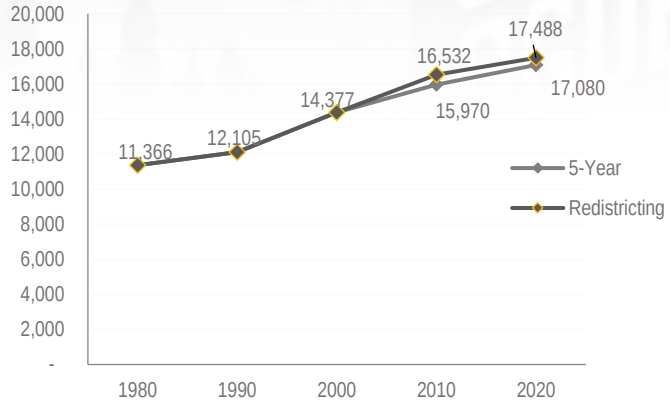
TABLE 2.1: COMPARISON CITY POPULATION & AAGR

	2010	2011	2012	2013	2014	2015	2016	2017
Clinton	19,031	19,717	20,201	20,574	20,796	21,036	21,210	21,353
North Ogden	16,779	17,075	17,354	17,570	17,743	18,006	18,289	18,525
Ogden	81,054	82,118	82,749	83,363	83,767	84,273	84,900	85,497
Pleasant Grove	31,457	32,565	33,330	34,010	34,858	35,771	36,678	37,439
Riverdale	8,189	8,323	8,415	8,476	8,532	8,610	8,636	8,685
Riverton	35,991	37,307	38,480	39,458	40,274	40,912	41,521	41,997
Roy	35,843	36,416	36,854	37,194	37,472	37,670	37,853	38,013
South Ogden	15,970	16,251	16,447	16,612	16,702	16,805	16,893	16,918
Spanish Fork	31,851	33,293	34,547	35,525	36,337	36,916	37,565	38,171
Sunset	5,129	5,167	5,137	5,139	5,145	5,163	5,176	5,207
Washington Terrace	8,917	9,001	9,058	9,108	9,140	9,119	9,150	9,122
West Haven	9,058	9,611	10,230	10,642	10,996	11,323	11,639	12,109

(TABLE 2.1: CONT.)

	2018	2019	2020	2010 – 2020 AAGR (ACS)	2010 (DEC)	2020 (DEC)	2010 – 2020 AAGR (DEC)	2021 (PEP)
Clinton	21,618	21,890	22,191	1.55%	20,426	23,386	1.36%	23,597
North Ogden	18,943	19,392	19,930	1.74%	17,357	20,916	1.88%	21,528
Ogden	86,126	86,833	87,175	0.73%	82,825	87,321	0.53%	86,798
Pleasant Grove	38,066	38,380	38,474	2.03%	33,509	37,726	1.19%	37,949
Riverdale	8,727	8,752	8,826	0.75%	8,426	9,343	1.04%	9,409
Riverton	42,680	43,250	43,793	1.98%	38,753	45,285	1.57%	45,148
Roy	38,238	39,040	39,243	0.91%	36,884	39,306	0.64%	39,358
South Ogden	17,010	17,063	17,080	0.67%	16,532	17,488	0.56%	17,541
Spanish Fork	38,673	39,371	40,069	2.32%	34,691	42,602	2.08%	43,870
Sunset	5,229	5,278	5,309	0.35%	5,122	5,475	0.67%	5,515
Washington Terrace	9,138	9,162	9,181	0.29%	9,067	9,267	0.22%	9,276
West Haven	12,916	13,782	15,003	5.18%	10,272	16,739	5.00%	19,880

FIGURE 2.1: HISTORIC POPULATION



POPULATION STATISTICS 2010-2020

SOUTH OGDEN
AVERAGE ANNUAL GROWTH = 0.56%
TOTAL INCREASE = 956
% OF COUNTY INCREASE = 3.09%

WEBER COUNTY
AVERAGE ANNUAL GROWTH = 1.27%
TOTAL INCREASE = 30,987
% OF STATE INCREASE = 6.10%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.70%
TOTAL INCREASE = 507,731

Based on the Redistricting Census Bureau AAGR, the 2022 population estimate is 17,640. An analysis of 2019 Traffic Area Zone ("TAZ") data compiled and updated by the Wasatch Front Regional Council in April 2021 results in a 2022 population estimate of 20,412.

While the TAZ projections start higher than the census estimate of 17,640 in 2022, the AAGR utilized in the TAZ data from 2020 to 2050 is 0.53 percent whereas the Census Bureau AAGR is 0.56 percent. In 2030, the population estimates from the Census Bureau and the TAZ data diverge by 2,772 residents as shown in Table 2.2 and 2.3.

TABLE 2.2: POPULATION PROJECTIONS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	AAGR
Census Bureau	17,488	17,541	17,640	17,739	17,839	17,940	18,041	18,143	18,245	18,348	18,451	0.56%
TAZ	20,010	20,207	20,412	20,634	20,792	20,977	21,133	21,225	21,324	21,463	21,559	0.29%
Variance	(2,522)	(2,666)	(2,772)	(2,895)	(2,953)	(3,037)	(3,092)	(3,082)	(3,079)	(3,115)	(3,108)	

TABLE 2.3: TAZ POPULATION PROJECTIONS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
TAZ	20,010	20,207	20,412	20,634	20,792	20,977	21,133	21,225	21,324	21,463	21,559

TABLE 2.3: TAZ POPULATION PROJECTIONS (CONT.)

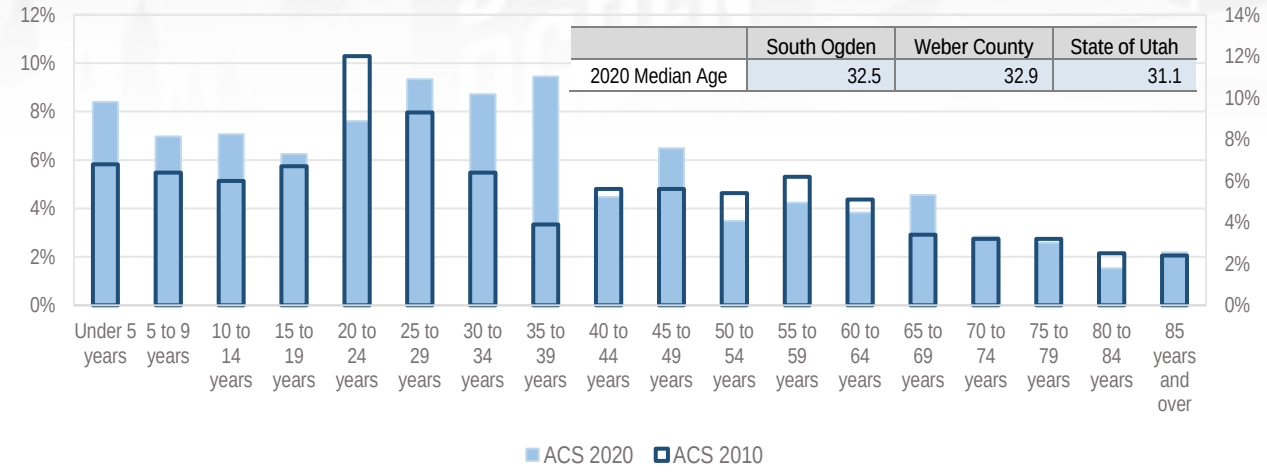
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TAZ	21,654	21,762	21,834	21,957	22,070	22,187	22,303	22,411	22,488	22,572

TABLE 2.3: TAZ POPULATION PROJECTIONS (CONT.)

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	AAGR
TAZ	22,667	22,774	22,860	22,955	23,027	23,139	23,217	23,298	23,361	23,446	0.53%

The City's demographics relative to age have shifted from 2010 to 2020. 2020 data illustrates a younger population, with a concentration in the zero to 19 years of age and 25 to 39. Noticeable shifts also occurred in the age range of 20 to 24 and 50 to 64 years of age, with 2010 data showing a higher percent of total in these ranges as illustrated in Figure 2.4. However, a comparison of the median age illustrates the City is still slightly younger than the County on average.

FIGURE 2.2: AGE DISTRIBUTION AS % OF TOTAL



	South Ogden	Weber County	State of Utah
2020 Median Age	32.5	32.9	31.1

FIGURE 2.3: AGE DISTRIBUTION BY GENDER 2020

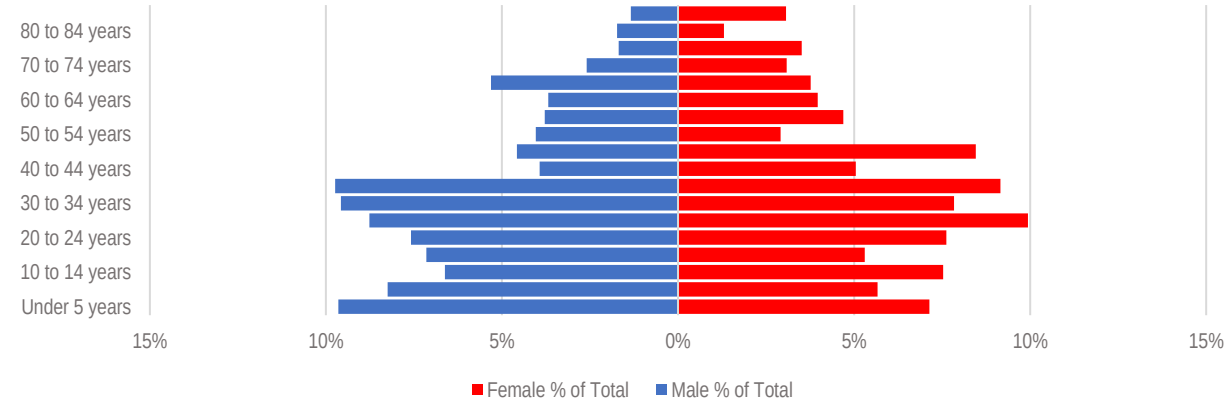
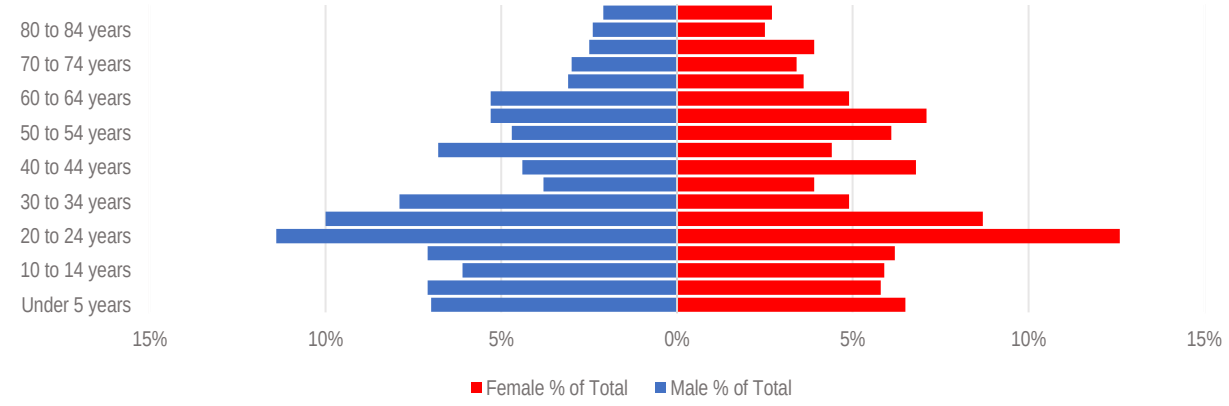


