



PLANNING COMMISSION MEETING

APRIL 03, 2024 AT 6:00 PM

MEETINGS NOW HELD IN THE NEW PUBLIC SAFETY BUILDING AT 515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND in person, or:

Click the link to join the Webinar: <https://us02web.zoom.us/j/87340631830> Webinar ID: 873 4063 1830

Telephone Dial: **1 669 900 9128** or **1 253 215 8782** or **1 346 248 7799** or **+1 646 558 8656**

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

Welcome: Chairman Thomas

Invocation or Thought: Commissioner Bailey

Pledge of Allegiance: Commissioner Nancarrow

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the March 6, 2024, and March 20, 2024, Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

LEGISLATIVE ITEMS

4. Public comments for items not on the agenda*
5. ZMA 2024-01 Public hearing, consideration and recommendation on a legislative amendment to rezone property for land located at approximately 281 East Pleasant View Drive from Century Farm Zone to Multi-family Residential (R-4).
Presenter: Scott Hess, Community and Economic Development Director
 - a. Public Hearing
 - b. Consideration and recommendation
6. ZTA 2024-05 Public hearing, consideration and recommendation on a legislative amendment to consider amending North Ogden Code Title 11-9M-8, D, 4 Accessory Buildings to remove the required 4/12 roof pitch for accessory buildings over two hundred (200) square feet in floor area
Presenter: Ryan Nunn, Planner
 - a. Public Hearing
 - b. Consideration and recommendation
7. ZTA 2024-04 Public hearing, consideration and recommendation on a legislative amendment to consider Water Wise Landscaping amendment to the Title 11 Land Use Code
Presenter: Scott Hess, Community and Economic Development Director
 - a. Public Hearing
 - b. Consideration and recommendation

CERTIFICATE OF POSTING:

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted within the North Ogden City limits on this 29th day of March 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website at <https://www.utah.gov/pmn/>, and at <http://www.northogdencity.com>. The 2024 meeting schedule was posted on December 13, 2023. Rian Santoro, North Ogden City Recorder.

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

ADMINISTRATIVE ITEMS

8. SPR 2024-04 Consideration and action regarding an administrative application, site plan approval of the North Ogden City Police Station and Senior Center Parking Lots located at approximately 505 E 2600 N. Presenter: Scott Hess, Community and Economic Development Director
9. SPR 2024-06 Consideration and action regarding an administrative application, site plan approval of the North Ogden City Water Works Park located at approximately 346 E Pleasant View Dr. Presenter: Ryan Nunn, Planner
10. Public Comments*
11. Remarks - Planning Commissioners
12. Report - Community and Economic Development Director
13. Remarks - City Manager/Attorney
14. Adjournment

Public Comments During Meeting

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to **five (5) minutes each**.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.



**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES**

March 6, 2024

The North Ogden Planning Commission convened on March 6, 2024, at 6:00 p.m. at the North Ogden City Office at 505 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on February 29, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman
Brandon Mason	Vice-Chairman
Nicole Nancarrow	Commissioner
Johnson Webb	Commissioner
Cody Watson	Commissioner
Nissa Green	Commissioner
Chad Bailey	Commissioner

STAFF:

Jon Call	City Manager/Attorney
Ryan Nunn	Planner
Eric Casperson	City Engineer

VISITORS:

Chris Pulver
Gregory Nelson
Allan Russel

Chairman Thomas called the meeting to order at 6:00 p.m. Vice Chairman Mason offered the invocation and Commissioner Bailey led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:50 All Commission Members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE FEBRUARY 21, 2024 PLANNING COMMISSION MEETING MINUTES

0:02:00 Commissioner Nancarrow made a motion to approve the February 21, 2024 Planning Commission Meeting minutes. Commissioner Webb seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:30 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

0:02:45 There were no public comments.

5. SUB 2023-04 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, PRELIMINARY PLAT APPROVAL FOR WHITE ROCK SUBDIVISION, PHASE 3 (7 LOTS), LOCATED AT APPROXIMATELY 1401 EAST 3095 NORTH

0:03:15 Planner Ryan Nunn presented the preliminary plat submission, highlighting that it was for seven lots in the Hillside Protection (HP-2) Zone with a required lot size of 1500 square feet. He addressed Staff comments and conditions from a previous Technical Review Committee meeting in September of the previous year, explaining that challenges in meeting code requirements from the previous phase had been resolved with the current applicant. Staff has verified the proposed lots meet the minimum square footage requirements for the zone and conforms to the North Ogden City General Pan. Mr. Nunn noted that the developer will be required to extend the non-paved trail and guardrail along North Ogden Divide Road as required in previous phases.

Vice Chairman Mason expressed concerns about the visual impact of the Subdivision as an entry point to the City. Discussion on this matter ensued among the Commission.

0:13:05 Commissioner Nancarrow made a motion to approve the preliminary plat for the White Rock Subdivision Phase 3 subject to conditions in the Engineer’s Technical Review and conditions in the Staff Report. Vice Chairman Mason seconded the motion.

Voting on the motion:

- Chairman Thomas** aye
- Vice Chairman Mason** aye
- Commissioner Nancarrow** aye
- Commissioner Webb** aye
- Commissioner Watson** aye
- Commissioner Green** aye
- Commissioner Bailey** aye

The motion carried.

6. SPR 2024-04 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL OF THE NORTH OGDEN CITY POLICE STATION AND SENIOR CENTER PARKING LOTS, LOCATED AT APPROXIMATELY 505 EAST 2600 NORTH

0:13:50 Eric Casperson, City Engineer, reviewed his Staff report, explaining that North Ogden City has completed construction of the new Public Safety Building and as part of that construction project, the original City Hall parking lot was consumed by that building, eliminating approximately 40 parking stalls. The Site Plan approval of the Public Safety Building in April 2022 recommended that the Planning Commission review any additional parking developed for the Civic Campus. With the upcoming demolition of the existing Police Station, the City has designed additional parking for both the City Hall campus as well as the Senior Center. These parking improvements will increase access to the site, and will bring parking closer to City Hall and the Public Safety Building. The Planning Commission’s original recommendation was to not replace the existing Police Station with parking, but due to site

constraints, and the need for the public to have closer and more accessible parking, Staff strongly recommends the parking layout presented.

Jon Call, City Manager/Attorney, provided details on the proposed parking lot, including changes to the existing parking lot's configuration, additional parking spaces, and considerations for curb pan usage. The landscaping plan was discussed, with a concern raised about accessible pathways through vegetated areas. Plans for ADA access and parking were also outlined.

Vice Chairman Mason discussed the potential impact of ride-sharing services on parking requirements. Chairman Thomas emphasized the importance of planning for the future, including potential changes in transportation trends.

Further discussion included considerations for wider sidewalks, motorized scooters, and e-bikes. Vice Chairman Mason recommended exploring options for load/unload zones creatively. Chairman Thomas raised the possibility of using the proposed parking lot for various events, including food trucks.

A detailed discussion ensued about the design and functionality of the parking lot, with Chairman Thomas suggesting a pedestrian walkway connecting the new parking lot to the Civic Center. Concerns were raised about the lack of sidewalk on the east side of the parking lot, and suggestions were made for additional pathways and seating areas.

Johnson Webb presented plans for adding a ramp to improve accessibility to the library bus stop and discussed plans for additional parking near the Senior Center, meeting the agreed-upon terms with the library. Various aspects of the proposed parking lot, primarily focusing on the easement and potential issues related to visibility and hidden spaces were discussed along with considerations such as fencing options, access points, and the potential impact on neighboring properties.

The conversation then shifted to the south side setback requirement, where the proposed design fell short of the 10-foot setback. The Commission explored options to address this, including adjusting the detention basin location and discussing the possibility of a narrow linear detention pond. There were concerns about pushing the parking lot too close to neighboring properties.

Discussion touched on the increased use of parking lots in the City, emphasizing the importance of considering capacity and the potential for future use. Staff agreed that the fence on the south side, a solid vinyl structure on top of a concrete wall, adequately addressed concerns about car headlights and provided sufficient separation.

Conditions of approval were mentioned, with a focus on revisiting the landscape plan for the north parking lot and adjusting the location of the safe exchange zone based on future considerations.

1:01:51 Commissioner Watson made a motion to approve the Site Plan of the North Ogden City Police Station and Senior Center Parking lots, with the condition of bringing back the landscaping plan for review. Commissioner Webb seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

LEGISLATIVE ITEMS

7. ZTA 2024-03 PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CONSIDER AMENDING THE PARKING SETBACK AND LANDSCAPE BUFFER REQUIREMENTS

1:03:00 Planner Ryan Nunn began by addressing a Legislative item regarding setbacks on non-arterial streets within the City. He explained that the proposal aimed to reduce setbacks from the current 20 feet to 14 feet on certain side streets, such as those not on major arterials like Washington Boulevard. Planner Nunn clarified that the idea had been previously addressed and approved a few years ago but was inadvertently left out during a Code reorganization. He emphasized that the reduction in setbacks would not compromise the quality of the environment, including parking and landscape standards. Staff recommended approval due to its prior approval and minimal impact. Chairman Thomas affirmed the need to reinstate the previous Ordinance, clarifying that the proposal aimed to revert to the previous setback standards.

a. Chairman Thomas opened the Public Hearing at 7:06 p.m.

There were no persons appearing to be heard.

Commissioner Nancarrow made a motion to close the Public Hearing. Commissioner Green seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye

Commissioner Watson aye
 Commissioner Green aye
 Commissioner Bailey aye

The motion carried.

The Public Hearing was closed at 7:07 p.m.

1:07:00 Chairman Thomas then facilitated discussion among the Commission regarding the Zoning Text Amendment.

b. Consideration and recommendation

Vice Chairman Mason made a motion to recommend amending the parking setback and landscape buffer requirements as discussed and forward this recommendation to the City Council. Commissioner Nancarrow seconded the motion.

Voting on the motion:

Chairman Thomas aye
 Vice Chairman Mason aye
 Commissioner Nancarrow aye
 Commissioner Webb aye
 Commissioner Watson aye
 Commissioner Green aye
 Commissioner Bailey aye

The motion carried.

8. PUBLIC COMMENTS

There were no public comments.

9. REMARKS - PLANNING COMMISSIONERS:

1:08:10 Commissioner Webb expressed appreciation for the thorough discussion on parking lot matters, considering it an important and visually significant aspect of the City. He emphasized the value of revisiting the landscape plan, noting that Staff had dedicated significant thought to reconfiguring the campus and commended their efforts on the great work done in the process.

1:08:30 Vice Chairman Mason voiced agreement with Commissioner Webb’s statements and highlighted the importance of actively engaging in planning rather than merely approving

matters as they arise. Without substantial input, he said, true planning efforts could be compromised.

1:10:00 Chairman Thomas commented that he would be unable to attend the next meeting on March 20, 2024. Vice Chairman Mason voiced concern that he would be unable to attend as well. Discussion ensued on whether or not there would be a quorum present for the next meeting.

10. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Mr. Hess was excused.

11. REMARKS – CITY MANAGER/ATTORNEY

01:11:12 Mr. Call made two announcements regarding the new building. Firstly, he offered a tour of the new building for anyone interested. Secondly, he mentioned that meetings would soon be held in the new Court Council Chamber and provided details about the improved facilities such as individual screens for each member and outlets under the tables. He assured the Commission that the new space would be more comfortable and spacious for both Commissioners and the public. Regarding the chairs, he mentioned that they were comfortable leather chairs, though not the most expensive ones to keep costs reasonable.

12. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting.

The meeting adjourned at 7:16 p.m.

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved



NORTH OGDEN PLANNING COMMISSION MEETING MINUTES

March 20, 2024

The North Ogden Planning Commission convened on March 20, 2024, at 6:10 p.m. at the North Ogden City Office at 505 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on March 14, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman	excused
Brandon Mason	Vice-Chairman	excused
Nicole Nancarrow	Commissioner	excused
Johnson Webb	Commissioner	
Cody Watson	Commissioner	excused
Nissa Green	Commissioner	
Chad Bailey	Commissioner	

STAFF:

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Eric Casperson	City Engineer

VISITORS:

Chris Pulver	John Hansen	Marc Hansen
Brenda Ashdown	Meg Sanders	Phil Swanson
Sandy Cochran		

Commissioner Webb called the meeting to order at 6:10 p.m. Commissioner Green offered the invocation and Commissioner Bailey led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:14 Commissioner Webb excused Chairman Thomas, Vice Chairman Mason, Commissioner Nancarrow and Commissioner Watson.

2. CONSIDERATION AND ACTION TO APPROVE THE MARCH 6, 2024 PLANNING COMMISSION MEETING MINUTES

0:02:30 Commissioner Webb noted that since there was not a quorum present, they would not be able to approve the minutes tonight.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:45 Commissioner Webb asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

LEGISLATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

0:03:35 Brenda Ashdown, North Ogden City Resident, recalled the Council's initial rejection of the townhome proposal, which led to the development of smaller homes, a decision positively received by the neighborhood. She emphasized the preference for smaller homes due to their compatibility with surrounding properties, contrasting them with full-size homes across the street. Ms. Ashdown argued that smaller homes served as a smoother transition than townhomes, aligning with Governor Cox's plan for affordable housing. She highlighted the diminishing availability of starter homes and the diversity of housing preferences among new homeowners.

5. ZMA 2024-01 WORK SESSION ON A LEGISLATIVE APPLICATION TO REZONE PROPERTY FOR LAND LOCATED AT APPROXIMATELY 281 EAST PLEASANT VIEW DRIVE, FROM CENTURY FARM ZONE TO MULTI-FAMILY RESIDENTIAL ZONE (R-3) OR (R-4)

0:05:24 Community and Economic Development Director Scott Hess outline a proposed development in the Century Farms Zone, which was established in 2021-2022. The proposed development comprises small residential units, each averaging 4,500 to 5,000 square feet for single-family homes. Challenges include significant terrain differences and the necessity of accommodating a major roadway, 300 East, through the property, posing engineering challenges.

The developer, John Hansen, struggled to find a home builder due to market conditions, leading to a revised application. The Planning and Engineering departments have reviewed several concepts, with the current one requiring minor adjustments to comply with zoning regulations. The Planning Commission did not make a decision due to insufficient notice for a formal public hearing; however, the matter will be revisited on April 3 for further discussion. The Commission is encouraged to provide feedback, although a formal vote is not expected tonight. The application is in the Legislative phase, pending a recommendation to the City Council.

Commissioner Webb then turned the time over to the applicant, Marc Hansen.

0:08:51 Marc Hansen introduced himself as a resident of Farr West and son of Developer John Hansen and expressed gratitude for the opportunity to present tonight. He addressed the challenges encountered during the project's progression. Originally intended as single-family homes, market conditions and site limitations prompted a shift towards townhomes to address affordability concerns. Mr. Hansen emphasized the need to cater to a "missing middle" market segment, aiming for a more affordable price range. He outlined the financial implications and income requirements associated with both single-family homes and townhomes, highlighting the potential benefits of townhome living. Mr. Hansen described the proposed townhome design, including rear-loaded garages to enhance aesthetics and neighborhood appeal. He underscored the project's alignment with the community's needs and emphasized its potential to complement the existing neighborhood while providing more affordable housing options. Mr. Hansen then invited questions or concerns from the Commission.

0:16:10 Commissioner Webb raised a question regarding the proposed entrances along Lomond View Drive and expressed familiarity with similar designs in Riverton. He inquired about the elevation differences between the proposed units and adjacent properties, particularly regarding a potential 30-foot drop. Mr. Hansen acknowledged the need for careful consideration of elevation to ensure visual harmony within the area and emphasized their commitment to creating a visually appealing product that contributes positively to North Ogden's landscape. Additionally, Mr. Hansen highlighted the visibility of the proposed units from both Lomond View Drive and Pleasant View Drive and affirmed their intention to ensure aesthetic coherence.

0:18:07 Commissioner Bailey shared his experience with townhome designs and emphasized the benefits of rear-loaded garages for scale and aesthetic appeal and also highlighted the importance of design review processes to maintain visual standards. He inquired about the individual sale versus rental status of the townhomes and expressed concern about parking availability. Mr. Hansen assured that policies would be in place to address rental limitations and parking concerns.

Further discussion ensued regarding driveway lengths and guest parking availability, with emphasis on appealing to the neighborhood's aesthetics and functionality. Incorporating additional landscaping to enhance visual appeal and minimize the feeling of enclosure was discussed.

0:24:04 Commissioner Green raised a question regarding the open space and park area, specifically inquiring about details regarding the envisioned pond and park. Mr. Hansen confirmed that the City was involved in the concept and that the park area tied into the City's plans for the property. He explained that the pond would be extended to create a park area,

emphasizing the importance of providing space for families and children within the townhome development.