FIGURE 2.4: AGE DISTRIBUTION BY GENDER 2010



HOUSEHOLDS

The total number of households in South Ogden as of the 2020 American Community Survey is 6,434. Of the total housing units, 93 percent are occupied with seven percent unoccupied. Weber County has approximately 91.5 percent housing occupancy rate, compared to the State at 90.4 percent. The TAZ estimates the total number of households as of 2020 as 7,873.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. South Ogden showed a rebound from recessionary conditions, with permit activity increasing through 2014. However, permits slumped again through 2015 with volatility from 2016 through 2021. New non-residential value was also volatile with spikes in 2007, 2011, and 2014 as shown in **Figure 2.6**.

FIGURE 2.5: RESIDENTIAL VALUE AND PERMITS

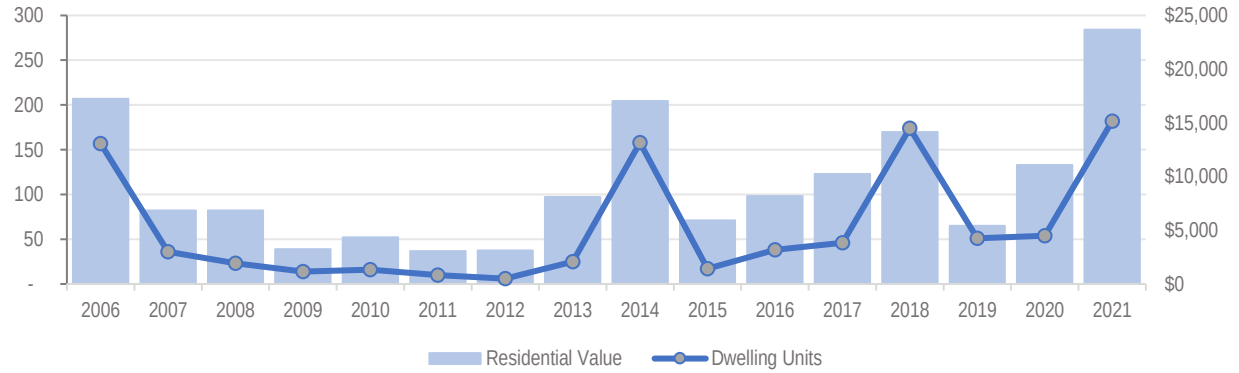
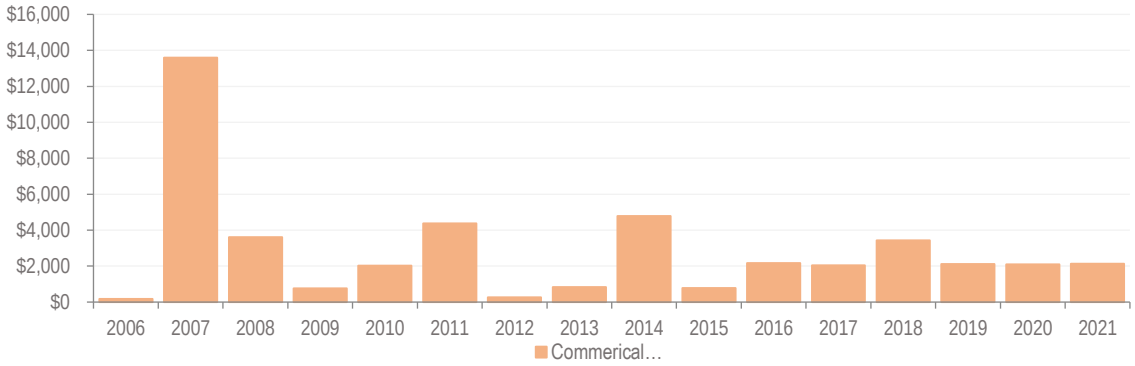


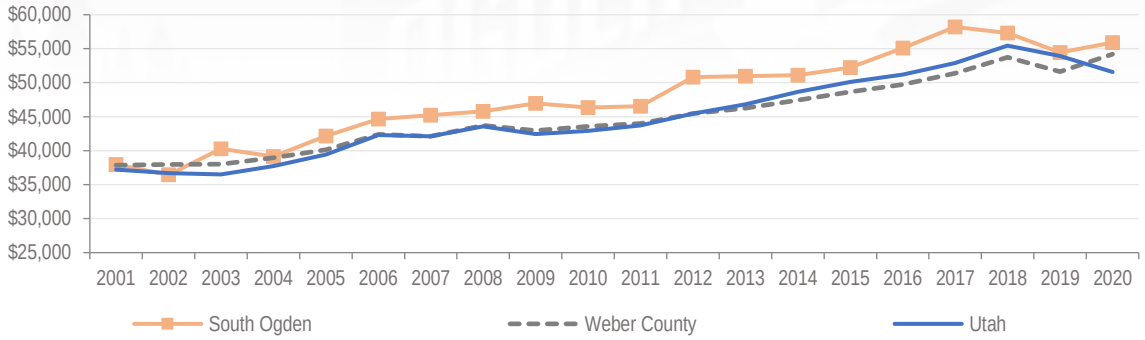
FIGURE 2.6: RESIDENTIAL VALUE AND PERMITS



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. **Figure 2.7** illustrates the historic MAGI and corresponding increase. As of 2020, the Utah State Tax Commission reports the South Ogden MAGI was $55,900. The South Ogden MAGI was slightly higher than Weber County's $54,200. The State MAGI according to the US Census Bureau was slightly lower than South Ogden at $51,562.

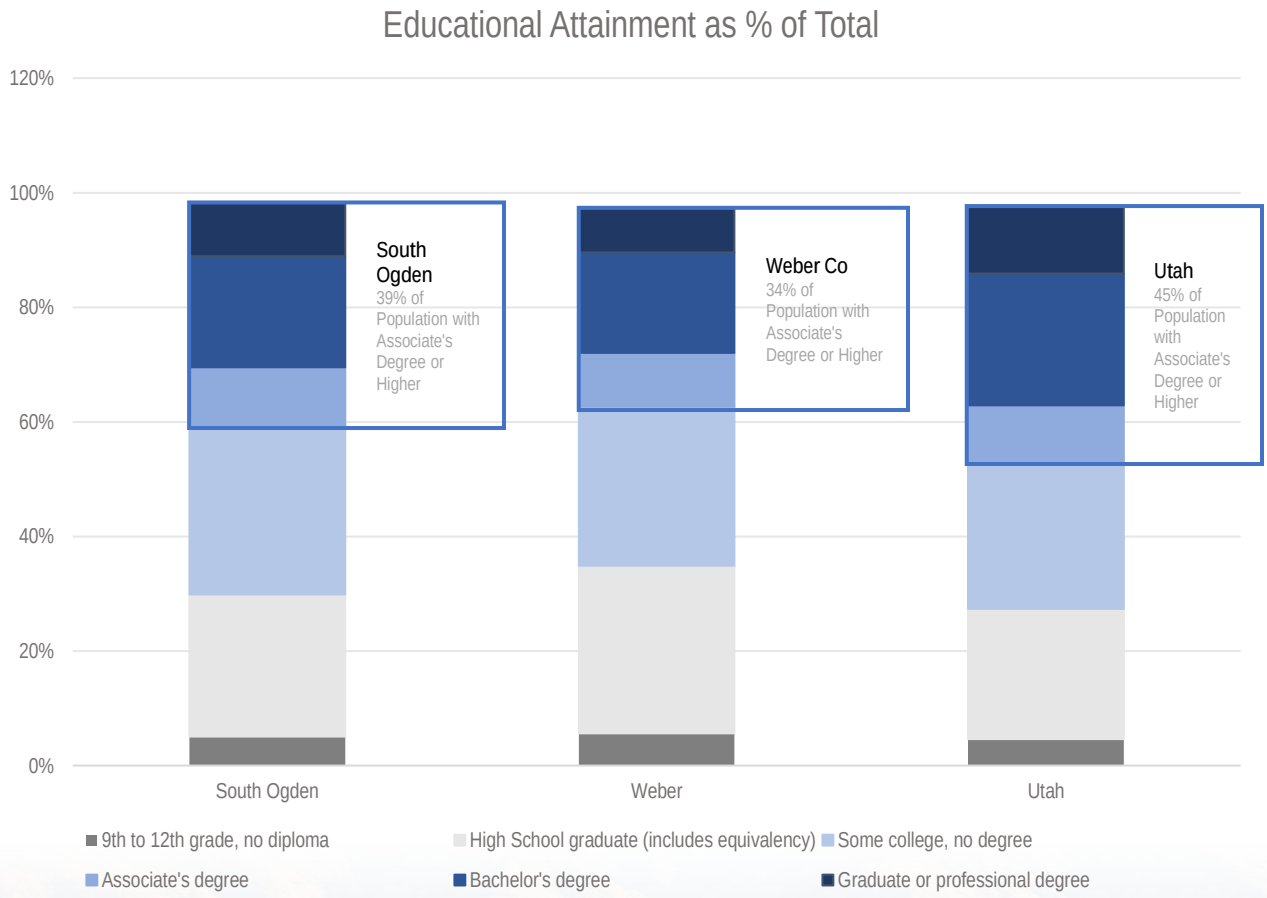
FIGURE 2.7: SOUTH OGDEN MEDIAN ADJUSTED GROSS INCOME ("MAGI")



EDUCATION

According to the 2020 ACS five-year estimates, approximately 39 percent of South Ogden's population 25 years and over has an associate degree or higher, compared to Weber County with 34 percent and the State of Utah at 45 percent.

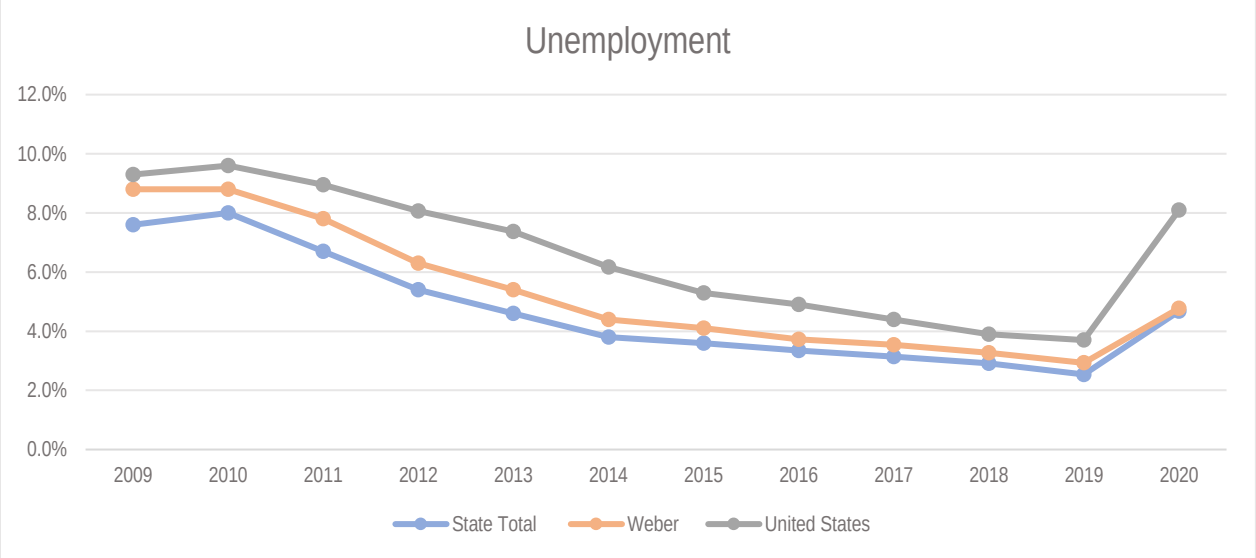
FIGURE 2.8: EDUCATION ATTAINMENT



EMPLOYMENT

The Utah Department of Workforce Services' 2020 Annual Report indicates the unemployment rate in Weber County was 4.8 percent as shown in Figure 2.9. This is lower than the national average unemployment rate of 8.1 percent. The State of Utah's unemployment rate is more favorable at 4.7 percent. As of July 2022, the unemployment rate in Weber County was 2.1 percent as compared to Utah at 2.0 percent and the United States at 3.6 percent.

FIGURE 2.9: UNEMPLOYMENT



SECTION III: EXISTING HOUSING DATA

As of the 2021 U.S. Census Bureau Population Estimates, South Ogden ("City") is home to 17,541 residents. The 2020 U.S Census Bureau American Community Survey reports that South Ogden has 6,434 housing units in total, of which 5,984 are occupied units.[1] There are many more homeowners than renters in South Ogden, with 74.4 percent of homes owner-occupied. This is due to the large number of single-family homes in the City, and very few multi-family housing units. The City has 4,453 owner occupied units and 1,531 renter occupied units. Occupied housing has decreased at an annual average growth rate ("AAGR") of 0.45 percent from 2010 through 2020, with owner occupied housing units growing at 0.23 percent and renter occupied units decreasing at 2.17 percent.

TABLE 3.1: SOUTH OGDEN HOUSING UNITS

	2010	2020	AAGR
Total Housing Units	6,423	6,434	0.02%
Occupied Housing Units	6,259	5,984	-0.45%
Owner-occupied Units	4,353	4,453	0.23%
Renter-occupied Units	1,906	1,531	-2.17%

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; Table(s) B25001, B25032

As shown in Table 3.2, 79.5 percent of South Ogden's housing stock is single family with 20.5 percent multi-family, mobile home, and other housing types. By comparison, Weber County's housing stock is comprised of 78.2 percent single family and 21.8 percent multi-family, mobile home, and other housing types.

TABLE 3.2: SOUTH OGDEN HOUSING COST BURDEN RATIO

TYPE	OWNER OCCUPIED		RENTER OCCUPIED		TOTAL	% OF TOTAL
Single Family	4,333	97.3%	423	27.6%	4,756	79.5%
2 to 4 Units	71	1.6%	430	28.1%	501	8.4%
5 to 9 Units	20	0.4%	233	15.2%	253	4.2%
10 or more Units	29	0.7%	432	28.2%	461	7.7%
Mobile Home & Other	-	0.0%	13	0.8%	13	0.2%
Total Units	4,453	74.4%	1,531	25.6%	5,984	100.0%

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; Table(s) B25001, B25032

HOUSING COST BURDEN

The median household income in South Ogden is $70,552. The median household income has grown at an AAGR of 2.92% percent from 2010 through 2020. The South Ogden owner-occupied income in 2020 was $78,304 while renter-owned income was $48,590. The renter-occupied median income grew at an AAGR of 2.27 percent compared to a 3.9 percent growth rate in median gross rent.

The monthly housing costs for all owner-occupied housing in South Ogden is $1,763. Monthly costs for owner-occupied housing units with a mortgage is $1,336 while those without a mortgage is $427. The median gross rent in the City is $1042. The ratio of the City's median rent to renter income is 25.7 percent. The ratio of the City's owner-occupied median income to median mortgage is 20.5 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.

TABLE 3.3: SOUTH OGDEN HOUSING COST BURDEN RATIO

	2010	2020	AAGR
South Ogden Median Adjusted Gross Income*	$46,364	$55,900	1.89%
South Ogden Median Income	$52,893	$70,552	2.92%
South Ogden Owner-occupied Median Income	$62,327	$78,304	2.31%

[1] Most current ACS data available.

	2010	2020	AAGR
South Ogden Renter-occupied Median Income	$38,817	$48,590	2.27%
South Ogden Median Gross Rent	$711	$1,042	3.90%
South Ogden Owner-occupied w/ Mortgage Cost	$1,231	$1,336	0.82%
South Ogden Owner-occupied w/o Mortgage Cost	$374	$427	1.33%
South Ogden Median Rent to Renter Income	22.0%	25.7%	
South Ogden Median Mortgage to Owner Income	23.7%	20.5%	

Source: US Census Bureau, American Community Survey 2016-2020; Table B25119, B25088, *Utah State Tax Commission, 2020 Statistics of Income; Table 17

The area median income ("AMI") for Weber County for 2020 was $71,275. The median family income for a family of four in Weber County ("County") is $90,950. Table 3.4 represents the ratio of median rent in South Ogden at 100 percent of the AMI income for a family of four in Weber County. Ratios greater than 30 percent indicate a burden based on typical housing costs within the County. Ratios greater than 50 percent suggest a severe burden. At 30 percent of AMI, a family of four is burdened and nearing the severe burden threshold.

TABLE 3.4: WEBER COUNTY AREA COST BURDEN RATIO

	2010	2020	AAGR
Weber County AMI Family of Four	$66,002	$90,950	3.26%
South Ogden Median Rent	$711	$1,042	3.90%
100% of AMI Family of Four	12.93%	13.75%	
80% of AMI Family of Four	16.16%	17.19%	
50% of AMI Family of Four	25.85%	27.50%	
30% of AMI Family of Four	43.09%	45.83%	

Source: US Census Bureau, American Community Survey 2016-2020; Table B19019, B19119

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs to publish HOME Investment Partnership Program ("HOME") rent limits. The rent limits for the Ogden-Clearfield HUD Metro FMR Area for 2022 is found in Table 3.5.

TABLE 3.5: OGDEN-CLEARFIELD RENT LIMITS

PROGRAM	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
Low HOME Rent Limit	$811	$891	$1,105	$1,306	$1,457
High HOME Rent Limit	$811	$891	$1,105	$1,535	$1,839
Fair Market Rent	$811	$891	$1,105	$1,535	$1,864
50% Rent Limit	$880	$942	$1,131	$1,306	$1,457
65% Rent Limit	$1,124	$1,206	$1,449	$1,665	$1,839

Source: U.S. Department of Housing and Urban Development, 2022 HOME Rent Limits; Utah

HISTORIC BUILDING PERMITS

The City has issued building permits for 644 units from 2011 to 2021. These include 556 multi-family units and 86 single family units. Multi-family units have been more prevalent in the last seven years and will continue to be an important to tool to address moderate income housing needs within the City.

TABLE 3.6: SOUTH OGDEN CITY BUILDING PERMITS

YEAR	SINGLE FAMILY UNITS	DUPLEX DWELLINGS	MULTI-FAMILY UNITS	MOBILE/ MANUFACTURED	TOTAL CONSTRUCTED UNITS
2011	6	0	0	0	6
2012	6	0	0	0	6
2013	21	0	0	0	21
2014	11	0	143	0	154
2015	15	0	0	0	15
2016	8	2	14	0	24
2017	6	0	0	0	6
2018	6	0	168	0	174
2019	3	0	48	0	51

YEAR	SINGLE FAMILY UNITS	DUPLEX DWELLINGS	MULTI-FAMILY UNITS	MOBILE/ MANUFACTURED	TOTAL CONSTRUCTED UNITS
2020	1	0	4	0	5
2021	3	0	179	0	182
Total	86	2	556	0	644

Source: Kem C. Gardner Ivory-Boyer Construction Report and Database

HOUSING GAP ANALYSIS

The Utah Housing and Community Development Division within the Utah Department of Workforce Services ("DWS") utilizes American Community Survey[2] data and the U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy[3] ("CHAS") to identify the current number of rental households, as well as project the number of units needed over the next five years, by percentage of household area median family income ("HAMFI"). The total number of renter households according to CHAS is 1,925, with 42.9 percent or 825 units considered non-low income.[4]

At ≤80 percent HAMFI, there are 1,100 renter households with 1,060 units currently available. This suggests a shortage of 40 rental units at the ≤80 percent of HAMFI income level. However, the City has a total of 1,855 affordable units suggesting a surplus of affordable units for this income bracket. This mismatch in available and affordable housing suggest 795 households are living in affordable housing despite their median income being above the ≤80 percent HAMFI threshold. The mismatch is more severe in the ≤30 percent HAMFI category as a 135 affordable unit deficit exists, as well as a mismatch in renters with incomes higher than the ≤30 percent threshold occupying 125 units. At ≤30 percent HAMFI, there is a deficit of 260 rental units.