0:26:00 Commissioner Webb raised questions regarding the marketability of properties in North Ogden compared to other locations. He emphasized the importance of considering the potential for premium pricing based on the property's features and location. The discussion explored the balance between affordability and scalability, with a focus on architectural design and community amenities as key factors influencing property value. Commissioner Bailey provided insights into potential traffic impacts and neighborhood dynamics, stressing the importance of considering overall neighborhood cohesion. Commissioner Webb expressed willingness to engage with neighbors and showcase architectural designs to address concerns and garner support.

Commissioner Webb then opened it up for public comments.

0:37:35 Brenda Ashdown, North Ogden City Resident, expressed concerns about the potential increase in traffic and the perceived lack of walkability in the proposed development area. She highlighted the discrepancy between the planned construction of more homes and the feasibility of creating a walkable environment, particularly with the presence of a main road dividing the neighborhood. Furthermore, Ms. Ashdown, who identified as retired and looking for a smaller, more accessible home, raised questions about the notification process for nearby neighbors, suggesting that direct notification rather than relying solely on newspaper announcements would ensure broader community awareness. In response, clarification was provided regarding the distribution of mailers within 300 feet of the property to notify residents about upcoming public hearings.

0:41:18 Meg Sanders, North Ogden City Resident, expressed appreciation for the proposed development in North Ogden, acknowledging the pressing housing crisis and the need for accommodations for a generation in need of housing. However, she raised concerns about the potential sale of the land and the rezoning process, questioning the developer's intentions and the lack of clarity regarding future plans for the area. Ms. Sanders emphasized the importance of advocacy for homeowners and adherence to the General Plan, highlighting discrepancies between the proposed development and the community's needs and expectations. She also questioned the decision to prioritize mixed-use zoning over commercial development in a designated downtown area. Additionally, she raised concerns about the potential impact of the development on homeownership and equity in North Ogden.

0:46:44 Members of the Planning Commission emphasized the informal nature of the work session, encouraging open dialogue among stakeholders. Various topics were explored, including the suitability of the area for high-density housing, architectural design considerations, and the importance of maintaining community pride in development projects. Commissioners acknowledged the complexity of the issue and stressed the significance of careful consideration in future decisions.

0:50:59 Chris Pulver, North Ogden City Resident, raised the idea of combining single-family homes and townhomes within the same location, noting that such a mix could offer a diverse housing option. This suggestion prompted discussion among attendees, with Commissioner Bailey, an architect, endorsing the idea and referencing a development in Syracuse that

successfully implemented this concept. Commissioner Bailey highlighted the potential benefits of combining front-load, rear-load, and small-lot single-family homes to create a varied housing landscape.

The discussion concluded with gratitude towards all participants for their contributions and a reminder of future discussions on the topic. Overall, the meeting served as a platform for residents and officials to address concerns, share perspectives, and navigate the complexities of urban development in the community.

6. ZTA 2024-04 WORK SESSION ON A LEGISLATIVE APPLICATION TO CONSIDER WATER WISE LANDSCAPING AMENDMENT TO THE TITLE 11 LAND USE CODE

1:02:10 Scott Hess, Community and Economic Development Director, discussed the presentation given by Jonathan Parry, Assistant General Manager of the River Basin Water Conservancy District, during a recent City Council meeting. He emphasized the importance of a specific slide from that presentation regarding landscaping incentive programs. He highlighted North Ogden's unique situation of not needing to purchase culinary water due to access to filtered mountain water. Mr. Hess elaborated on the City's involvement through Pineview and their secondary water. He discussed the Ordinances regarding landscaping, emphasizing restrictions on turfgrass and the percentage of lawn allowed in various developments. Mr. Hess expressed support for participating in programs offering financial incentives for water-wise landscaping.

1:10:25 Commissioner Webb raised a question about the distribution of funds for landscaping incentives, clarifying that homeowners would apply directly to the Conservancy District. Mr. Hess further explained the process, noting the City's responsibility in ensuring compliance with landscaping requirements.

1:12:29 Commissioner Green expressed concerns about the detailed and restrictive nature of the proposed Ordinances, suggesting that less burdensome measures could achieve water conservation goals. She questioned whether adopting strong recommendations rather than strict requirements could suffice. Mr. Hess agreed and highlighted the importance of clarity in the Ordinances, especially regarding compliance and enforcement. He also mentioned the availability of free resources, such as classes offered by the Conservancy District, to assist residents in implementing water-wise landscaping.

1:20:54 Commissioner Bailey voiced concerns about the potential financial burden on homeowners, particularly for new builds. He expressed reservations about imposing additional burdens on homeowners and the City, emphasizing the need for practical solutions to promote water conservation without excessive costs. Commissioner Bailey suggested exploring public-private partnerships to provide landscaping plans and alternatives to grass, such as mixed clover and turf. He also raised questions about the enforceability and fairness of regulations, particularly regarding private property rights and taxation.

1:28:14 Commissioner Green acknowledged Commissioner Bailey's perspective, highlighting the perennial tension between City planning objectives and property owner rights. The discussion concluded with a consensus among the Commission expressing concern about the

program's universal application but appreciation for the available options. Commissioner Webb noted a shift in opinion prompted by public comments and emphasized the need for thoughtful consideration to avoid overly restrictive regulations, citing the potential cost implications for homebuilding. He also emphasized the inevitability of future water restrictions, urging proactive planning by the Commission to align with community preferences.

(See Attachment: 2024 Weber Basin Water Conservancy District Conservation Program)

7. PUBLIC COMMENTS

1:30:58 Brenda Ashdown, North Ogden City Resident, questioned whether the water-wise landscaping program discussed was voluntary or mandatory. Mr. Hess clarified that while the program appeared to be required for all new builds, existing homeowners could voluntarily participate to access incentives for transitioning. Ms. Ashdown expressed concerns regarding her desire for grass and outdoor space. She questioned how State laws regarding property use would align with her preferences if she opted not to prioritize water conservation measures, such as reducing grass.

8. REMARKS - PLANNING COMMISSIONERS:

There were no further comments.

9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:37:46 Mr. Hess emphasized the importance of proactive planning amidst evolving State Legislative reforms aimed at addressing housing affordability and water conservation. He highlighted North Ogden's inclusive approach to zoning and the need for continued vigilance in balancing community development with property rights. Mr. Hess also mentioned an upcoming Legislative review at the 2024 spring American Planning Association (APA) Conference, May 8-10, 2024 in Cedar City, inviting interested members to attend.

10. REMARKS – CITY MANAGER/ATTORNEY

1:42:48 Jon Call, City Manager/Attorney, suggested that since this is the first meeting in our new Court Room/Council Chambers, Commissioner Members should watch a portion of this video for feedback purposes, particularly focusing on the discussion around the townhome request. This suggestion is aimed to gather insights on the meeting's effectiveness, particularly regarding technical aspects and potential areas for improvement. He encouraged the Commission to provide feedback on the meeting's flow and any perceived awkwardness, given the setup involving multiple screens and Zoom functionalities.

11. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting. Commissioner Green seconded the motion.

The meeting adjourned at 7:45 p.m.

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved

Not approved

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision related to a legislative matter, requires compatibility with the general plan and existing codes.

BACKGROUND

In 2021 and 2022 John Hansen group worked with North Ogden City to develop the Century Farm Zone for the subject property. This zone permits small lot single family housing. The developer has worked diligently to bring a small lot single-family product to market but has been unable to develop the property. Based on information provided in a narrative (see Exhibit A), the developer has revised the property proposal and is now asking to rezone the property to multi-family. A concept of a townhome development is attached (see Exhibit B).

The developer met with the Planning Commission in a work session on March 20, 2024 to gather feedback prior to this formal Public Hearing on April 3, 2024. Staff will prepare a comprehensive Staff Report for consideration at the Public Hearing.

GENERAL PLAN GUIDELINES

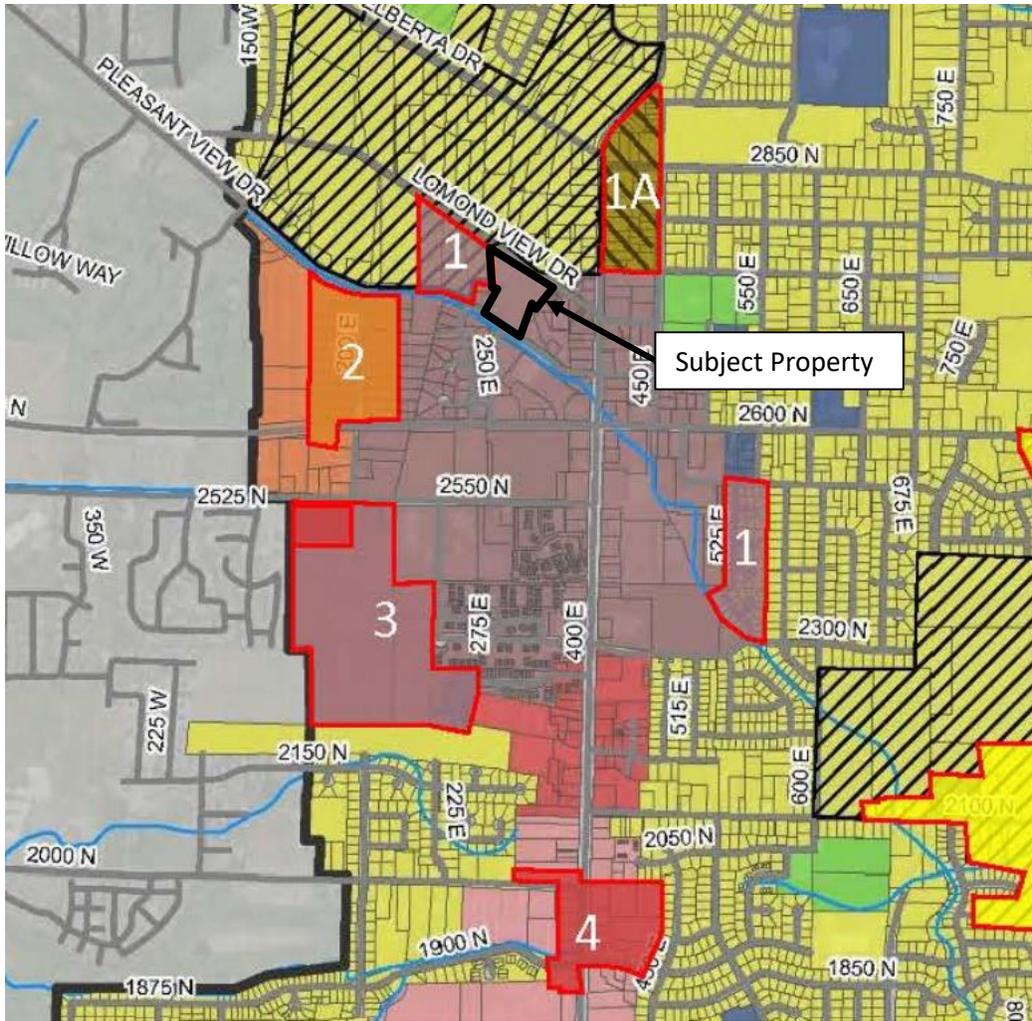
Zoning and Land-Use Policy

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

General Guidelines:

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

Staff Comment: The proposed use sits within the [General Plan “Down Town Mixed Use” land use category](#). The property is on the northern edge of that land use designation with the definite edge being Lomond View Drive on the north. Lomond View is the line established in the General Plan between “Down Town Mixed Use” and “Residential Low Density” as seen on the screen shot below. The proposed rezone would change the zoning district for the property from small lot single-family Century Farm Zone to multi-family R-4 Zone. The General Plan permits several zoning districts within the broader land use categories, and multi-family zones are listed in the General Plan as potential zones. This does not obligate the Planning Commission or City Council to complete the legislative act of rezoning, but the Planning Commission and City Council can find the rezone to be in compliance with the General Plan.



- Zoning should reflect the existing use of property to the greatest extent possible, unless the area is in transition or is in conflict with the General Plan.
Staff Comment: This is a long-standing farm property. This area of the City has been transitioning over the past several years with new housing and commercial development as property owners sell and develop their land. Projects like Cherry Springs Villas to the west, and the City’s desire to develop the 2600 North corridor as commercial are both taking place on former farm land. As the City grows in population these areas will inevitably change. It is safe to say that this area has been in transition.
- Where possible, properties which face each other across a local street, should be the same or a similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.
Staff Comment: This rezone would establish Lomond View Drive as the separation between zones on the north, and Pleasant View Drive as the separation between zones on the south. The developer should consider how the multi-family project faces the street on Lomond View Drive to reduce impacts on the large lot single family homes across the street. There are areas within our community where these transitions must take place. Zoning cannot exist in a bubble, and at times there will be compatible but different uses adjacent to each other. Along this same corridor there

are already commercial uses on near Washington Boulevard, Civic Uses with the Public Works Site, and unincorporated Weber County land. There is a mix of uses in the immediate area, and Staff's opinion is that townhomes along Lomond View Drive can be found compatible with the single-family homes across the street.

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

Staff Comment: The proposed zone change would not cut across individual lots.

Residential Guidelines:

- Avoid isolating neighborhoods.

Staff Comment: The proposed zone change remains residential and will be an extension of the residential to the north. Multi-family housing is a viable buffer between commercial and single-family areas. The development will not isolate any existing neighborhoods.

- Require excellence in design.

Staff Comment: The developer is known to produce quality work and design. The developer is currently working with various home builders to assure they have a viable product to bring to market that fits the concept plan shown in Exhibit B.

- Consider development agreements to assure higher quality development.

Staff Comment: The Century Farms small lot single-family zone has a Development Agreement outlining open space requirements and a contribution for a park from the developer. Staff recommends retaining those requirements and specifying them in a new Development Agreement tied to the property.

STAFF RECOMMENDATION

Conduct the public hearing, consider the information presented, and make a recommendation to City Council for approval or denial of the requested rezone.

EXHIBITS

- A. Applicant Narrative and Explanation
- B. Concept Plan
- C. Weber County Plat

MAP



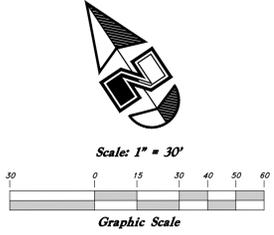
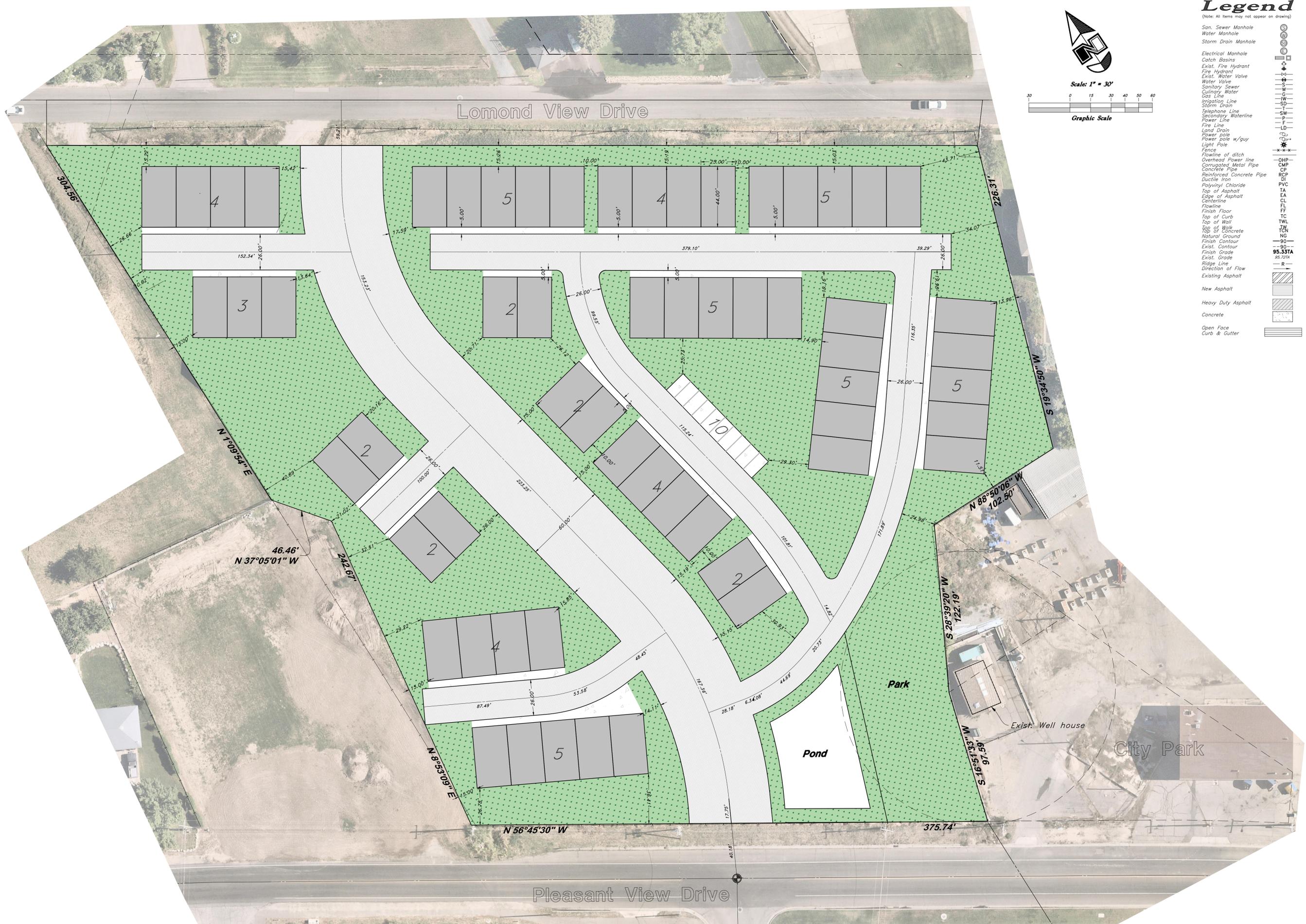
Dear Mayor and City Officials of North Ogden City,

When we presented this project to the planning commission three years ago, we got their approval for a townhome project. Unfortunately, at the time, the city council felt it was in the city's best interest not to allow the proposed project. The denial did present new opportunities that we had been very excited about. We intended to move forward with the project by creating a product allowing detached single-family homes to meet the market's demands. As we presented this project to dozens of builders, a few common concerns continued to hinder our progress.