TABLE 3.7: SOUTH OGDEN HOUSING GAP

2018 SHORTAGE	RENTER HOUSEHOLDS	AFFORDABLE RENTAL UNITS	AVAILABLE RENTAL UNITS	AFFORDABLE UNITS - RENTER HOUSEHOLDS	AVAILABLE UNITS - RENTER HOUSEHOLDS	HOUSING MISMATCH
≤ 80% HAMFI	1,100	1,855	1,060	755	(40)	795
≤ 50% HAMFI	665	950	435	285	(230)	515
≤ 30% HAMFI	365	230	105	(135)	(260)	125

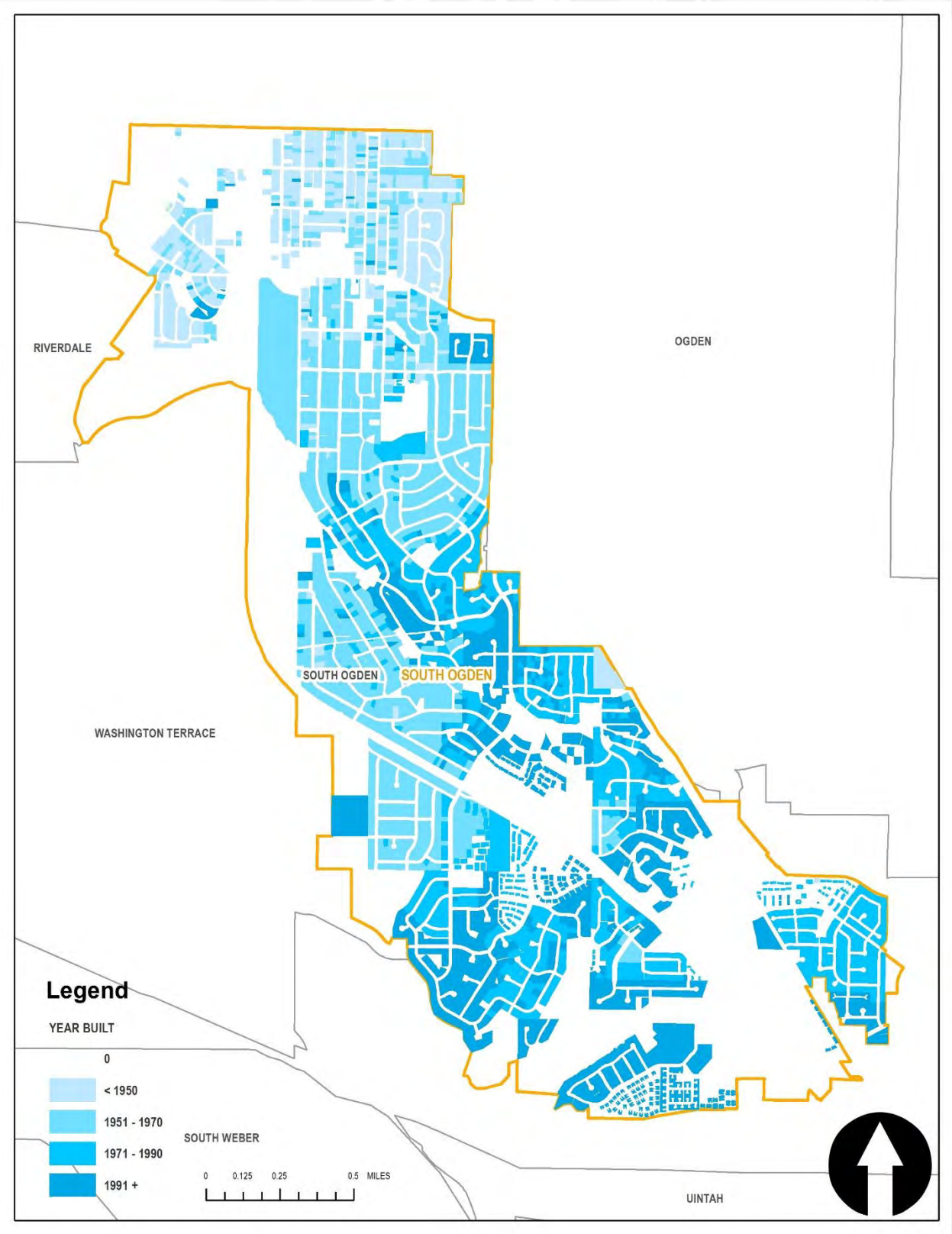
The current ACS and CHAS data indicate the number of rental units lags behind the number of rental households. The Kem C. Gardner Institute identified this lag citing the period from 2010-2015 where the number of households were increasing at a faster pace than housing units.[5] Historically, the housing units outpaced households. The current inverse relationship is evidence of the housing shortage in the State of Utah. The South Ogden gap analysis further identifies a need to provide affordable housing with an emphasis on households at 50 percent and 80 percent of HAMFI.

HOUSING STOCK

Illustration 3.1 depicts the age of the housing stock within the City. The southern portion of the city contains newer development. The majority of residential construction prior to 1970's is to the north and west in the City, while a heavy concentration of home building occurred on the northern boundary prior to 1950. By age, the central and north housing stock will be more vulnerable and may be prime areas to focus rehabilitation efforts.

[2] U.S. Census Bureau American Community Survey 2013-2017, most current available.
[3] U.S Department of Housing and Urban Development 2015, most current available.
[4] Due to the time lag in data availability for the ACS and CHAS data, variations exist between the ACS rental households reported in 2017 as 2,179 and the CHAS rental households reported in 2015 as 1,925.
[5] Wood, James (2016, November). Does Utah Have a Housing Shortage? Retrieved from https://gardner.utah.edu/utah-housing-shortage/

ILLUSTRATION 3.1: SOUTH OGDEN RESIDENTIAL YEAR BUILT



ACCESSORY DWELLING UNITS

The City has not had any accessory dwelling units located within the municipality issued a business license or construction permit.

AVAILABLE HOUSING PROGRAMS

There are a variety of housing programs available to help maintain and support affordability, which will be increasingly critical as increasing housing costs erode the City's affordability. Municipalities are encouraged to utilize the programs offered by the Utah Housing Corporation and the Department of Community and Economic Development to assist in establishing and maintaining the requirements set forth for affordable housing by Section 10-9a-4.

Community Development Block Grant (CDBG) Program – This is a well-established federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improve community facilities, prevent and eliminate slums, aid low to moderate-income families, and promote economic development. Between 2015 and 2019, $4.9M was spent on CDBG projects within the Wasatch Front Regional Council region.

HOME INVESTMENT PARTNERSHIP ACTS – The HOME act was established to develop and support affordable rental housing and home ownership mainly through the rehabilitation of existing units rather than new construction. The program targets low and very low-income households. The grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted toward households with incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent of the federal funds used.

Section 8 Housing Choice Voucher Program - The Section 8 program provides rental payments and assistance to very low income and elderly persons. Rental assistance payments are made directly to private owners who lease their units to assisted families. The tenant is only required to pay 30 percent of his or her monthly-adjusted gross income for rent and the federal government pays the balance of the contract rent to the owner of the rental unit. The contract rent is based on Fair Market Rent established by HUD for the area. The certificates and vouchers are issued by local housing authorities and have a five-year term, which is renewable. Program participants may rent units whose rents exceed the FMR, but the recipient must pay the balance. Applications for this program can be completed through both the Weber Housing Authority ("WHA") and the Ogden Housing Authority.

The following table lists the Fair Market Rents applicable in South Ogden for the Ogden-Clearfield metropolitan statistical area. These represent the maximum rents for apartments rented under the Section 8 Voucher program; HUD will reimburse the landlord for up to 70 percent of these amounts.

TABLE 4.8: HUD FAIR MARKET RENTS FOR OGDEN-CLEARFIELD UTAH

	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
2022	$594	$713	$910	$1,290	$1,514
2021	$571	$690	$882	$1,258	$1,471

Source: U.S. Department of Housing and Urban Development, 2022 HOME Rent Limits, Utah

Homeownership Assistance Program - The Homeownership Assistance Program is designed to increase home ownership throughout Weber County. The program is offered to qualified moderate income households on a first come, first served basis and as funding is available. First time homebuyers purchasing their primary residence in Weber County can receive a $5,000 zero interest, deferred payment loan. These loans can only be used at the time of closing for down payment, closing costs, or principal reduction toward the first mortgage loan balance. The WHA has not received funding for this program in recent years, however, there are carry over funds available for limited grants.

Supportive Housing Program - The Supportive Housing Program provides voucher-based rental assistance linked with case management services. This program is offered to high barrier, homeless, disabled, unaccompanied households who do not hold the lease in their own name. WHA holds the master lease on the unit. The program pulls households

from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

Shelter Plus Care - The Shelter Plus Care Program provides voucher based rental assistance linked with case management services. This program is offered to homeless, disabled, unaccompanied individuals who hold the lease in their own name. The program, administered by WHA, pulls individuals from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

Low Income Housing Tax Credits ("LIHTC") - The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. The LIHTC program is administered by the Utah Housing Corporation ("UHC"), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project, which will be restricted to low income tenants. The UHC establishes maximum rents in accordance with HUD standards and future rental increases will be based on increases in the cost of living as reflected in HUD income guidelines. A minimum of 20 percent of the project's units must be set aside for tenants with income less than 50 percent of the median income for the area or a minimum of 40 percent of the units must be reserved for tenants with incomes less than 60 percent of the area median income. Projects receiving LIHTC must maintain the status as a low-income project for a minimum of 15 years.

The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

Section 202 Loans for Housing the Elderly - The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

Olene Walker Trust Fund – The fund is comprised of State appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount (five percent) of the fund is available for grants.

McKinney-Vento Fund – This fund is administered by HUD and provides assistance for transitional housing. This includes advances or grants for acquisition, rehabilitation of existing structures, annual payments to help cover operating expenses, and technical assistance in establishing and operating transitional housing. Rental assistance for homeless people with disabilities is also offered.

FirstHome – FIRSTHOME is a mortgage program offered by the Utah Housing Corporation. It is geared towards families of modest income with a credit score of 660 or higher who are first time homebuyers. This program offers competitive interest rates that keep the monthly house payments affordable, allowing families with smaller incomes to purchase a home.

UHC's Subordinate Loan - is an offer from the Utah Housing Corporation that can be combined with any of their loan programs to help families with funds needed to purchase a home. This program is for borrowers who have not been able to save enough money for their down payment and closing costs. This loan provides an additional option to limited income working families who have insufficient funds to purchase a home.

HomeAgain - is a Utah Housing Corporation mortgage program which targets families of modest income with a credit score of 660 or higher who have previously owned a home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

Score - is a Utah Housing Corporation mortgage program designed to assist families of modest income with a credit score of 620 or higher. This program offers families who have recovered from previous credit challenges, a loan that can assist them with the purchase of their home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

NoMI - is a Utah Housing Corporation mortgage program for families of modest income with a credit score of 700 or higher. Of all their homeownership programs, this mortgage typically has the lowest mortgage payment because it offers a loan without mortgage insurance. This program, when combined with a Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

Streamline Refinance Loan Program - is a Utah Housing Corporation program geared toward families wanting to reduce their current mortgage payment with a refinance but do not have the funds to pay off their current UHC Subordinate Loan. For qualified borrowers, UHC will subordinate their existing Subordinate Loan to a new UHC Streamline Refinance.

CROWN - is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, single-family detached homes that are both durable and affordable. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interest UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.

SECTION IV: REGULATORY ENVIRONMENT

CITY ZONING

The City is divided into the following zones. Classification will be determined on the basis of location, topographic features and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the City.

Major Districts

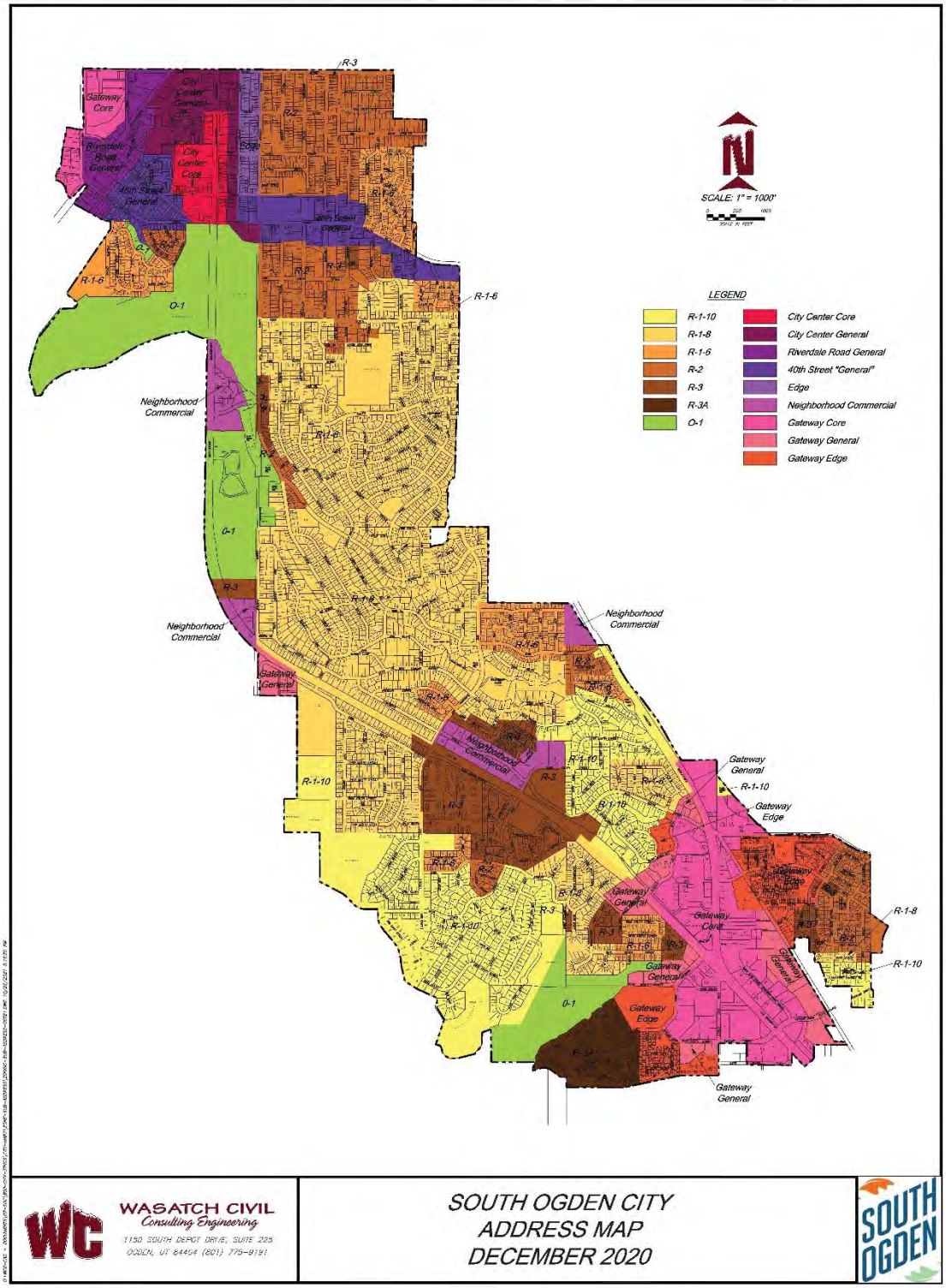
- Open Space Zone, O-1
- Single-Family Residential Zone, R-1-10
- Single-Family Residential Zone, R-1-8
- Single-Family Residential Zone, R-1-6
- Two-Family Residential Zone, R-2
- Multiple-Family Residential Zone, R-3
- Multiple-Family Residential Zone, R-3A
- Floodplain Overlay Zone, FP
- Sensitive Area Overlay Zone, SA

Subdistricts (Refer to chapter 5.1 of South Ogden City Code - Ord. 17-23, 11-21-2017, eff. 11-21-2017)

- 40th Street General
- City Center General
- City Center Core
- Riverdale Road General
- Edge
- Gateway Core
- Gateway General
- Neighborhood Commercial
- Gateway Edge Subdistricts

Figure 4.1 represents the City's current zoning districts.

FIGURE 4.1: SOUTH OGDEN ZONING MAP



ANALYSIS OF CURRENT ZONING REGULATIONS

New ordinances and development guidelines have been implemented by the City and continue to be modified in anticipation of future redevelopment needs. New form-based have been developed specifically to encourage a greater range of housing types as part of mixed-use redevelopment in the city core and other targeted areas of the city. See Commercial Form-based Code adopted in 2017 (Title 10, Chapter 5.1, Article B) and City Center & 40th Street Corridor Form-based Code adopted in 2016 (Title 10, Chapter 5.1, Article A):

https://codelibrary.amlegal.com/codes/southogdenut/latest/southogden_ut/0-0-0-4754

Since the adoption of these codes several multi-family housing projects have been adopted or are currently being finalized, each having potential for helping to meet the city's moderate-income needs.

In 2021, South Ogden also amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones.

In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the city.

BARRIERS RELATED TO AFFORDABLE HOUSING

South Ogden has proactively sought to encourage affordable housing within the community. During this process, community concerns surfaced regarding the location of redevelopment which could potentially eliminate the availability of affordable housing products. Residents and council members express concern that redevelopment could replace older, smaller lot residential, which would be replaced by higher cost, new housing products. While this isn't necessarily a direct barrier, the City will continue to evaluate housing options relative to community preference and affordability according to the strategies of this document.

SECTION V: HOUSING STRATEGIES AND RECOMMENDATIONS

To qualify for State transportation funding, the State requires municipalities to select three housing affordability strategies to implement in their community. In addition, the legislature is giving priority funding designation to those communities that adopt two additional strategies. South Ogden City has selected the following strategies for implementing moderate-income housing in the community.

- Rezone for densities necessary to facilitate the production of moderate-income housing (Strategy A).
- Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F).
- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle, such as residential development near major transit investment corridors or senior living facilities (Strategy H).
- Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (Strategy W).
- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Strategy E).

To track and prioritize implementation measures for each strategy, the City will incorporate the five housing strategies into the South Ogden Strategic Plan. The Strategic Plan, annually adopted by the South Ogden City Council, outlines and prioritizes directives to guide policy decisions and prioritize community needs. The Strategic Plan identifies the required resources, the department personnel involved, a tentative due date, and the City's overall progress relative to each directive.

See: https://www.southogdencity.com/government/mayor_&_city_council/index.php

STRATEGY 1: REZONE FOR DENSITIES

South Ogden has rezoned for densities to facilitate the production of moderate-income housing (Strategy A)

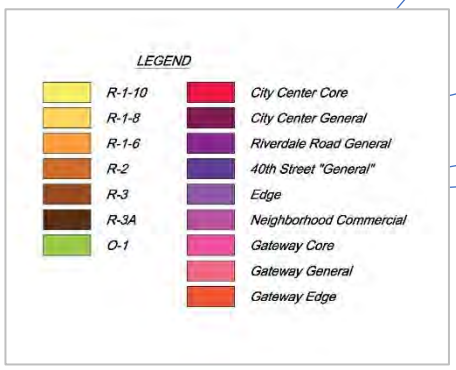
The City has rezoned for mixed use and high density as part of their form-based code initiative. The rezone process was a complete review of existing zoning and the establishment of form-based code in order to promote redevelopment of commercial areas to mixed use zones suitable for higher density housing. This initiative included a steering committee, public review process, planning commission review, public hearing, and adoption by City Council and was completed over 2-years period. The City will continue to update zoning to meet current demands.