First, the continued rising costs of materials, infrastructure, permitting fees, and vertical construction. Our goal was to provide a product that would appeal to any Buyer looking for a home between \$450k- \$500K. We began marketing the idea to builders, who were also very excited about the idea. As they analyzed the property and assembled bids for the construction of homes it became very evident to them that the homes would need to be closer to \$600K or more to be a profitable project. This estimated amount was contrary to our goal of providing homes in the area for the market we felt had the most need.

Second, while the costs of construction continued to rise the interest rates have more than doubled. The \$500K buyer went from having an average monthly payment of approx. \$2,400 a month to approx. \$3,700 a month. With the increase in the amount of monthly payment the Buyers went from needing a combined household income of roughly \$75K to \$110K. Unfortunately this type of salary increase in order to keep up with the costs of living is a problem across the nation, especially in Utah. Recently Utah has become the 8th most expensive housing market in the entire country.

With Utah being 37,500 households short of what the demand is requiring as well as the growing population, job market, etc. the economists are saying this pricing is here to stay. We still want to meet our goal of providing more affordable housing to residents of North Ogden. In order to do so we need to return to the original plan of having a townhome project. This will allow home prices to be much closer to the \$400k with providing brand new homes that are nearly 2,000 sq.ft. This project will be a perfect fit for this area and compliment the new park and all the amenities that are generously provided by North Ogden City.



Legend

(Note: All items may not appear on drawing)

- San, Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power Pole
- Power Pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face
- Curb & Gutter

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)594-4515 S.I.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Concept 12

Hansen
 Approx. 300 E Pleasant View Dr.
 North Ogden City, Weber County, Utah
 A part of Section 29, T7N, R1W, SLB&M, U.S. Survey

March 2024

SHEET NO.

C.1

18N726



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Public hearing, consideration, and recommendation on a legislative amendment to consider amending North Ogden Code Title 11-9M-8, D, 4 Accessory Buildings to remove the required 4/12 roof pitch for accessory buildings over two hundred (200) square feet in floor area.

Agenda Date: April 3, 2024

Applicant: Rick Scadden

File Number: ZTA 2024-05

PUBLIC NOTICE:

Mailed Notice:

Newspaper:

City Website: March 28, 2024

STAFF INFORMATION

Ryan Nunn
rnnn@nogden.org
 (801) 737-2202

APPLICABLE ORDINANCES

11-9M-8, D, 4 Accessory Buildings

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

Rick Scadden applied for a Building Permit for an accessory building pool house. The Planning Department approved the design plans provided with the permit that included the 4/12 roof pitch standard. The City became aware that the accessory building design was changed during an inspection after the construction of the building had begun. The revised plans had not been submitted to the city for reapproval before construction began. The current ordinance, 11-9M-8, D, 4 states that accessory buildings over two hundred (200) square feet in floor area shall have a minimum 4/12 roof pitch. The applicant has applied to amend the ordinance and remove the roof pitch requirement.

ANALYSIS

The North Ogden City Code for accessory buildings has the purpose and intent to allow for the construction of accessory buildings and ensure that accessory buildings are designed and built to minimize

their impacts on neighboring properties. This includes the design and materials relating to the construction of accessory buildings to integrate a similar design to the main residential building.

Staff's opinion is that the city's current design and material requirements for accessory buildings meet the purpose and intent of the ordinance to minimize their impacts on neighboring properties. However, the Building Code does provide standards on roof pitch design and materials that regulate the safety of buildings regarding snow load and wind speed standards. The City's goal of health and safety is not affected by the applicant's request to remove the accessory building roof pitch requirement.

11-9M-8, D, 4

~~4. Accessory buildings over two hundred (200) square feet in floor area shall have a minimum 4/12 roof pitch.~~

CONFORMANCE WITH THE GENERAL PLAN

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

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

Staff believes that the Planning Commission can find that removing the Code language is in conformance with the General Plan, but also that leaving the ordinance meets the intent of the General Plan. The Planning Commission should determine if removing the roof pitch standard for accessory buildings is in the City's best interest.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

There are some guiding principles that should be considered before there is a change in code standards.

- Is the request a positive change for the City?
- Is there additional language that is appropriate for this ordinance?
- Is the proposal consistent with the General Plan?

RECOMMENDATION

Staff recommends that the Planning Commission conduct the public hearing, consider the information, and provide a recommendation to the City Council regarding the requested ordinance change.

EXHIBITS

- A. Application



Land Use Development Application

Date: 02/27/2024

Applicant / Owner

Applicant Name:	Rick Scadden	Same as Applicant:	<input checked="" type="checkbox"/>
Company:	Blox Development	Owner Name:	Rick Scadden
Address:	97 E 3475 N	Address:	97 E 3475 N
City, State, Zip:	97 E 3475 N	City, State, Zip:	North Ogden
Phone:	8017250789	Phone:	8017250789
Email:	rickscadden@gmail.com	Email:	rickscadden@gmail.com

Contractor Information

Contractor:		Phone:	
Address:		Email:	
City, State, Zip:			

Project

Project Name:	Scadden Home Lot 1 Rock Point	Acreage:	2.00
Address:	97 E 3475 N	Current Zoning:	r 12.5
City, State, Zip:	North Ogden	Proposed Zoning:	Same
Parcel:		# of lots:	
Subdivision:	Rock Point	Existing Sq.Ft.:	
Lot #:	1	Proposed Sq.Ft.:	
		Land Serial #:	

Project Description: [Description]

Application Type

Subdivision:	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Preliminary Approval:	<input type="checkbox"/>	Conditional Use Permit:	<input type="checkbox"/>
Final Approval:	<input type="checkbox"/>	City Fee (With Review):	<input type="checkbox"/>
Special Exception:	<input type="checkbox"/>	City Fee (No Review):	<input type="checkbox"/>
Minor Subdivision:	<input type="checkbox"/>	Planned Residential Unit:	<input type="checkbox"/>
Subdivision without Review:	<input type="checkbox"/>	Subdivision Extension:	<input type="checkbox"/>
Amendment or Vacation:	<input type="checkbox"/>	Fence:	<input type="checkbox"/>
Boundary Line Adjustment:	<input type="checkbox"/>	Fence Interior Lot:	<input type="checkbox"/>
Site Plan Review:	<input type="checkbox"/>	Fence Corner Lot:	<input type="checkbox"/>
With Technical Review:	<input type="checkbox"/>	Patio:	<input type="checkbox"/>
No Technical Review:	<input type="checkbox"/>	RV PADS/Expand Driveway:	<input type="checkbox"/>
Zoning Amendment:	<input type="checkbox"/>	New Structure:	<input type="checkbox"/>
Text:	<input checked="" type="checkbox"/>	Shed:	<input type="checkbox"/>
Map:	<input type="checkbox"/>	Other Structure under 200 sq. ft:	<input type="checkbox"/>
Annexation City:	<input type="checkbox"/>	Deck:	<input type="checkbox"/>
Hearing Officer:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

Vacation Request

Easement:	<input type="checkbox"/>	Subdivision:	<input type="checkbox"/>
Road:	<input type="checkbox"/>	Subdivision Lot:	<input type="checkbox"/>

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

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

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed): amend the Accessory Building Standards. The Code section is 11-9M-8 D 4

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Rick Scadden
Name

02/27/2024
Date



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Public Hearing on a legislative application to consider Water Wise Landscaping amendment to the Title 11 Land Use Code.
 Agenda Date: April 3, 2024
 Applicant: Planning Department
 File Number: ZTA 2024-04

PUBLIC NOTICE:

Mailed Notice: N/A
 Newspaper: N/A
 City Website: March 29, 2024

STAFF INFORMATION

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

APPLICABLE ORDINANCES

11-20: LANDSCAPING

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

City Council heard a presentation from the Weber Basin Water Conservancy District in their meeting on March 12, 2024. Mayor Berube asked staff to present information on Water Wise Landscaping Ordinance changes that would allow North Ogden City residents to participate in incentive programs to remove turf grass and replace it with less water consumptive landscaping. Staff held a Work Session with Planning Commission on March 20, 2024, and has updated information from Weber Basin Water Conservancy District, including an existing ordinance from Kaysville City that addresses water wise landscaping.

ANALYSIS

Staff spoke with Weber Basin Water Conservancy District about specific ordinance language and the city’s responsibilities regarding water wise landscaping and eligibility for the landscaping rebate program. North Ogden City will need to place restrictions on landscaping within single-family home developments, multi-family home developments, and commercial to meet the requirements of the program. Staff has included Kaysville City’s ordinance for the Planning Commission’s review.

Staff recommends that the Planning Commission conduct the public hearing, consider the information, and make a recommendation to the City Council on approval, denial, or amendments to the provided ordinance language.

EXHIBITS

- A. Weber Basin Water Conservancy District – Water Wise Presentation
- B. Kaysville City Landscaping Ordinance

WEBER BASIN WATER CONSERVANCY DISTRICT

REGIONAL CONSERVATION PROGRAMS

MARCH 12, 2024

Jonathan Parry, PE
Assistant General Manager

WEBER BASIN WATER CONSERVANCY DISTRICT MISSION



Conserve and Develop Water Resources



Manage, Construct, Operate and Maintain WBP and District Facilities



Maintain Responsible Financial Stability



Supply High Quality Drinking Water

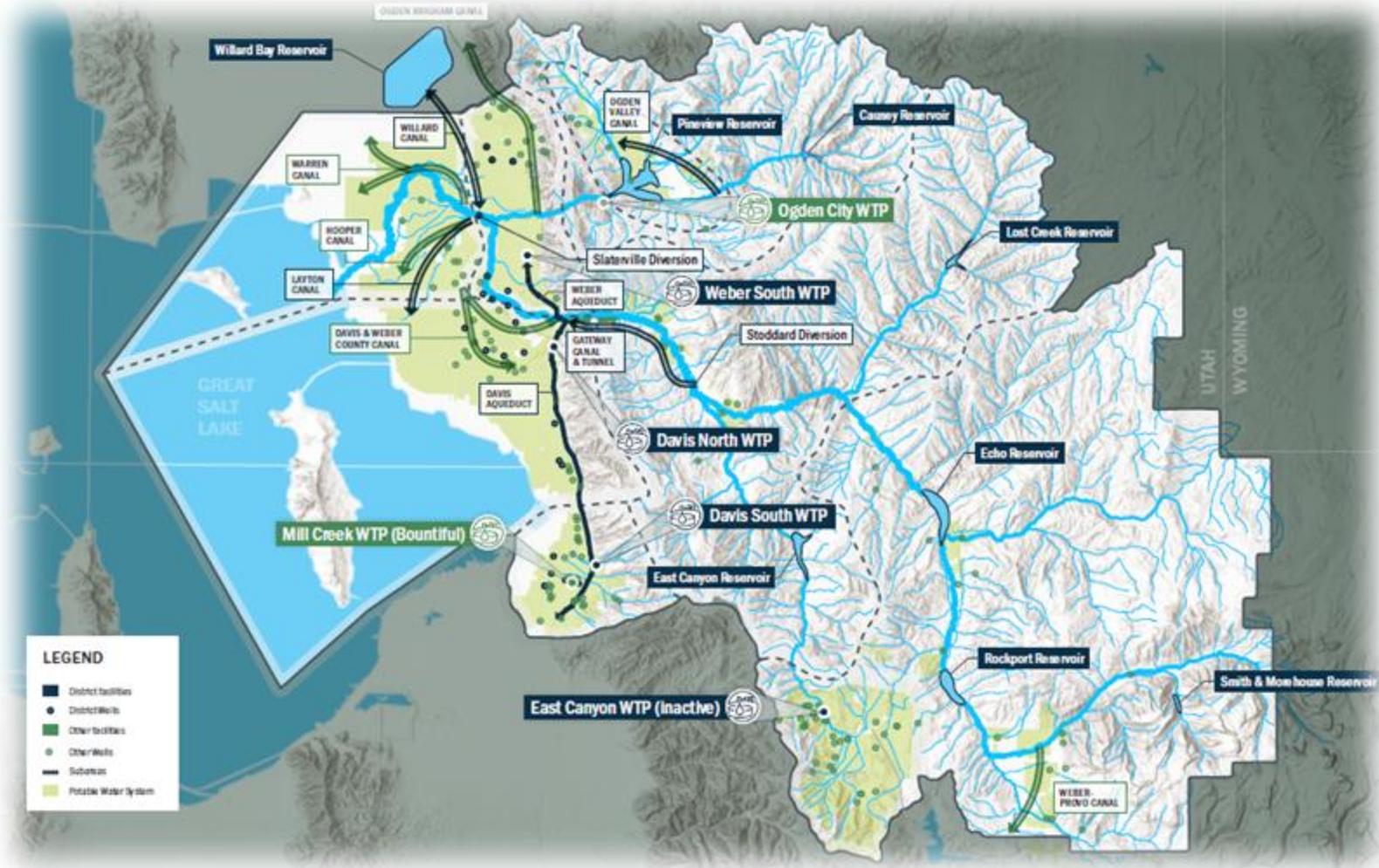


Deliver Agricultural and Urban Irrigation Water



WEBER BASIN WATER CONSERVANCY DISTRICT

- 5 COUNTIES
- 2,500 SQUARE MILES
- 700,000 RESIDENTS
- 7 DAMS
- 3 POWER PLANTS
- 4 WTPS
- 500+ MILES OF PIPELINE
- 240,000 ACRE-FEET



WEBER BASIN WATER CONSERVANCY DISTRICT

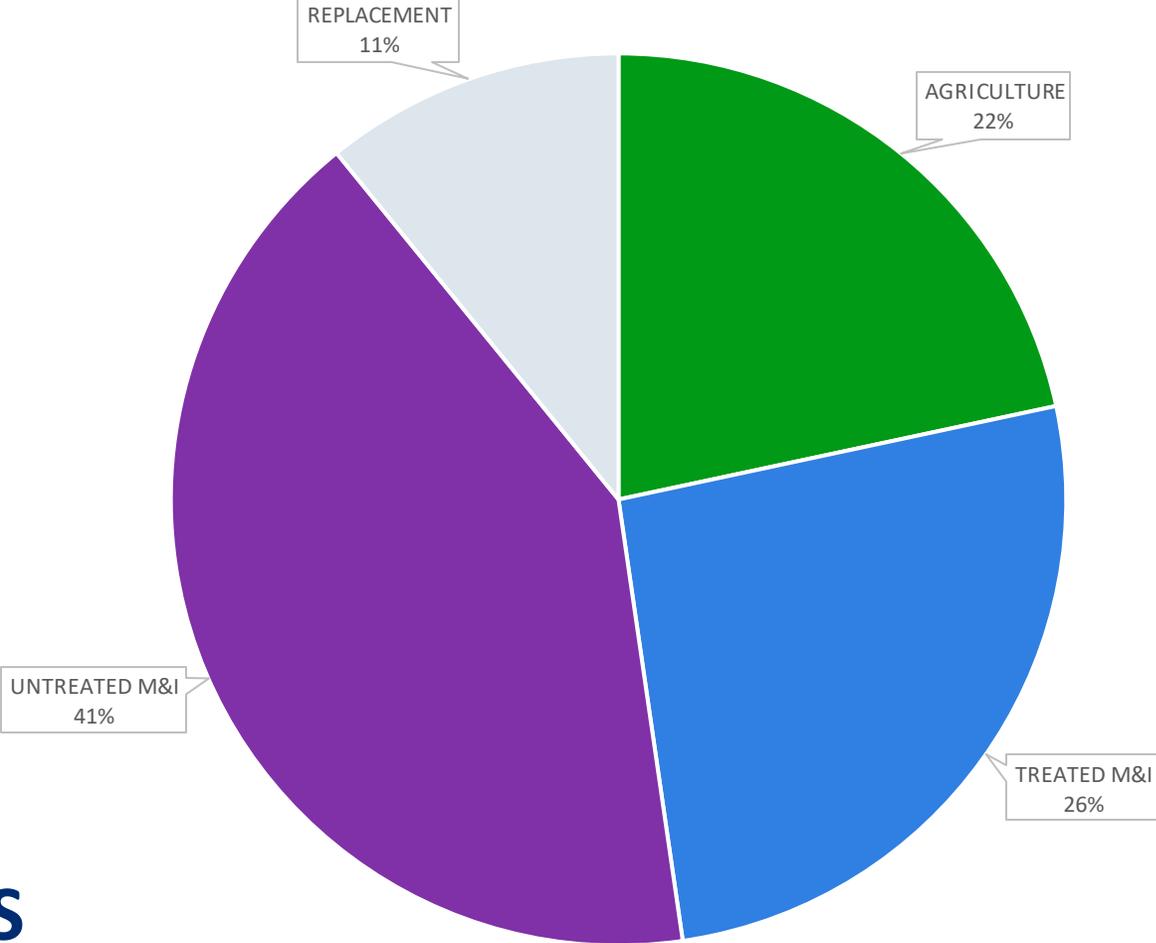
DISTRICT CONTRACTS

240,000 ACRE-FEET

- AGRICULTURE
- TREATED M&I
- UNTREATED M&I
- REPLACEMENT

ENVIRONMENT

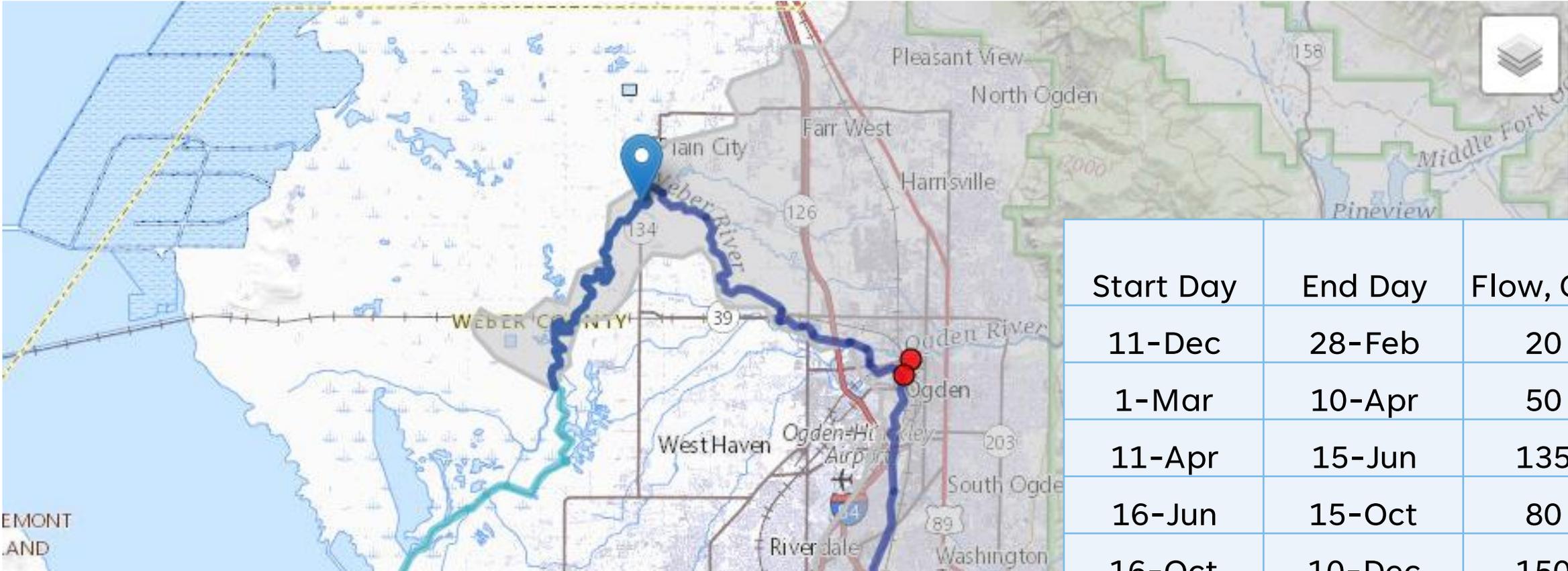
- 60,000-80,000 ACRE-FEET
- 50+ M&I ENTITIES
- 50+ IRRIGATION COMPANIES



WEBER BASIN WATER CONSERVANCY DISTRICT

ENVIRONMENT

- 60,000-80,000 AF



Start Day	End Day	Flow, CFS
11-Dec	28-Feb	20
1-Mar	10-Apr	50
11-Apr	15-Jun	135
16-Jun	15-Oct	80
16-Oct	10-Dec	150

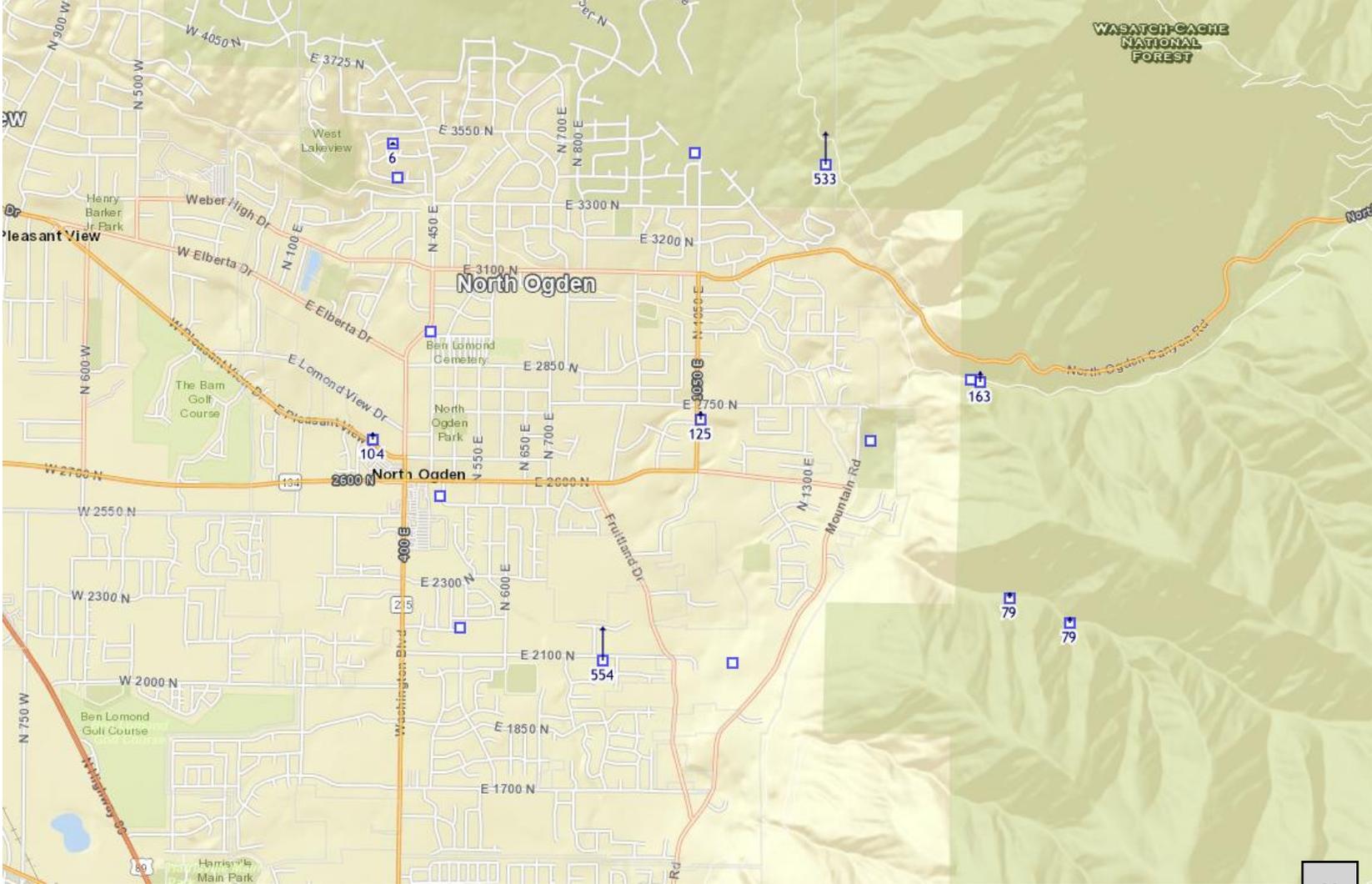
WEBER BASIN WATER CONSERVANCY DISTRICT

NORTH OGDEN WATER SUMMARY

- 1,640-2,000 AF
- 8 SOURCES
 - 3 SPRINGS
 - 5 WELLS

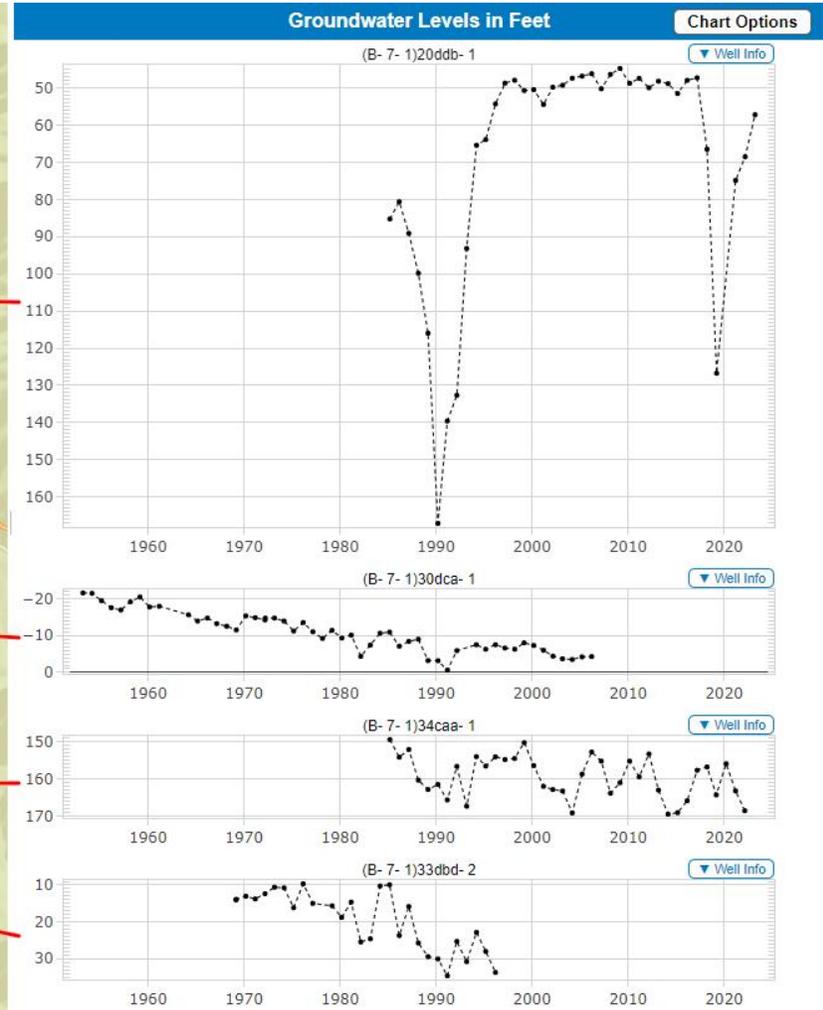
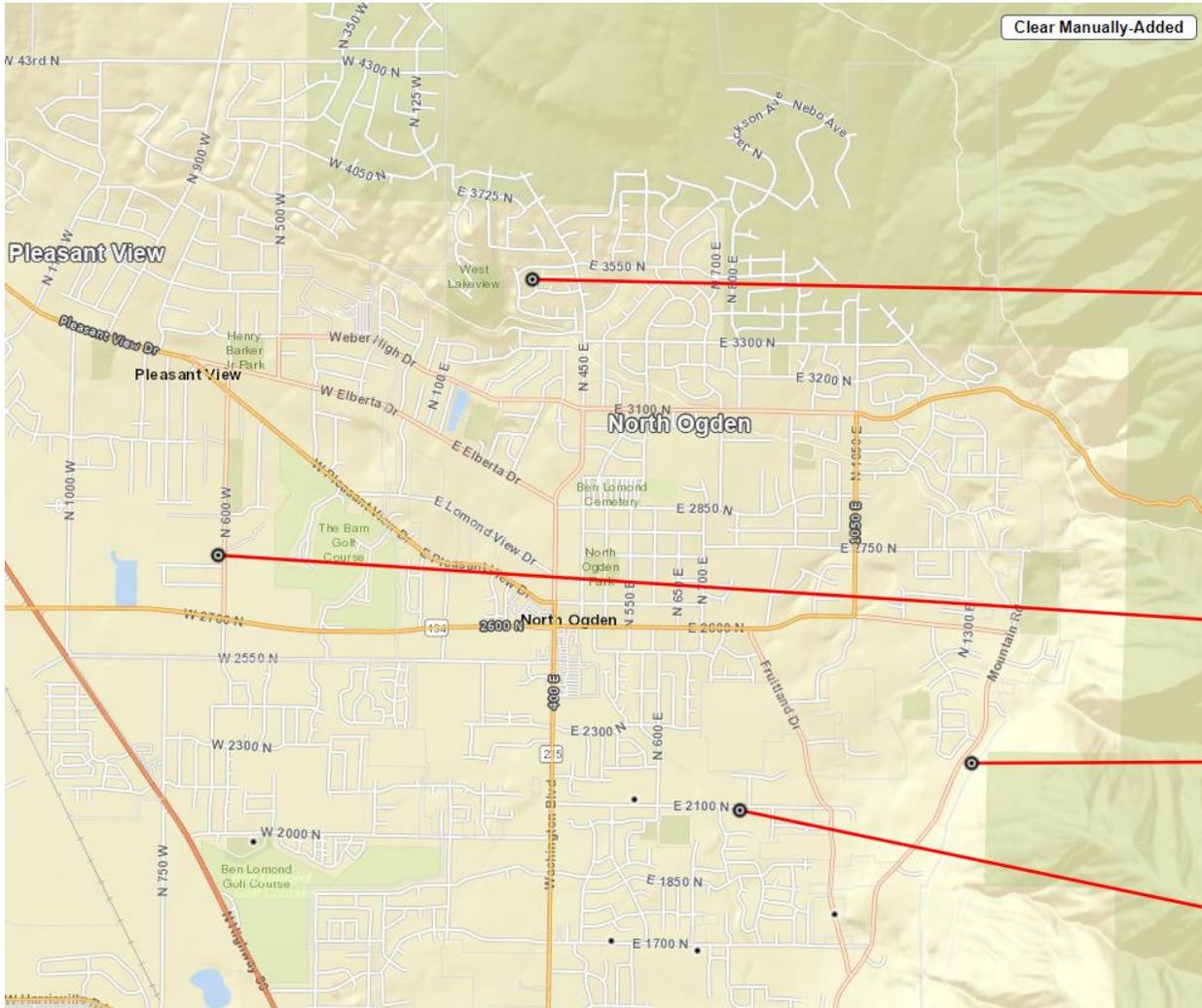
PINEVIEW WATER