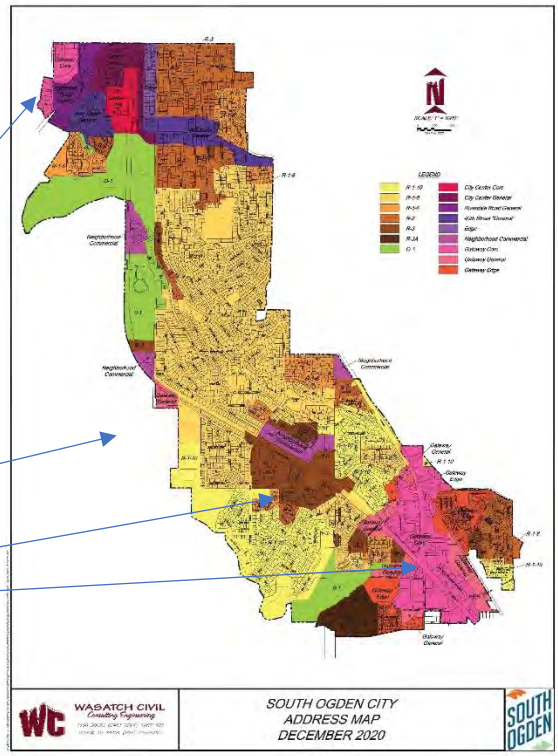
IMPLEMENTATION:

- Review and update the zoning code to allow for higher density in redeveloping residential areas (Winter 2023 – Spring 2024)
- Work with Planning Commission, Community Development and Renewal Agency (CDR), and the City Council to modify zoning in anticipation for redevelopment efforts (Spring 2024)

The City created nine additional zones to facilitate the production of moderate-income housing:

- 40th Street General
- City Center General
- City Center Core
- Riverdale Road General
- Edge
- Gateway Core
- Gateway General
- Neighborhood Commercial
- Gateway Edge Subdistricts





STRATEGY 2: ZONE OR REZONE FOR HIGHER DENSITY OR MODERATE-INCOME RESIDENTIAL DEVELOPMENT

South Ogden has zoned or rezoned for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F).

The City's form-based code creates three (3) districts:

- Neighborhood Commercial: a number of smaller areas that provide convenient local commercial services for residents.
- Wall Avenue: flexible mixed-use district that allows for a broad range of commercial uses and building types
- South Gateway: flexible mixed-use district that allows for a broad range of commercial uses and building types.

The major districts are further broken down into subdistricts:

- Gateway Core: The Gateway Core Subdistrict is intended to be the City's most flexible and inclusive subdistrict, ensuring a place for all of South Ogden's commercial needs. It includes a range of building types that will allow for a vibrant, mixed-use commercial area.
- Gateway General: The Gateway General Subdistrict provides the same function as the Gateway Core Subdistrict, but with a lower intensity of building to provide a buffer between residential neighborhoods and commercial areas.
- Neighborhood Commercial: The Neighborhood Subdistrict allows for smaller nodes of commercial uses, the purpose of which is to provide residents with easy access to businesses which provide local services and goods.
- Gateway Edge: The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the Commercial Subdistricts. (Ord. 17-21, 11-21-2017, eff. 11-21-2017)

The rezone districts allow for density variations based on permitted uses.

IMPLEMENTATION:

- Track the number of new housing units established from the City's form-based code districts (Neighborhood Commercial, Wall Avenue, and South Gateway) to monitor the number of units that qualify as moderate income housings units (Spring 2023 – Winter 2023).

STRATEGY 3: AMEND LAND USE REGULATIONS TO ELIMINATE OR REDUCE PARKING REQUIREMENTS

South Ogden has amended land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle, such as residential development near major transit investment corridors or senior living facilities (Strategy H).

The City has created definitions related to group living arrangements with the City's municipal code. A group living or congregate living arrangement where groups of more than four (4) unrelated persons live together in a single dwelling or housekeeping unit, including, but not limited to, assisted living unit, boarding house, lodging house, nursing home, senior housing, assisted living facility, nursing care facility, residential facility for disabled persons, dormitory, student housing, fraternity, club, institutional group, half-way house, convent, monastery, or other similar group living or congregate living arrangement of unrelated persons. A group living arrangement does not include clinics, medical or dental; hospital(s) or hospital/clinic. In the subdistricts where a group living arrangement facility is permitted with development standards ("P2"), the facility is limited to twelve (12) rooms.

The City also allows a wide-range of parking alternatives, ranging from shared-use parking, car-share credits, transit credits (proximity to transit), etc.

See: https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-8:_Parking.

IMPLEMENTATION:

- Identify areas of the City that could be suitable for further parking reductions (Summer 2023).
- Work with Planning Commission and City Council to draft a Code Amendment that reduces the requirement for the identified areas (Summer 2023 – Spring 2024).

STRATEGY 4: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO MULTIFAMILY RESIDENTIAL

South Ogden has created or allowed for, and reduced regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (Strategy W).

The City has achieved this goal primarily through the adoption and modification of the City's form-based codes. Prior to adoption, there were few areas in the City where multi-family residential development was permitted, and the areas where it was permitted was limited to a small range of options (8-plex units, 12-plex units, etc.). With the adoption of the form-based code, multi-family and missing-middle residential options are now allowed in nearly all form-based code subdistricts, with the exception of the Riverdale Road General district, which is dedicated for big-box-type commercial.

The new codes have no maximum densities as density is now a function of meeting form-based building and site parameters (height limits, parking, etc.). In addition, all reviews are now conducted by a Design Review committee composed of City staff. The Planning Commission was involved in the development of the codes but does not participate in the review committee or administration. This has streamlined the application process and shortened the review and approval process. Finally, creative parking codes such as shared parking, reduced parking in proximity to transit, etc. has reduced the impact those regulations previously had on project bottom lines, as discussed in Strategy 3.

IMPLEMENTATION:

- Consider amendments to the City's form-based codes to attract more moderate income housing units developed within the form-based code districts (Summer 2023 – Winter 2023)
- Monitor development of future projects within the form-based code districts to measure new housing growth and track development trends (Winter 2023).

STRATEGY 5: CREATE OR ALLOW FOR AND REDUCE REGULATIONS RELATED TO INTERNAL ADUS

South Ogden has created regulations related to internal accessory dwelling units (ADUs) in residential zones (Strategy E).

In 2021, South Ogden amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones. In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the city.

See: https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-14-23:_Accessory_Dwelling_Units_(ADU).

IMPLEMENTATION:

- Begin to track building permits and rental licenses related to ADUs (Spring 2023).
- Review "Accessory Dwelling Unit" code with City Council and Planning Commission to determine the feasibility of extending policy to allow for attached and detached ADUs (Winter 2023).

- Work with the Planning Commission and City Council on drafting and adopting ADU code amendment (Spring 2024).

ADDITIONAL STATE SUPPORT

The City could benefit from additional training related to MIHR requirements and data collection. In addition, training related to the 24 identified strategies and how to implement these strategies could be beneficial.

ADDITIONAL RECOMMENDATIONS

Numerous programs are available to encourage the development and preservation of affordable housing at all income levels. Homeownership programs are well established, and support should continue and expand. The Home Program and HOME Investment Partnership Act are important resources for moderate and low-income homeowners, and CDBG funds can also be used to assist homeowners. In addition, the Utah Housing Corporation provides homeownership assistance through below market loans (FirstHome), down payment and closing cost assistance, and lease to-own housing supported by Low Income Housing Tax Credits (CROWN). Further, HUD has special loans for the construction of rental and cooperative housing for the elderly and handicapped. In addition, funds are available under the Olene Walker Loan Fund and the McKinney Fund (with emphasis on transitional housing).

FINANCIAL RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Potential funding sources for housing include revenue from the general fund, CDBG grants and RDA affordable housing pass through. The general fund is essentially drawing upon the existing resources of the community and reallocating some of these resources to promote affordable housing. This could include earmarked sales tax or other revenue to provide development subsidies for deed-restricted affordable housing. The CDBG funds may require some reallocation of funds from infrastructure needs to housing, although both are valid projects.

PRESERVATION OF HOUSING STOCK

The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also be an important way to help keep housing affordable. The City should set a goal to rehabilitate a number of housing units before the year 2025. There are various programs available to the City to assist with home rehabilitation efforts. The HOME consortium and the Home Programs will be important to help people under 80 percent of HAMFI preserve the quality of their home investments. Additionally, CDBG funds can be obtained to manage and invest into low- and moderate-income areas. While infrastructure is important for community building, some portion of the CDBG budget should be targeted toward housing programs.

COMMUNITY REINVESTMENT AREAS

Additional Redevelopment Agency (RDA) funds could become available to the community with the establishment of Community Reinvestment Areas and the redevelopment of selected sites. Under Community Reinvestment Areas (CRAs), the redevelopment agency is required to allocate 10 to 20 percent of total tax increment revenues it receives (from CRAs) to affordable housing. In the event the City creates a new CRA, tax increment would be set aside for affordable housing.

MIHR RESOURCES

https://www.ulct.org/advocacy/senate-bill-34-housing-general-plan-resources

https://jobs.utah.gov/housing/affordable/moderate/index.html

https://jobs.utah.gov/housing/affordable/moderate/reporting/

https://jobs.utah.gov/housing/affordable/moderate/moderateoutline.pdf

https://jobs.utah.gov/housing/affordable/moderate/moderatewrite.pdf

ORDINANCE NO. 23-11

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING VARIOUS SECTIONS OF THE CITY CODE TO CLARIFY PARKING REGULATIONS PARTICULARLY AS RELATED TO PARKING ON RESIDENTIAL LAWNS; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

SECTION II - RECITALS:

WHEREAS, South Ogden City ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with UC § 10-3-702, the City may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

WHEREAS, the City Council finds that under UC §10-3-707, the City is "empowered to revise, codify and compile from time to time and to publish in book, pamphlet or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions therein as it may deem best to the end that a complete simplified code of the ordinances then enforced shall be presented, but with errors, inconsistencies, repetitions, and ambiguities therein eliminated"; and,

WHEREAS, the City Council finds that changes to the City Code should be made to update parking regulations generally and particularly as relates to parking in residential areas on lawns and to insure these changes are effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the City Code be changed and amended as follows:

AMENDED SECTION:

6-1-5: Parking Regulations

I. Parking During Snowstorms:

1. Prohibited:

a. It shall be unlawful for any person who owns or has possession, custody or control of any vehicle, farm equipment or other object to park or place such item or property upon or in any street of the City between the hours of one minute after twelve o'clock (12:01) A.M. and seven o'clock (7:00) A.M. from November 1 to April 1, and

b. The prohibition on parking will be City-wide and will also apply anytime from twelve (12) hours before the time of the projected arrival of an imminent snowstorm as broadcast over any commercial radio or television station until twenty four (24) hours after the snowstorm has abated and the streets have been plowed or otherwise treated by the City.

c. Properties with no driveway approach are exempt from this subsection.

2. Areas Affected: All areas of the City are subject to the terms of this subsection.

3. Penalty: Any person violating this subsection shall be guilty of an infraction.

J. Fire Hydrant: It shall be unlawful to stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger within fifteen feet (15') of a fire hydrant.