- 9,000-10,000 AF



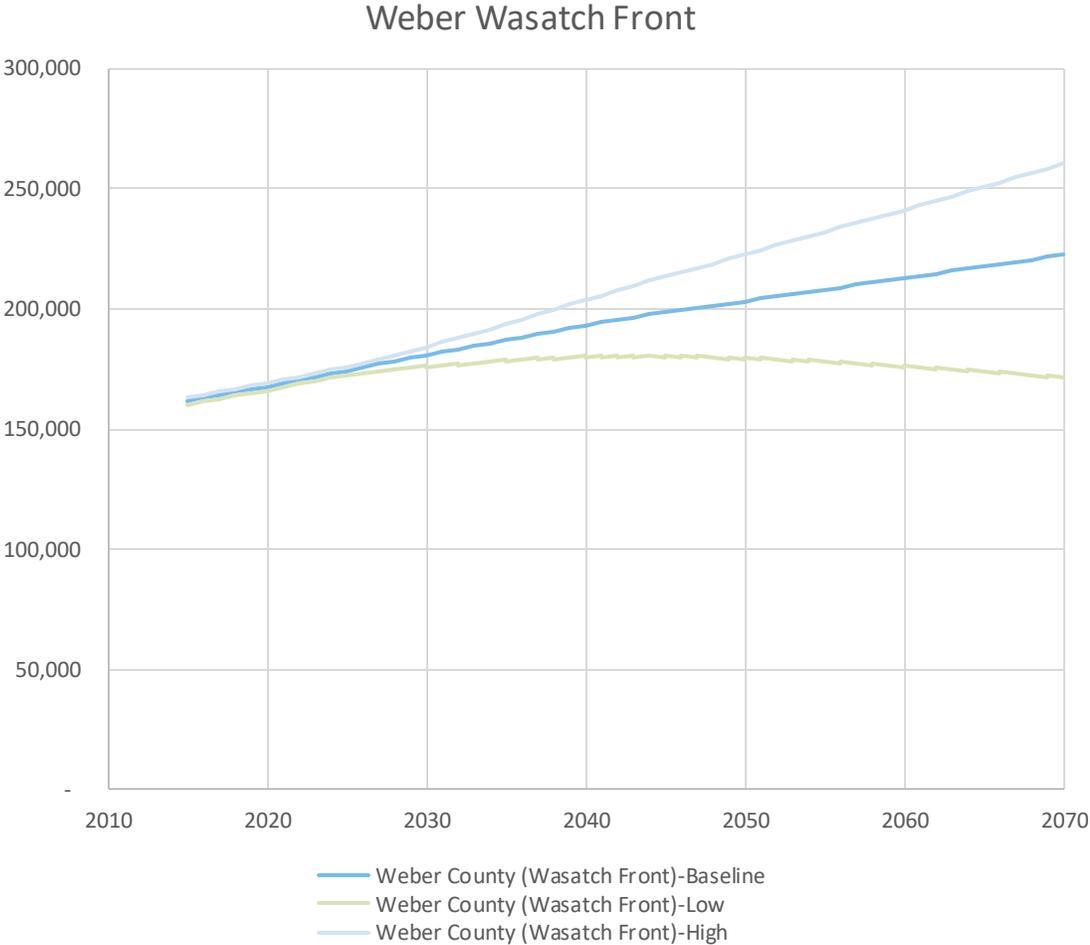
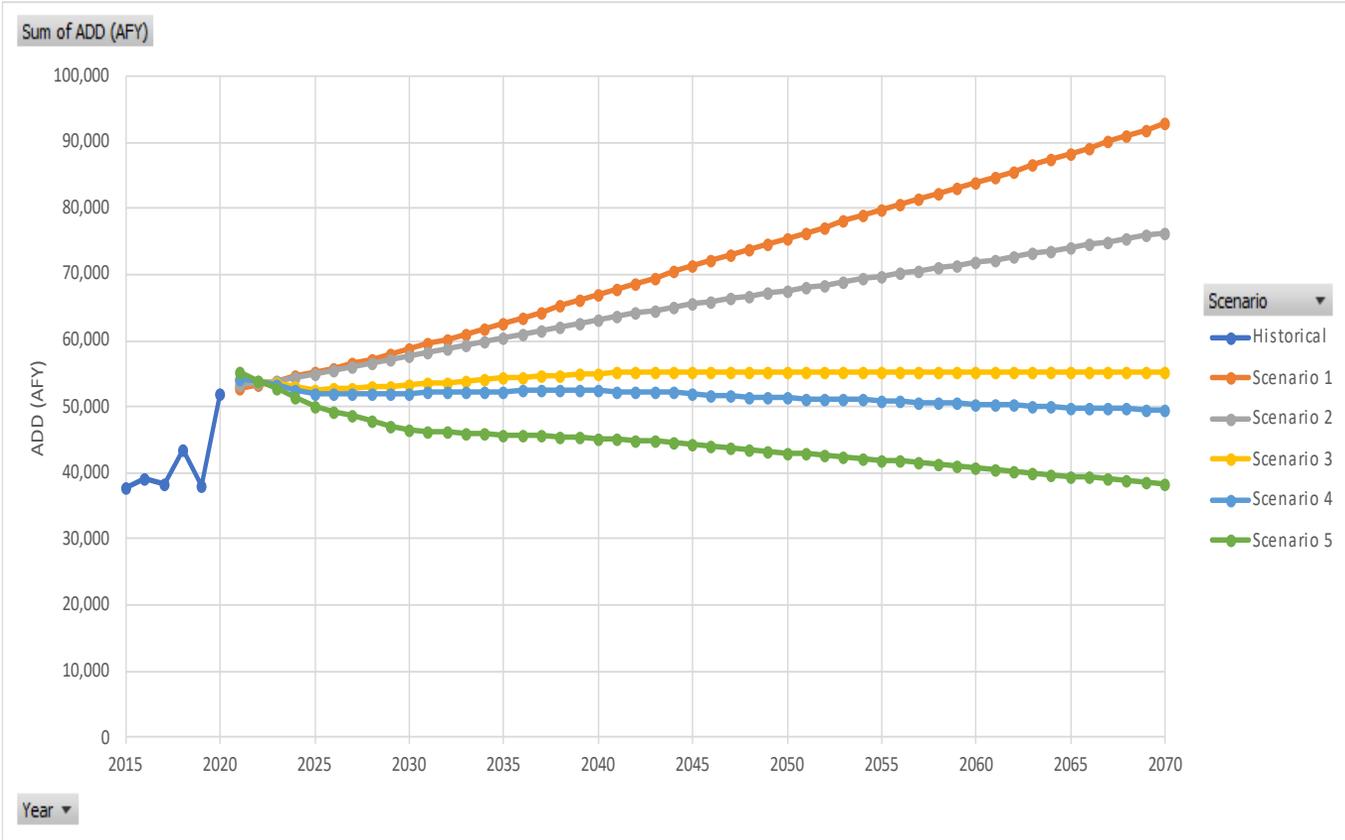
WEBER BASIN WATER CONSERVANCY DISTRICT

NORTH OGDEN WATER SUMMARY



WEBER BASIN WATER CONSERVANCY DISTRICT

SUPPLY AND DEMAND



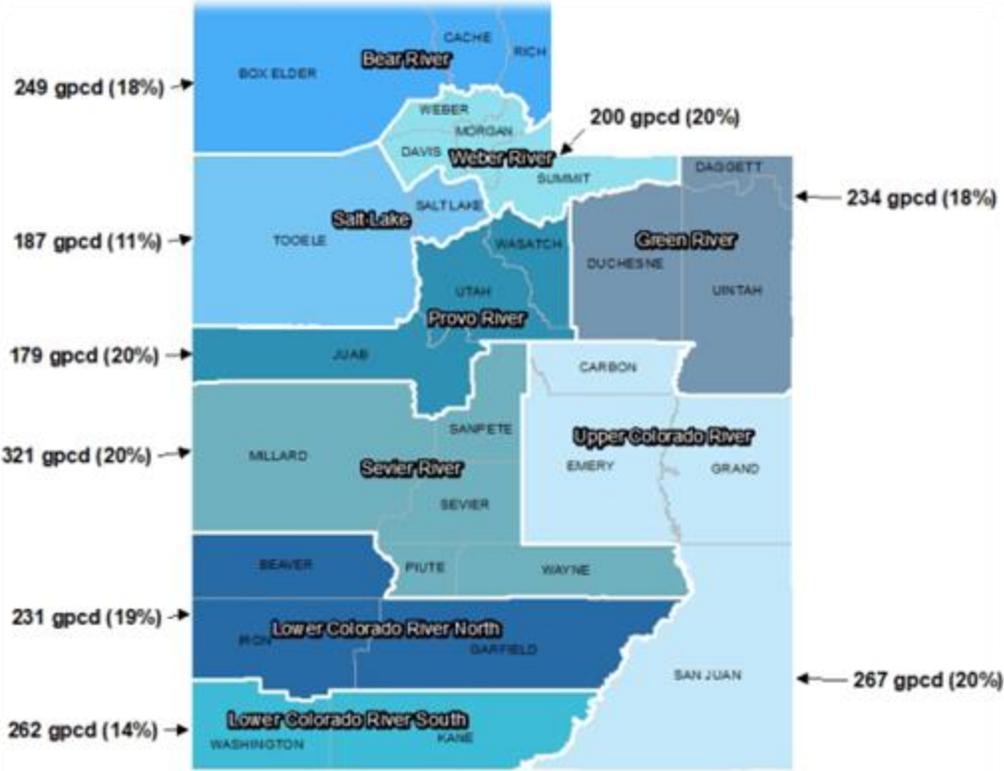
WEBER BASIN WATER CONSERVANCY DISTRICT

CONSERVATION PROGRAMS

Proposed Regional M&I 2030 Water Conservation Goals and Future Goal Projections

Region	2015 Baseline (gpcd)	2030 Goal		2040 Projection		2065 Projection	
		Goal (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015	Projection (gpcd)	Reduction from 2015
Bear River	304	249	18%	232	24%	219	28%
Green River	284	234	18%	225	21%	225	21%
Lower Colorado River North	284	231	19%	216	24%	205	28%
Lower Colorado River South	305	262	14%	247	19%	237	22%
Provo River	222	179	20%	162	27%	152	32%
Salt Lake	210	187	11%	178	15%	169	19%
Sevier River	400	321	20%	301	25%	302	24%
Upper Colorado River	333	267	20%	251	25%	248	25%
Weber River	250	200	20%	184	26%	175	30%
Statewide	240	202	16%	188	22%	179	26%

Note M&I = municipal and industrial; gpcd = gallons per capita per day based on permanent population. Reported per-capita use includes all residential, commercial, institutional, and industrial uses averaged over the permanent population in each region.



Proposed M&I Water Conservation Regions and 2030 Goals

WEBER BASIN WATER CONSERVANCY DISTRICT

CONSERVATION PROGRAMS

- EDUCATION
- INCENTIVES
- METERING/POLICY

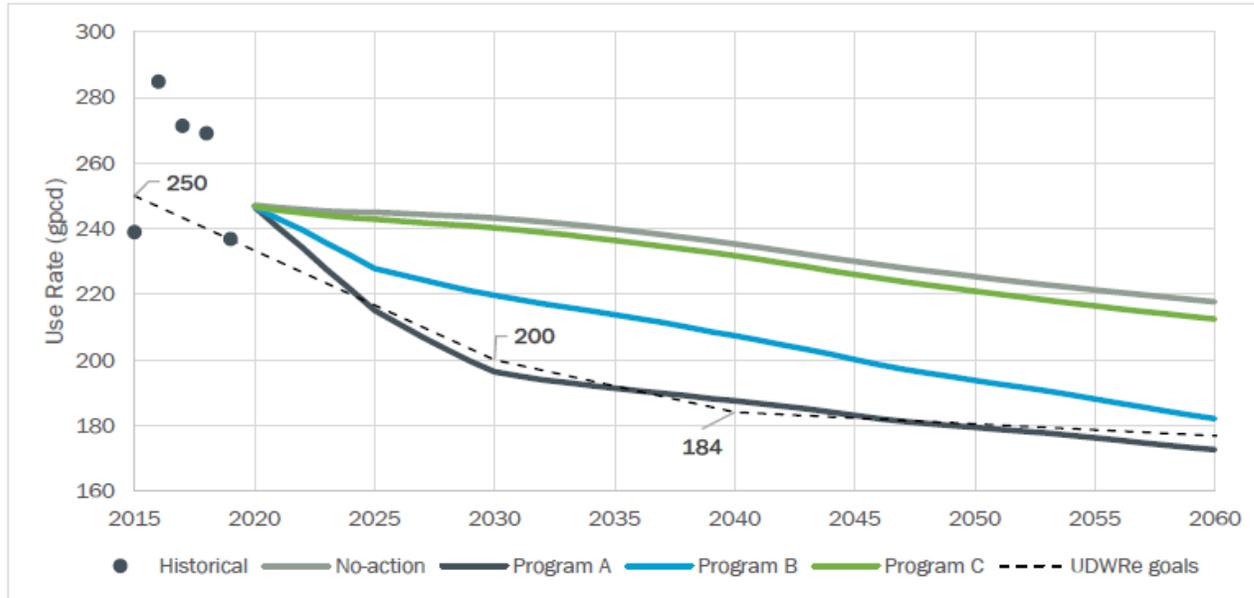
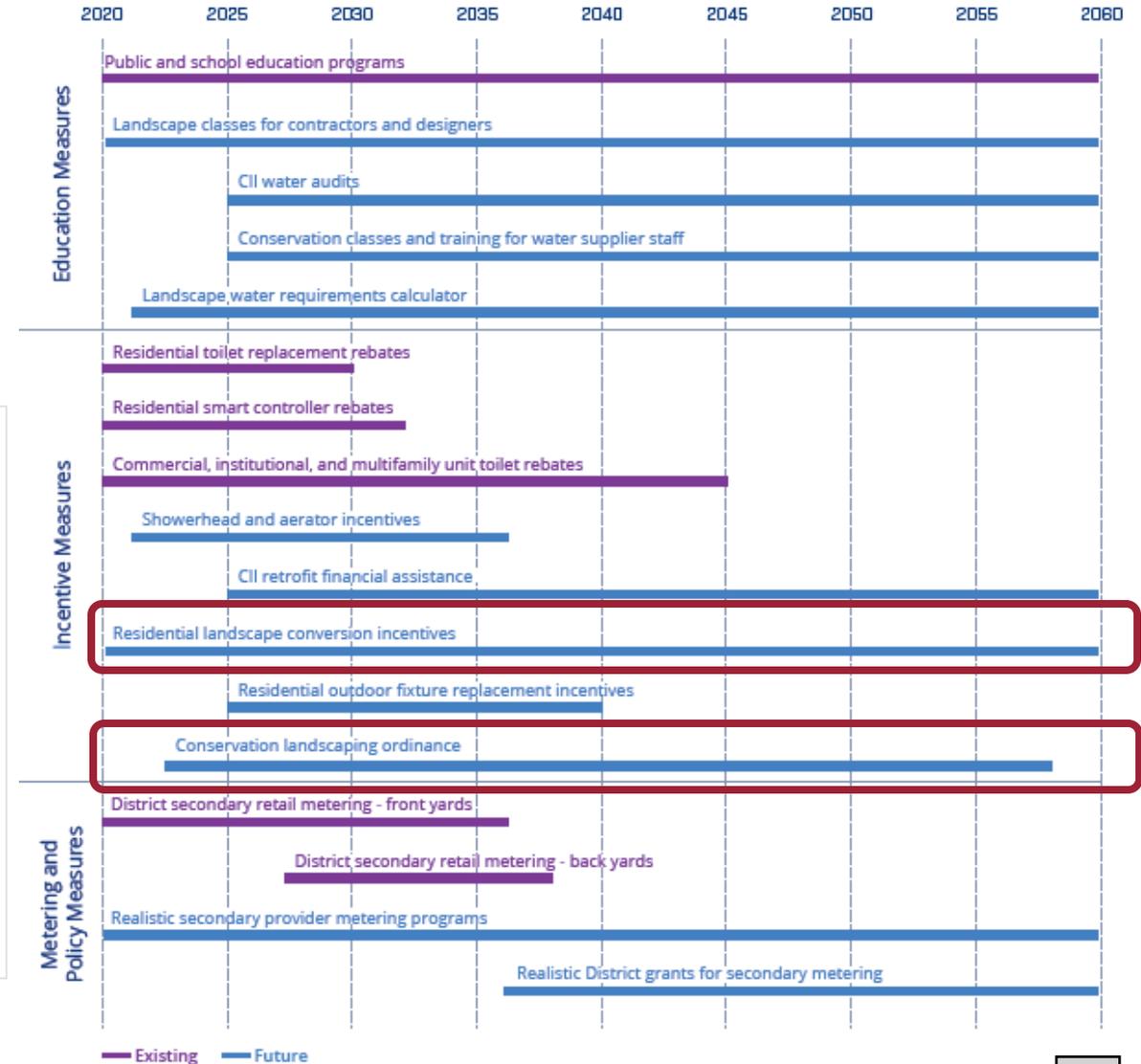