K. Lawn Or Landscape Parking Prohibited:

1. Prohibited: It shall be unlawful for any motor vehicle, boat, camper, recreational vehicle, ATV, UTV, or motorcycle to be parked upon any residential property in an area naturally designed to be lawn or landscape. Parking upon residential properties shall conform to residential zoning regulations outlined in title 10 chapter 17 of this Code.

2. Exceptions To Lawn Or Landscape Parking: During snow removal from public streets as outlined in subsection I(1)(b), "Parking During Snowstorms," of this section.

3. Penalty: Any person violating this subsection shall be guilty of an infraction.

The foregoing recitals are fully incorporated herein.

SECTION II - REPEALER OF CONFLICTING ENACTMENTS:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or pa1t, repealed.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Ordinance shall be effective on the 16th day of May, 2023, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 16th day of May, 2023.

SOUTH OGDEN, a municipal corporation

_____
Mayor Russell L. Porter

ATTESTED:

_____
Leesa Kapetanov, CMC
City Recorder

STAFF REPORT

SUBJECT: Employee Funded Defined Contribution 03.080
AUTHOR: Doug Gailey
DEPARTMENT: Administration
DATE: May 16, 2023

RECOMMENDATION
Discussion Item only

BACKGROUND
Utah Retirement Systems has recommended that all cities start this program. After considering it, staff has agreed that this new program would be beneficial for new employees. This program would encourage employees to invest in their retirement savings starting on their first day of employment.

ANALYSIS
Under this program, unless they chose to opt out, employees would be automatically signed up for a 457 contribution. 1% of the employee's salary would be directed to a 457 savings plan. The employee could cancel or change the amount withheld at any point in time. A 457 plan was chosen over a 401k, because it has less restrictions related to accessing the funds.

SIGNIFICANT IMPACTS
None

ATTACHMENTS
Proposed policy

03.080 Employee Funded Defined Contribution Program

Employees hired after July 1, 2023 will have 1% of their gross salary automatically deferred into the employee's URS 457 Plan. An employee may elect to stop, decrease, or increase these deferrals at any time. These deferrals are vested immediately and may only be withdrawn according to plan provisions. However, an employee automatically enrolled in the plan may elect to opt out of the automatic arrangement and choose to make an in-service withdrawal of the elective deferral amounts (with related earnings). Such an election must be made no later than 90 days after the date of the Participant's first elective deferral contribution. The amount of such withdrawal shall not be subject to the 10% early distribution tax imposed by IRS Code section 72(t).

If an employee has been automatically enrolled in the Plan and has not made an investment election prior to contributions being allocated to his/her vested account, such amounts shall be invested in the age related Target Date Fund, as outlined in the URS Summary Plan Description (SPD). All employees will be required to sign a disclosure that they have received information about how to access, enroll in, and change their eligible retirement plans, prior to or on their first day of employment.

STAFF REPORT

SUBJECT: Compensatory Time Policy 03.060
AUTHOR: Doug Gailey
DEPARTMENT: Administration
DATE: May 16, 2023

RECOMMENDATION
Discussion Item only

BACKGROUND
Employees who physically work more than 40 hours a week have the option of accruing compensatory time. There have been cases where an employee has a court ordered wage garnishment and simultaneously builds compensatory time. This can prolong the time the wages are being garnished, which adds more work for the finance department.

ANALYSIS
In an effort to shorten that time, it would be best if employees took their overtime in pay when they are subject to a court ordered wage garnishment. Doing so would ease the burden on the finance department by paying off the debt quicker.

SIGNIFICANT IMPACTS
None

ATTACHMENTS
Proposed amended policy.

03.060 Compensatory Time

Subject to the terms, conditions and limitations of this policy, the City provides compensatory time off in lieu of actual pay for merit and classified employees. The City places restrictions on both the accrual of compensatory time (sometimes referred to as, "comp time"), and payment for such. All eligible employees must sign a form annually designating their preference for compensatory time or overtime payment. The City, at its discretion, retains the right to pay overtime.

Subject to appropriate management discretion, it is the City's intent to allow compensatory time for designated employees, as approved by the Department Director as an alternative to payment of compensation for overtime hours worked. No compensatory time is allowed except in compliance with this policy. Compensatory time, as allowed by this policy, is another management tool available to departments to help direct and control the work force. Compensatory time off cannot be granted in advance of it being earned.

Compensatory Time Defined

Compensatory time is defined as the accrued time credits after having worked 40 hours in any week to an employee which the employee may take off work (excluding vacation leave, sick leave, and holiday leave), subject to department and City policy, at the employee's normal, regular base pay rate.

Eligible Employees

Compensatory time off is only allowed for the following City employees:

- Full-time classified
- Full-time merit
- Part-time employees – for work over scheduled budget hours
- Employees not subject to a court ordered wage garnishment (other than child support)

A cap on compensatory time for eligible employees may be set by Department Directors.

Classified Sworn Police Officers

Compensatory time off is only accrued in one-half hour increments at the employee's normal, regular base pay rate for hours worked from 40 to 43 (three hours maximum) in a 7-day work period, or 86 hours worked in a 14-day period.. (This 3 hour period is known in the City as "gap-time", which comprises the first three hours that a sworn police officer works above the regularly scheduled 40 hour work schedule. All hours worked over 43 hours in a 7-day work period will be paid to the employee at a rate of one and one-half times the employee's normal, regular base pay rate in the payroll period in which it was earned.

STAFF REPORT

SUBJECT: Vacation Policy 011.010
AUTHOR: Doug Gailey
DEPARTMENT: Administration
DATE: May 16, 2023

RECOMMENDATION
Discussion item only

BACKGROUND
Vacation leave is provided for South Ogden City employees. On occasion, when an employee uses all available vacation leave and still needs more paid time off in a pay period, the finance department is forced to make a judgement call when prorating accrued vacation time. This causes some confusion between the employee and the finance department on how much vacation leave is available. Without a cutoff date that the leave can be used, the proration could be self-perpetuating. As a result, a cutoff decision must be made.

ANALYSIS
Controlling the date in which an employee can use accrued vacation time alleviates the finance department from making a judgement call on accrued time proration. Doing so also does not allow an employee to use vacation leave before it is earned.

SIGNIFICANT IMPACTS
None

ATTACHMENTS
Proposed amended policy

011.010 Vacation

The length of eligible service to determine the vacation rate of accrual is calculated on the basis of a 12-month period that begins on the date of hire for the eligible classification. Any unpaid leave of absence will not count toward the 12-month period except for a Military Leave of absence. Military Leave does not affect this calculation.

To take vacation, employees must request approval in advance from the supervisor authorized to receive and review requests. Exceptions to this advance notice requirement can only be granted by the Department Director or his/her designee. Requests will be reviewed and either denied or approved based on several factors, including business needs and staffing requirements.

Employees exempt from the Fair Labor Standards Act are expected to work their assigned schedule each regular workday. Exempt employees who take time off work on a day, in which some work was performed, will not have their vacation leave reduced. Otherwise, they have the same conditions and limitations applicable to the qualified and proper use of vacation leave.

Vacation time off is paid at the employee's base pay rate at the time of vacation. Base rate of pay does not include overtime or any special forms of compensation such as incentives, commissions, and bonuses. Paid vacation time shall be accounted for in minimum increments of 15 minutes. Vacation time cannot be used in the same pay period in which it is earned.

As a condition of utilizing Family & Medical Leave Act leave, Employees must use available sick and vacation leave for the care and support of themselves or another under conditions described in the Family & Medical Leave policy. Employees, supervisors and Department Directors must notify the Assistant City Manager whenever paid vacation leave is used for a serious health condition.

STAFF REPORT

SUBJECT: Sick Leave Policy 011.020
AUTHOR: Doug Gailey
DEPARTMENT: Administration
DATE: May 16, 2023

RECOMMENDATION
Discussion item only

BACKGROUND
Sick leave is provided for South Ogden City employees. On occasion, when an employee uses all available sick leave and still needs more paid time off in a pay period, the finance department is forced to make a judgement call when prorating accrued sick leave time. This causes some confusion between the employee and the finance department on how much sick leave is available. Without a cutoff date that the leave can be used, the proration could be self-perpetuating. As a result, a cutoff decision must be made.

ANALYSIS
Controlling the date in which an employee can use accrued sick leave time, alleviates the finance department from making a judgement call on accrued time proration. Doing so also does not allow an employee to use vacation leave before it is earned.

SIGNIFICANT IMPACTS
None

ATTACHMENTS
Proposed amended policy

011.020 Sick Leave

The City provides paid sick leave benefits to eligible employees to provide time off away from work to care for the medical needs of the employee and/or their dependents. Employees are encouraged to accrue sick leave in amounts sufficient to provide them financial security and regular income during periods of extended sickness or injury, such as may be the case during surgery and post-surgical recovery periods.

Paid sick leave shall be accounted for in minimum increments of 15 minutes. Exempt employees, who take time off on a day in which some work was performed, shall not have their sick leave deducted for sick time taken. Otherwise, exempt employees have the same conditions and limitations applicable to the qualified and proper use of sick leave for illness, injury or bereavement. Sick leave may not be used in the same pay period in which it is earned.

Subject to procedures established by Department Directors, employees unable to report to work due to illness or injury should notify the immediate supervisor or other designated individual. The direct supervisor should also be contacted on each additional day of absence.

Except in case of emergency or unexpected illness, employees should request time off at least two weeks in advance of the beginning date of an extended period of sick leave. Verification may be requested for sick leave absences and may be required as a condition to receiving sick leave benefits. If an employee is absent for over 40 consecutive hours (or 2 consecutive shifts for Sworn Fire Personnel) due to illness or injury, a physician's statement will be required verifying the disability and its beginning and expected ending date. An employee may also be required to provide a physician's statement identifying whether he/she can return to work, and what, work restrictions or limitations exist. (See Family & Medical Leave and Fitness for Duty policies Section 11.085)

Employees returning from sick leave of less than 40 consecutive hours (less than two consecutive shifts for Sworn Fire Personnel) may be required to provide a physician's statement upon their return to work.

Where an unusual pattern of sick leave use is present, or a question arises as to the legitimate use of accrued sick leave, Department Directors have the right to investigate use of sick leave, make inquiry of the employee as to his/her ability to perform essential functions of the job, and otherwise request medical information be provided to the supervisor.

Employees, supervisors and Department Directors must notify the Assistant City Manager whenever paid sick leave is used for a medical disability or serious health condition of the employee. A serious health condition means an illness, injury, impairment, or a physical or mental condition that involves an absence of five (5) days or longer under the care of a health care provider, inpatient care in a hospital, hospice, or residential medical care facility; or continuing treatment by a health care provider.