Figure 20. Usage rate projections

All projections include plumbing code improvements and exclude NRW



WEBER BASIN WATER CONSERVANCY DISTRICT

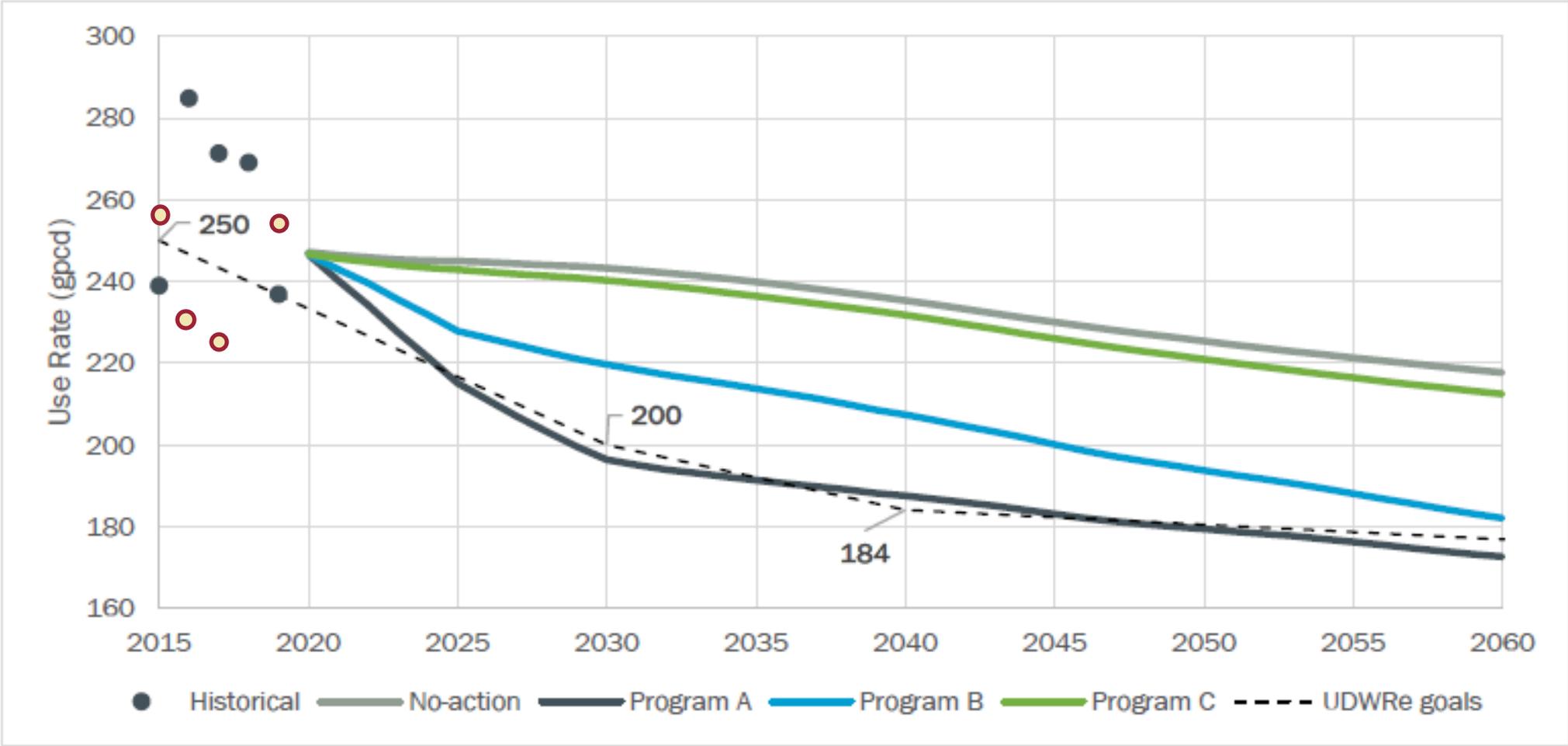
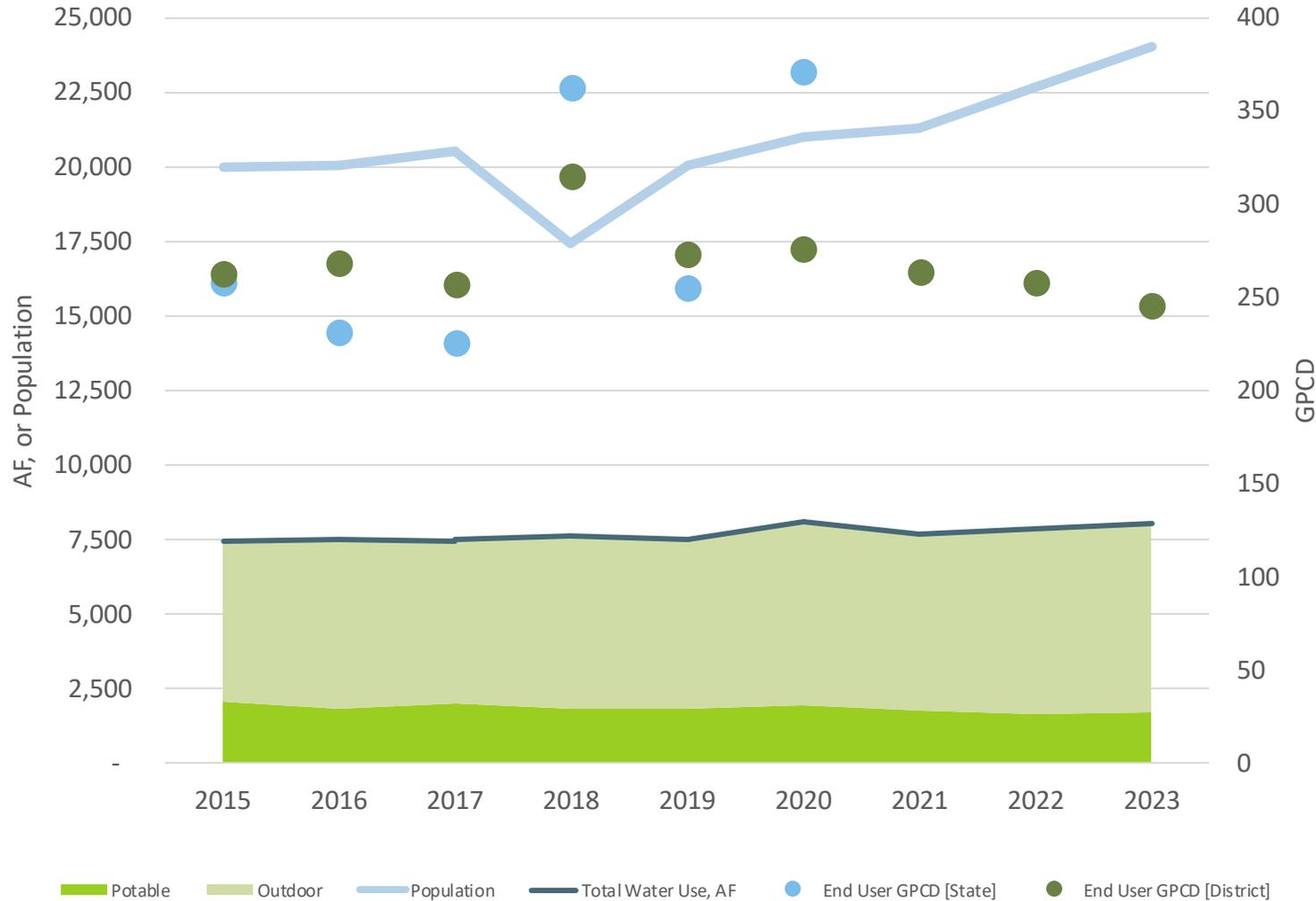


Figure 20. Usage rate projections

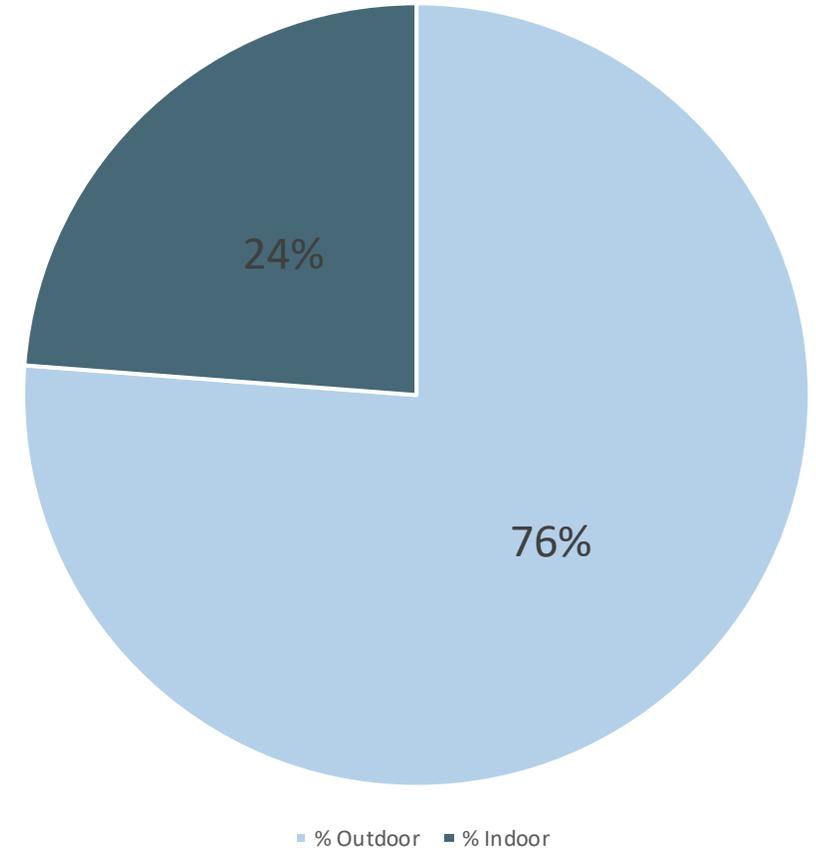
All projections include plumbing code improvements and exclude NRW

NORTH OGDEN WATER USE SUMMARY

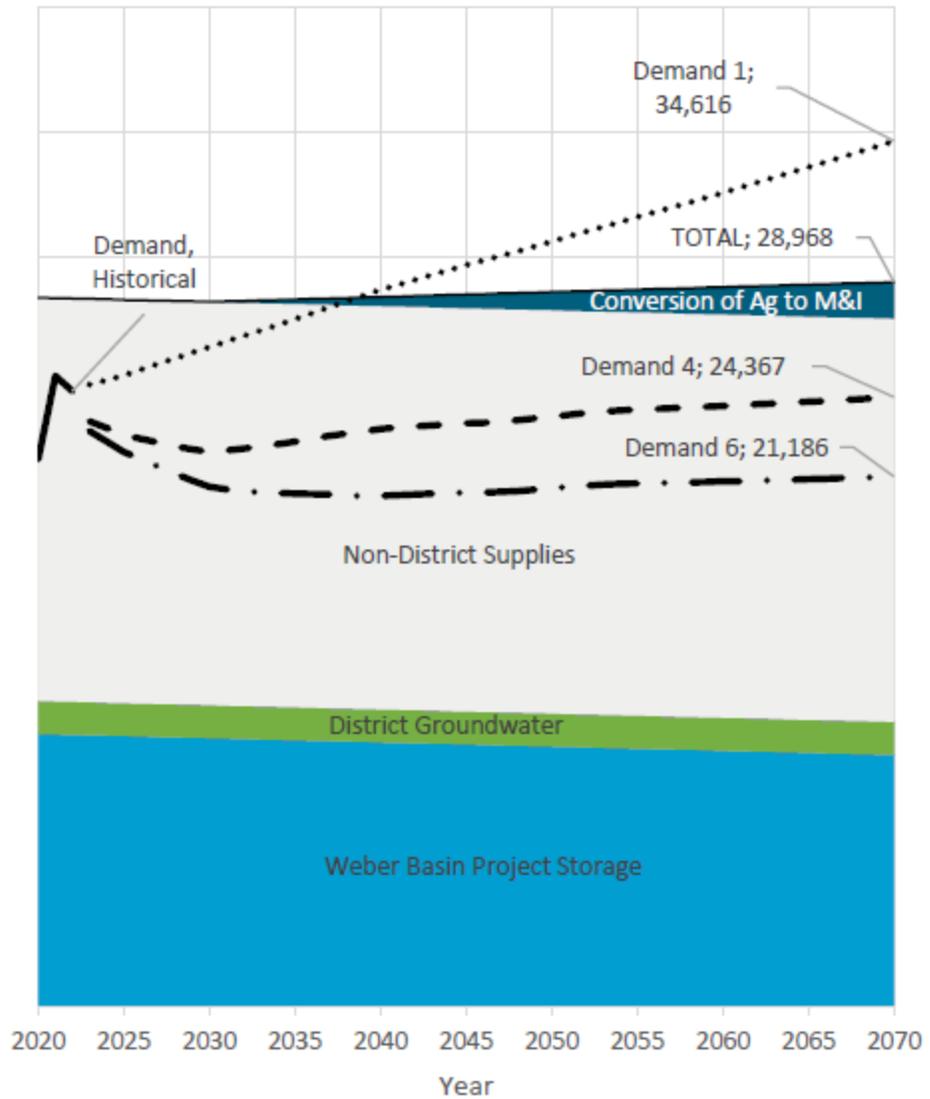
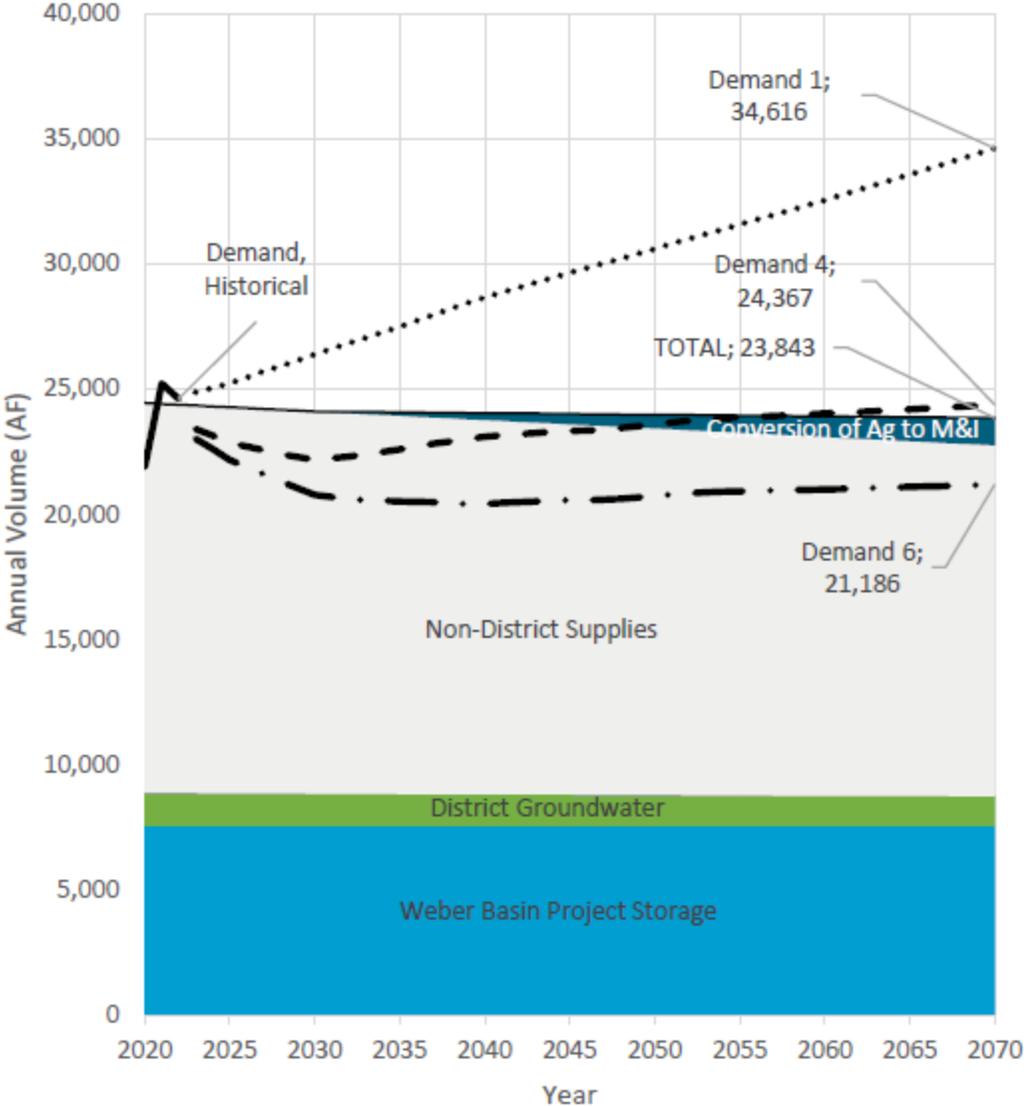
North Ogden Water Usage Summary



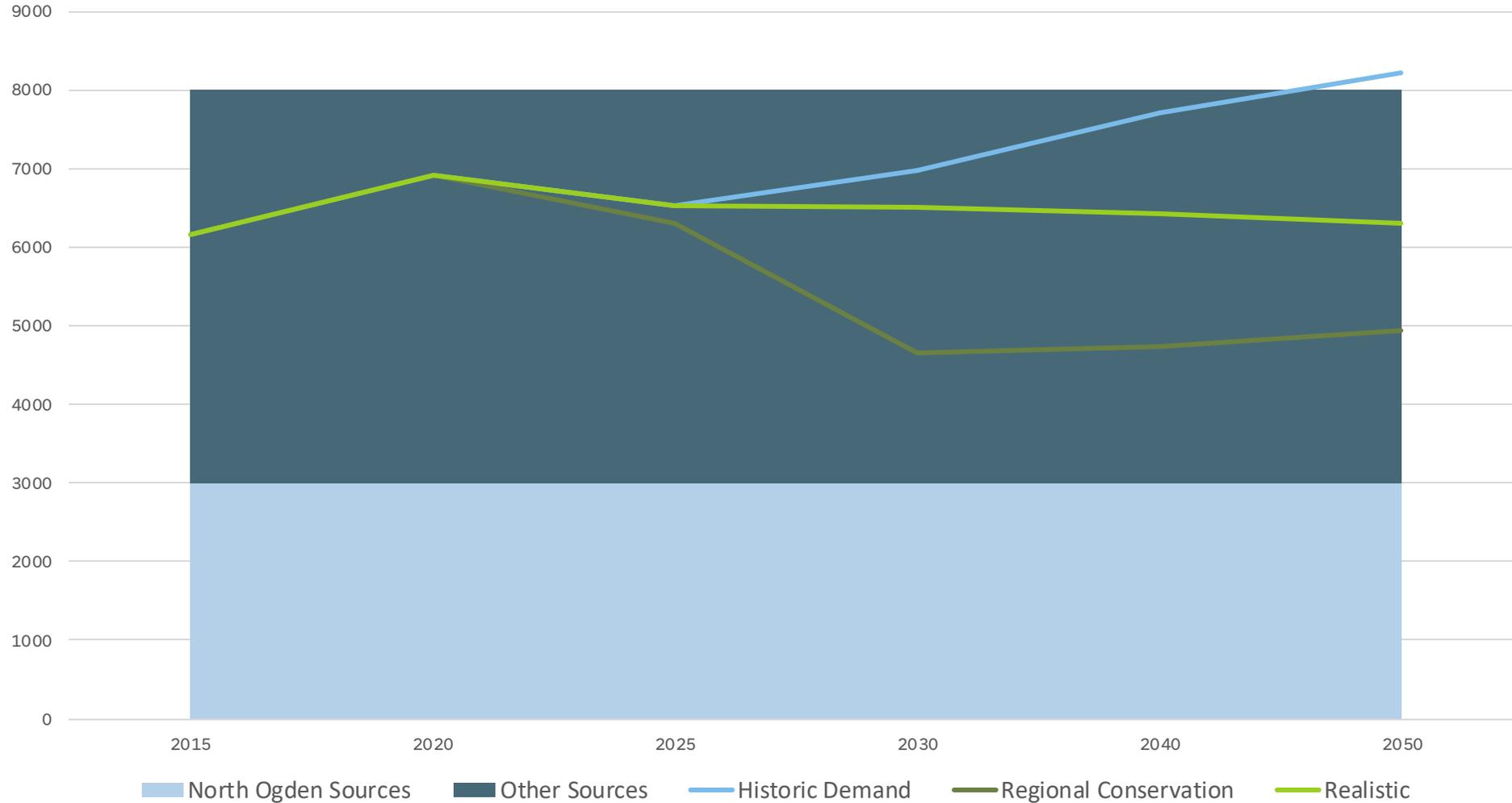
North Ogden Indoor/Outdoor %



WEBER BASIN WATER CONSERVANCY DISTRICT



NORTH OGDEN WATER USE SUMMARY



PROBLEM

WHY IS THERE A NEED FOR AN INCENTIVE PROGRAM?

LANDSCAPE WATER CONSUMPTION

70% of water used in a residential application is used to water landscape. Most of that water is used to irrigate lawn.

INEFFICIENT IRRIGATION

Many irrigation systems are designed, installed, or maintained with inefficiencies. This results in thousands of gallons of water wasted.

WATER SUPPLY AND DEMAND

Populations in the Weber Drainage are projected to increase substantially by 2060. The supply of water is not expanding to meet that demand.

CUSTOMERS

Motivated by saving time, money, and the environment. However, some cannot afford to make a change alone.



A SOLUTION

Item 7.

In addition to previously implemented programs like Flip Your Strip and Localscapes

SB 118 - 2023

Provides funding for water conservancy districts and the State to provide incentives for lawn replacement.

TARGET PARTICIPANTS

Residential, Commercial, Industrial, and Institutional properties. Excludes parks, and golf courses.

The goal and target of these incentive programs is to reduce the amount of water used to irrigate turfgrass that is planted in non-functional areas. It is not an attack on all turfgrass.



LANDSCAPE INCENTIVES OVERVIEW

LANDSCAPE INCENTIVE PROGRAMS

WHAT ARE THEY?

Prior to SB 118, Water Districts implemented programs aimed at removing lawn from one of the least “used” piece of lawn on any property.



FLIP YOUR STRIP BASICS

- Apply **before** any work starts.
- Remove all lawn.
- Retrofit irrigation system. Remove spray heads. Install drip irrigation.
- Some areas of the State require plant coverage, others don't. Check City codes.
- Submit for incentive payment.



LANDSCAPE INCENTIVE PROGRAMS

WHAT ARE THEY?

HOW DO I KNOW IF QUALIFY?

- Cities must adopt ordinances that meet the water efficient landscaping standards set by the State and District.
- No lawn on parking strips or areas less than eight feet in width in new development.
- No more than 35% of front and side yard landscaped area in new residential developments is lawn. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area. outside of active



LANDSCAPE INCENTIVE PROGRAMS

What is the Incentive?

\$2.50 PER SQUARE FOOT OF LAWN REMOVED AND REPLACED WITH WATER EFFICIENT LANDSCAPING.



Program Requirements

- Must replace lawn with water efficient landscaping
- Project area must be relandscaped to 35% plant coverage.
- Converted landscape must be irrigated with drip irrigation with a pressure regulator and filter visible.
- Lawn replaced with impermeable surfaces will not be considered as part of project area.

TURF INCENTIVES BY THE NUMBERS

WEBER BASIN WATER CONSERVANCY DISTRICT

1985

Total Applications

630

Completed Projects

543,264

Square feet of lawn
replaced

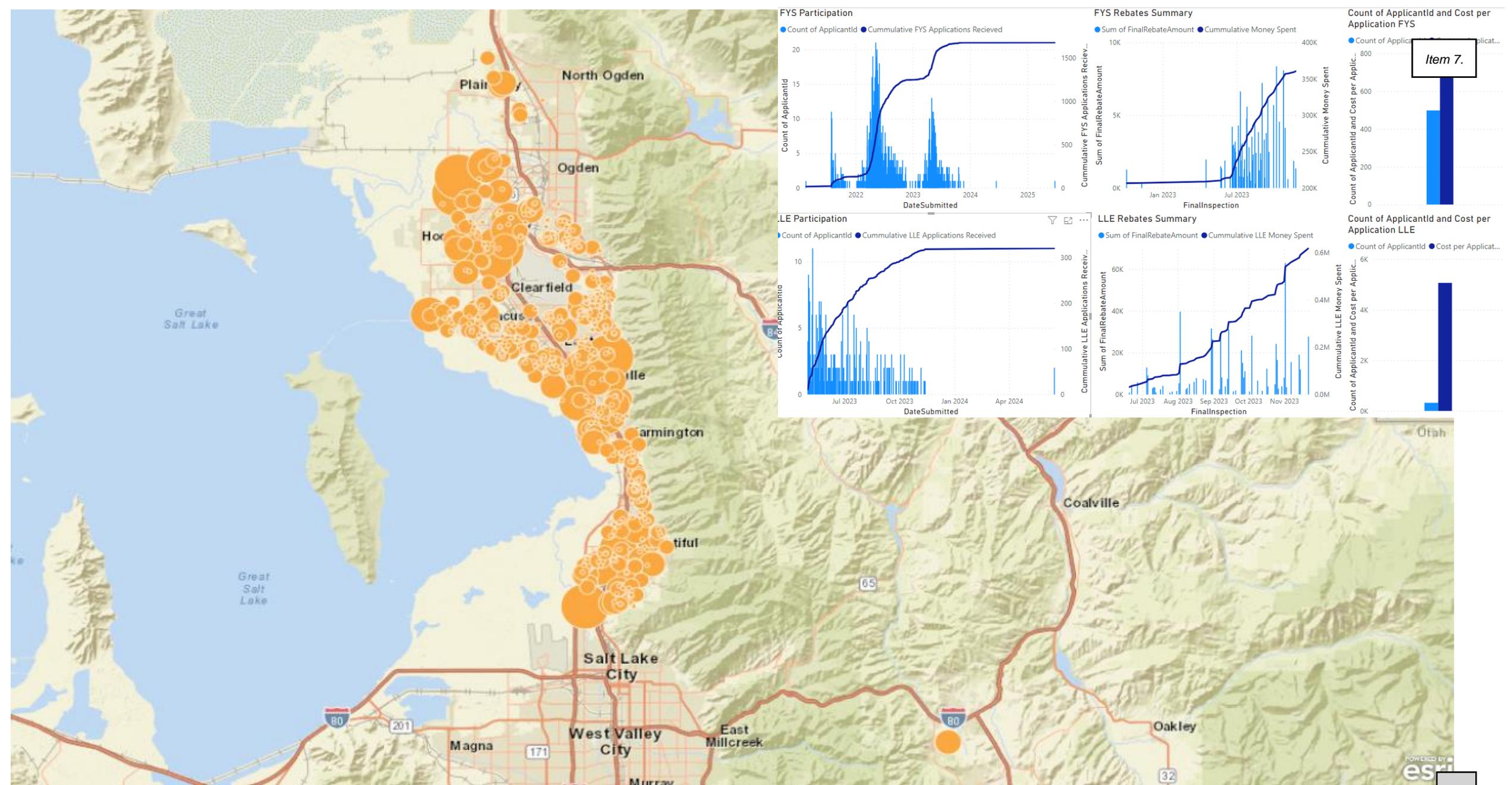
\$986,524.0
0

Incentives Paid

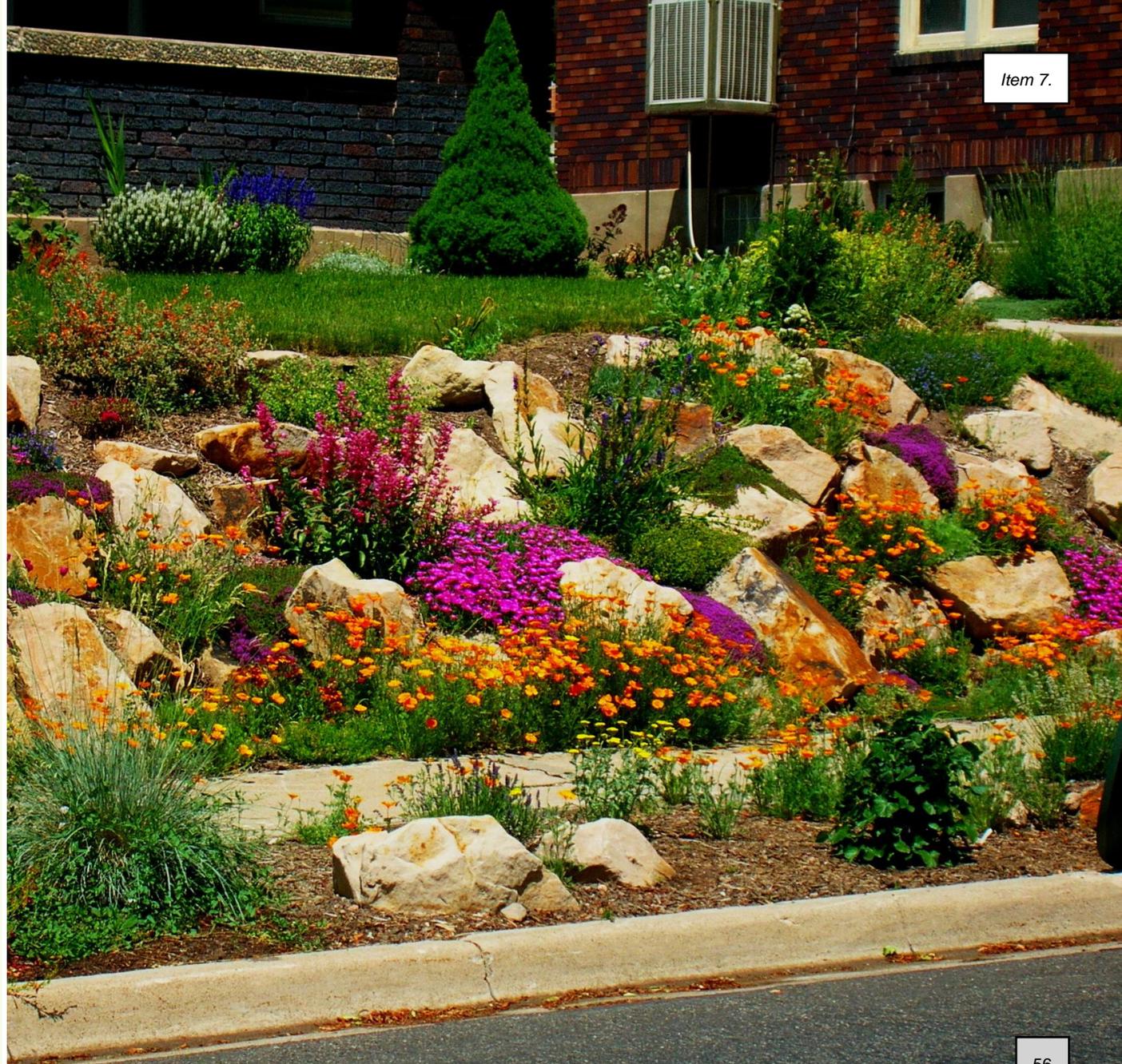


6,728,460

Gallons not applied on
landscapes annually



EXAMPLES

















NEXT STEPS

1. Drafting of Ordinances

- All New Development:
 - No lawns in parkstrips or areas with widths less than 8 feet
 - No lawn on slopes greater than 35%
 - Drip irrigation in areas not planted with lawn
- Residential
 - Lawn not to exceed 35% irrigable space in front and side yard
- CII
 - Lawn not to exceed 15% total irrigable space
 - Allowances for designated recreational areas