The City has developed a reporting form to be completed by the employee and submitted to the Assistant City Manager. This form is used to determine the effective date of any medical disability

or serious health condition of the employee and the period of available leave (paid and unpaid) benefit for the employee.

If the proper form is not completed, the Assistant City Manager or his designee will determine the effective date of any serious health condition and the period of available leave (paid and unpaid), based on the first date the employee was granted any leave related to, and/or in connection with, the employee's medical disability or serious health condition

STAFF REPORT

SUBJECT: Open and Public Meeting Training
AUTHOR: Leesa Kapetanov
DEPARTMENT: Administration
DATE: May 16, 2023

RECOMMENDATION

It is a state requirement that City Council members complete this training once a year. Staff recommends each council member comply.

BACKGROUND

Staff has developed a method to complete this yearly training in a method that will be quick and as least painful as possible.

ANALYSIS

We have included two ways for you to complete this training on your own time when it is most convenient:

Method 1- Go through slide presentation made to the 2010 State Legislature for their own training. The presentation is included in your packet. Click here to be taken to it.

Method 2- Watch the video by Dave Church. Click this link to watch the video.

Also, if you have attended any other trainings or meetings that included Open Meetings Training between July 1, 2022 and May 16, 2023, you can note it on your affirmation and will not have to do anything more.

Once you have completed your training, please fill out the Unsworn Affirmation of Training in your packet and give it to me at the council meeting.

SIGNIFICANT IMPACTS

Gain a better understanding of what it means to be 'transparent'.

ATTACHMENTS

None

Open and Public Meetings Act*
Title 52, Chapter 4, Utah Code

What is a public body?

Why conduct business in an open meeting?

What are the penalties?

What is a meeting?



What if an emergency meeting is needed?

What is the 24-hour requirement?

Open Meetings

When can a closed meeting be held?

What must be included in a public notice?

What minutes and recordings must be kept?

*This briefing is provided for the convenience of the Legislature, other public bodies, and citizens. Users should consult the Utah Code for definitive provisions of the Open and Public Meetings Act.

OLRGC
Office of Legislative Research and General Counsel

May 2010

Open and Public Meetings Act

Training

"The presiding officer of the public body shall ensure that the members of the public body are provided with annual training on the requirements of this chapter."

Source: Section 52-4-104 Utah Code

May 2010

OLRGC

Open and Public Meeting Act

Purpose



- State agencies and political subdivisions:
  - exist to aid in the conduct of the people's business
  - must take their actions openly
  - must conduct their deliberations openly

Source: Section 52-4-102 Utah Code

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Key Definitions

- "Meeting" = the convening of a public body
  - With a quorum present
  - To discuss, receive comments, or act on a matter over which it has jurisdiction or advisory power
- "Convening" = calling of a meeting of a public body,
  - by an authorized person,
  - to discuss a subject over which it has jurisdiction or advisory power
- "Public body" = any administrative, advisory, executive, or legislative body that:
  - Is created by Utah Constitution, statute, rule, ordinance, or resolution;
  - Consists of two or more persons;
  - Expends, disburses, or is supported in whole or in part by tax revenue; and
  - Is vested with the authority to make decisions regarding the public's business

Source: Section 52-4-103 Utah Code

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Key Definitions – Continued

- "Meeting" ≠
  - A chance meeting
  - A social meeting; or
  - A convening solely for discussion or implementation of administrative or operational matters if:
    - no formal action is taken or
    - the matters would not come before the body for discussion or action

- "Public body" ≠
  - Political party, political group or political caucus or
  - Conference committee, rules committee, or sifting committee of the Legislature

Source: Section 52-4-103 Utah Code

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Meetings are Open

A meeting is open to the public unless closed in accordance with the act

- Open meetings include:
  - Regular meetings
  - Special meetings
  - Workshops
  - Executive sessions
  - Site visits
  - Traveling tours
- Closed meetings have specific restrictions

Source: Section 52-4-103, 52-4-201 Utah Code

May 2010

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Closed Meeting – Generally

A meeting is open to the public unless…

- A closed meeting may be held if:
  - a quorum is present
  - 2/3 of the members present vote, at an open meeting, to approve closing the meeting (with certain exceptions)
- The reasons and location of the closed meeting shall be announced and entered into the minutes of the open meeting
- Only certain matters may be discussed in a closed meeting
- Certain meetings to review child welfare reports on the death of a child are required to be closed

Source: Section 52-4-204 and 52-4-205 Utah Code

May 2010

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Closed Meeting – Permitted Purposes

A closed meeting may only be held for:

- Discussion of the character, competence or health of an individual
- Strategy sessions for:
  - Collective bargaining
  - Pending or imminent litigation
  - Purchase, exchange, or lease of real property including water rights and shares
  - Sale of real property including water rights or shares
- Discussion of security
- Investigations regarding allegations of criminal conduct
- Certain Legislative ethics complaint matters
- Discussion by a county legislative body of certain commercial taxpayer information

Source: Section 52-4-205 Utah Code

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Closed Meetings – Vote Exceptions

2/3 vote to close a meeting exceptions:

- No vote is required to close a meeting for the Independent Legislative Ethics Commission to review an ethics complaint
- A majority vote is required to close a meeting for an ethics committee of the Legislature to obtain legal advice on legal, evidentiary, or procedural matters or for conducting deliberations on a complaint
- A majority vote is required to close a meeting that is required to be closed which includes certain reviews of child welfare reports on the death of a child under Section 62A-16-301

Source: Section 52-4-204 Utah Code

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Public Notice

"A public body shall give not less than 24 hours public notice of each meeting"

- The public notice must include:
  - the agenda (providing reasonable specificity to notify the public as to the topics to be considered - listed as agenda items)
  - the date, time, and place
- The public notice must be:
  - posted at the principal office of the public body, or if none exists, at the building where the meeting is to be held
  - posted on the Utah Public Notice Website (see www.utah.gov/pmn) (with exceptions for certain small entities)
  - provided to:
    - at least one newspaper of general circulation within the jurisdiction; or
    - a local media correspondent
- Public notice of an annual meeting schedule must be provided if the public body holds regular meetings

Source: Section 52-4-202, 63F-1-701 Utah Code

May 2010

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Topics Not Listed on the Agenda

A topic raised by the public may be discussed during an open meeting, but the public body may not take final action on the topic at the meeting, unless it is an emergency meeting

Source: Section 52-4-202 Utah Code

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Minutes and Recordings

- Open meetings:
  - written minutes and a recording shall be kept of all open meetings, except a recording is not required to be kept of:
    - a site visit if no action is taken; and
    - a meeting of a small local districts ($50,000 budget or less)
- Closed meetings:
  - a recording must be made of the closed meeting, unless:
    - the closed meeting is exclusively for:
      - discussion of the character, competence or health of an individual; or
      - discussion of security; and
    - the person presiding signs a sworn statement that the closed meeting was solely for the purposes outlined above

Source: Section 52-4-203, 52-4-206 Utah Code

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Minutes and Recordings – continued

- **For open meetings**, the written minutes are the official record of action taken and must include:
  - the date, time, place, and the names of all members present and absent
  - the substance of all matters discussed which may include a summary of comments made by the members
  - a record of each vote of each member
  - the name of each person who, after being recognized, provided comments and the substance in brief of each person's comments
  - other information that is a record of the proceedings that a member requests to be entered in the minutes
- A recording shall be complete and unedited from start to finish of the meeting **open or closed** and be properly labeled
- **For closed meetings**, the recording and any minutes must include:
  - The date, time, and place and names of all members present and absent
  - The names of all other present except where the disclosure would infringe on necessary confidentiality to fulfill the purpose of the closed meeting

Source: Section 52-4-203, 52-4-206 Utah Code

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Minutes and Recordings – continued

- Written minutes and recordings of **open meetings** are public records under GRAMA
- A public body must establish procedures for approval of written minutes
- Written minutes prepared in a form awaiting only formal approval are a public record
- Written minutes shall be available with a reasonable time after the meeting
- A recording of an open meeting shall be available to the public for listening within three business days after the meeting
- **Closed meetings** minutes and recordings are protected or private records under GRAMA

Source: Section 52-4-203, 52-4-206 Utah Code

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Emergency Meetings

- An emergency meeting may not be held unless:
  - an attempt has been made to notify all members of the public body; and
  - a majority of the members vote to approve the meeting
- The 24 hour public notice requirements may be disregarded if:
  - unforeseen circumstance cause a need to hold an emergency meeting to consider emergency or urgent matters; and
  - the best notice practicable is given of the time, place and topics to be considered

Source: Section 52-4-202 Utah Code

May 2010

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Electronic Meetings

A public body may not hold an electronic meeting unless it has adopted procedures for conducting it
(the Utah Legislature has not adopted procedures)

- "Electronic meeting means a public meeting convened or conducted by means of a conference using electronic communications"
- Adopted procedures may include consideration of budget, logistics, presence of a quorum at an anchor location, vote to establish an electronic meeting, notice requirements, etc.

Source: Section 52-4-103, 52-4-207 Utah Code

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Penalties

The attorney general and the county attorneys shall enforce this chapter

- Any final action taken in violation of the act is voidable by a court
  - A suit to void a final action must be commenced within 90 days after the action (30 days for bonding instruments)
- A closed meeting violation is a class B misdemeanor
- If closed meeting is challenged, a court shall review the recording or minutes (in private) and determine whether a violation occurred
  - If the judge determines a violation occurred, the judge shall publicly disclose all information about the portion of the meeting that was illegally closed

Source: Section 52-4-302, 52-4-303, 52-4-304, 52-4-305 Utah Code

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UNSWORN AFFIRMATION OF TRAINING

In accordance with the requirements of UCA §52-4-104 et. seq., Utah's Open and Public Meetings Act and pursuant to the provisions of UCA §78B-5-705,

I _____ make this written declaration upon
(please print)
oath, subscribed and dated under penalty as provided by said section and affirm as follows:

I have completed the required annual training as a member of the

[ ] City Council
[ ] Planning Commission
[ ] Urban Forestry Commission
[ ] Other Covered Body: _____

By way of the following:

[ ] Review of the 2010 State Legislature presentation (found in packet)
[ ] 2016 video presentation by Dave Church found online at https://www.youtube.com/watch?v=15V3WZY7ljs
[ ] Other: _____

Executed and Dated this ___ day of _____, 20__.

_____
Signature