2. District Review/Approval

3. City Adoption of Ordinances

4. Notify Weber Basin

5. City Added to Eligible Communities

6. Residents Start Applying

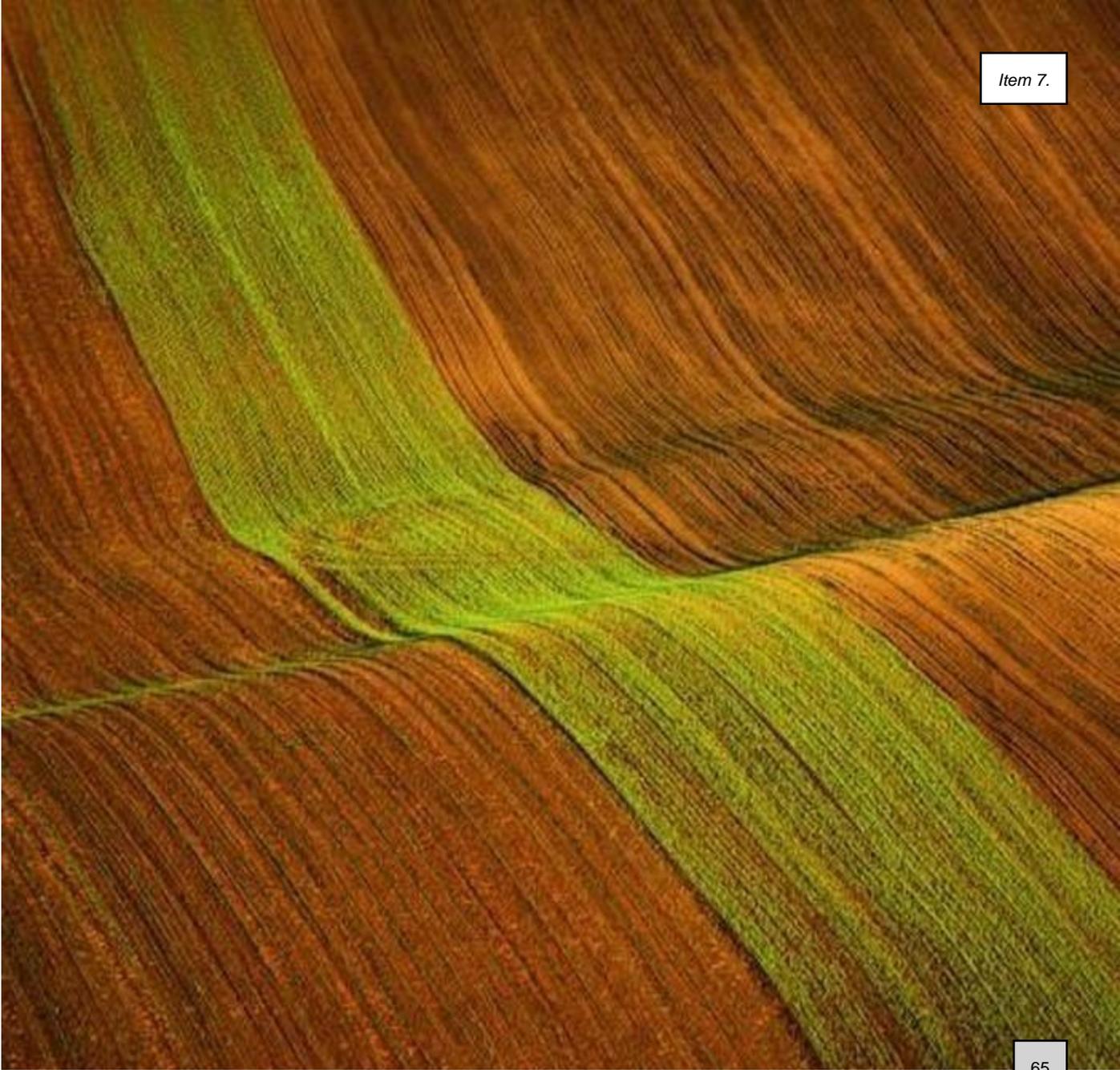
Questions?

THANK YOU

Jon Parry, PE

801-771-1677

jparry@weberbasin.gov



Chapter 5 Water Efficient Landscape Standards

17-5-1 Purpose

17-5-2 Prohibited Watering Practices

17-5-3 Applicability

17-5-4 Landscaping Standards

17-5-5 Irrigation Design Standards

17-5-6 Owner's Association Restrictions

17-5-7 Enforcement And Penalties

HISTORY

Amended by Ord. [23-05-01](#) on 5/4/2023

17-5-1 Purpose

The purpose of this chapter is to support the State of Utah, Weber Basin Water Conservancy District, secondary water providers and other water stakeholders in the responsible use of water. Kaysville city desires to protect currently allocated water resources for existing users and define appropriate uses for landscaping and watering practices. Adoption of these standards will provide residents with eligibility for reimbursement programs and incentives to retrofit existing landscaping with water wise landscaping.

The responsible use of water and corresponding landscaping regulations will allow the city to grow in patterns which are more sustainable. These efforts will protect the public's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water resources by reducing water waste and establishing guidelines for designing, installing, and maintaining water efficient landscapes throughout the city.

The City highly encourages all property owners to retrofit existing landscaping to come into compliance with all standards in this chapter.

HISTORY

Adopted by Ord. [23-05-01](#) on 5/4/2023

17-5-2 Prohibited Watering Practices

Wasteful use of water, including but not limited to the following, is prohibited on all properties within the city as regulated by KCC 9-4-1 Water.

1. Irrigating any landscape between the hours of 10:00 am and 6:00 pm.
2. Using culinary water for irrigation where irrigation water is available through an irrigation company or secondary water service district.
3. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other hard surface areas except to alleviate immediate health or safety hazards.
4. Watering in violation of regulations and restrictions set forth during drought periods.

HISTORY

Adopted by Ord. [23-05-01](#) on 5/4/2023

17-5-3 Applicability

The remaining sections of this chapter shall apply to:

1. All new landscapes in all zones of the city associated with construction of any new residential home, commercial or industrial structure, public facility, or mixed-use development.

2. Any existing residential, commercial, industrial, or mixed-use projects where the owner or developer proposes to modify the landscaped area by more than 50%.

HISTORY

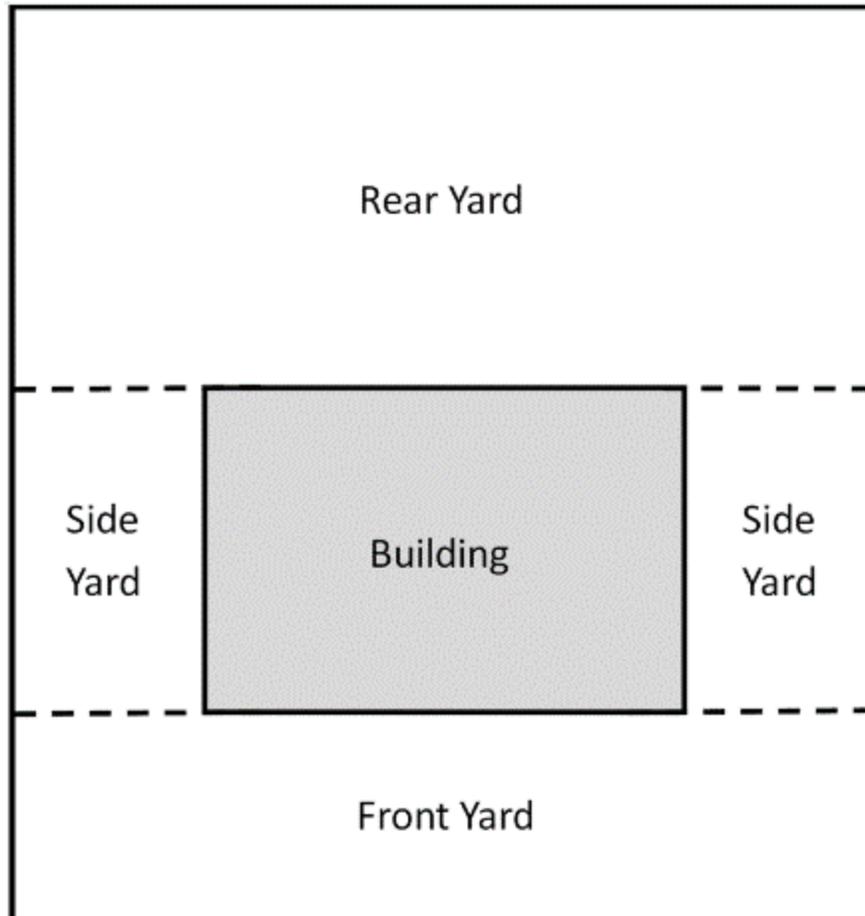
Adopted by Ord. [23-05-01](#) on 5/4/2023

17-5-4 Landscaping Standards

The following general standards apply:

1. Turf, Grass or Lawn.

- a. Turf, grass or lawn shall not be placed in:
- Any area with a width of less than 8 feet, including park strips.
 - Any area with a grade greater than 25%.
 - Parking lot landscaping.



- Residential developments shall not have more than 35% of the total combined area of the front and side yards landscaped with turf, grass or lawn.
- Commercial, industrial, institutional, multi-family developments and HOA common areas shall not have turf exceed 15% of the total landscaped. Designated active recreation areas are not included in this total.
- In areas where secondary water is not available, no more than 10% of the landscaped area shall be turf.
- Developers and owners are encouraged to limit rear yard turf areas to a maximum of 35% of the total combined area.

2. **Plant Selection.** Plants shall be well-suited to the microclimate and soil conditions of the landscape site. Native and locally-adapted plants are acceptable. For irrigating efficiencies, plants with similar water needs shall be grouped together as much as reasonably practicable.
3. **Tree Selection.** Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance.
4. **Mulch.** All irrigated non-turf areas shall be covered with a minimum 3 inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. The City strongly recommends rock mulch over bark or wood. Non-porous material shall not be placed under the mulch.
5. **Bioswales.** Park strip areas may be utilized as bioswales, and are recommended in commercial, industrial and HOA common areas.

HISTORY

Adopted by Ord. [23-05-01](#) on 5/4/2023

17-5-5 Irrigation Design Standards

The following irrigation design standards are strongly recommended for all landscape projects:

1. Irrigation Controller. Landscaped areas should utilize a WaterSense-labeled smart automatic irrigation controller, equipped with rain delay or rain shut-off capabilities.
2. Irrigation valves should irrigate landscapes with similar site, slope, soil conditions and plant materials with similar water needs.
3. Drip irrigation should be used for all non-turf areas and be equipped with pressure regulator and filter.
4. Turf and non-turf areas should be irrigated on separate valves.
5. Drip emitters and sprinklers should be placed on separate valves.

HISTORY

Adopted by Ord. [23-05-01](#) on 5/4/2023

17-5-6 Owner's Association Restrictions

Owner's Associations shall not adopt or enforce regulations which prohibit or restrict compliance with this chapter or other water conservation measures.

HISTORY

Adopted by Ord. [23-05-01](#) on 5/4/2023

17-5-7 Enforcement And Penalties

The Community Development Director, or their designee, shall be authorized to enforce all provisions of this chapter in accordance with the Municipal Code.

HISTORY

Adopted by Ord. [23-05-01](#) on 5/4/2023

Item 7.

TYPE OF DECISION

When the Planning Commission is acting in an administrative capacity, it is acting as a land use authority, and has limited discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission, if the application demonstrates compliance with the approval criteria.

BACKGROUND

North Ogden City has completed construction of the new Public Safety Building. As part of that construction project, the original City Hall parking lot was consumed by the building eliminating approximately 40 parking stalls. The Site Plan approval of the Public Safety Building in April 2022 recommended that the Planning Commission review any additional parking developed for the Civic Campus (see Exhibit B). With the upcoming demolition of the existing Police Station, the city has designed additional parking for both the City Hall campus as well as the Senior Center. These parking improvements will increase access to the site, and will bring parking closer to City Hall and the Public Safety Building. The Planning Commission’s original recommendation was to not replace the existing Police Station with parking, but due to site constraints, and the need for the public to have closer more accessible parking, Staff strongly recommends the parking layout presented.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance:

11-2-9 (SITE PLAN APPROVAL REQUIRED)

B. Site Plan Approval Required. Site plans are required for all permitted and conditional uses. Permits for signs also require a site plan. Site plan applications are available on-line and at the City Offices.

C. Approval Criteria. To promote appropriate development of property within the City, no application for site plan review shall be approved unless it is demonstrated that the application meets the standards of this Title, including performance criteria in 11-2-8 (E).

Staff Comment: The site plan is required to be reviewed by the Planning Commission and is included as an exhibit (See Exhibit A).

11-9L (CIVIC ZONE C)

Staff Comment: The Civic Zone is intended for all North Ogden owned and operated parcels and facilities. The property rezone request was approved by North Ogden City Council on February 8, 2022.

11-11-6 (EXTERIOR LIGHTING):

- A. All fixtures must be fully shielded or full cutoff and downward directed so that no light is projected above the horizontal plan of the fixture.
- B. The color temperature rating of fixtures lamps shall not exceed 2000 Kelvin.
- C. All lighting fixtures shall limit horizontal light levels such that no direct light falls onto adjacent property.

Staff Comment: A balance must be struck between providing safety and security for the parking lots while being sensitive to the surrounding residential neighbors.

Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.

11-19 (PARKING AND LOADING; TRAFFIC AND ACCESS):

11-9L-10: Parking: Uses within the Civic zone are subject to CCNO 11-19. The number of required parking stalls shall be approved by the Planning Commission as part of the site plan review approval process.

Staff Comment: The schedule of required parking spaces for Civic buildings recommends using “Business Offices” which requires 1 parking stall per 250 square feet of gross floor area. Weber County Recorders Office lists the North Ogden City Hall as approximately 9,000 square feet, which requires 38 parking stalls.

The new Public Safety Building is fully self-parked for Officers and Staff behind the locked gate, and will only need accessible parking to accommodate visitors and Court uses. The floor area of the administration area and Court Room are approximately 2,500 square feet, which requires 10 additional stalls.

Parking at City Hall totals 56 stalls between existing and proposed spaces. The current Site Plan conforms to the parking requirements regarding stall count, spacing, landscaping islands, storm detention, and exceeds the total number of required stalls.

The additional parking at the Senior Center totals an additional 60 stalls. The parking expansion is not necessary to meet the current needs of City Hall, Senior Center, or the Public Safety Building, but is required to be constructed per contract with the Weber County Library.

11-17-2: GENERAL REGULATIONS:

A. Parking Space Size:

1. Regular Parking Space: A regular parking space shall mean an area of not less than one hundred seventy one (171) square feet, with a minimum width of nine feet (9'), and minimum depth of nineteen feet (19'), which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.

Staff Comment: This standard must be met. The current striping plan shows 18-foot stalls plus a curb pan. Staff will confirm with the City Engineer regarding the use of the curb pan in the overall stall depth, and whether that meets City Standards.

11-19-3: DESIGN AND LOCATION OF PARKING SPACES:

(Full list of requirements have been reviewed but not added to this staff report)

Staff Comment: There are a myriad of parking standards in this section of Code. The standards have been met for location of parking, setback from streets, and drive aisle widths and locations.

11-19-9: PARKING LOT LANDSCAPING:

- A. Amount Required.
 - 1. Interior Parking Lot Landscaping. A landscape island shall be installed every ten (10) parking spaces with a minimum width of nine (9) feet. Each island shall contain at least one deciduous shade tree with shrubs and groundcover to include at least 50% live material.
 - 2. Perimeter Parking Lot Landscaping. The perimeter of all parking areas shall contain deciduous shade trees planted at an average spacing of forty (40) feet on center as well as, shrubs, ground cover, pedestrian walkways, and plazas.
 - 3. Screening. All parking lots shall screen vehicle headlights with a berm or landscaping running along all street frontages. The screen is intended to create a more walkable streetscape and shall be located in the landscaped area between the sidewalk and parking lot pavement. The berms shall not be steeper than one foot (1') vertical for each three (3) horizontal feet of landscaped area and shall be a minimum height of two feet (2') and a maximum of three feet (3'). The height shall be measured from the top of the street curb. Off street parking areas serving single-family dwellings, two-family dwellings and churches are excluded from this regulation.
- B. Location. The landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays or between parking stalls. All landscaping in parking areas and on the street, frontage shall be placed so that it will not obstruct sight distance.
- C. Plant Type. A mixture of hardy flowering and deciduous trees shall be planted. The area between trees shall be mulched, planted with shrubs, or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials.

Staff Comment: The new parking area for the City Hall and Public Safety Building meet all requirements. The parking area for the Senior Center was designed and approved in concept when the Senior Center was constructed. Due to the limited space, the parking design is unable to meet the 10-foot setback requirement on the south side of the lot. There is a 6-foot tall vinyl fence on the property line which will help to block vehicle headlights from the residential units. Staff believes that the Senior Center Parking layout is a pre-existing condition, and can be accepted by Planning Commission as meeting the intent of the Code. The design currently meets landscape requirements.

UPDATED Staff Comment 4-3-2024: The Planning Commission made a recommendation to staff to improve the pedestrian flow from the parking lot to the City Hall main entrance. The Landscape Plan has been updated to reflect a natural surface walkway from the parking lot to the sidewalk on the west side heading towards the main doors of the City Hall in response to Planning Commission's request.

The site has a significant elevation change from east to west and north to south. This makes conformance with sidewalk grades that meet Americans with Disabilities Act difficult at multiple locations of the parking lot. For this reason, the proposed pathway is not designed for all users, but

rather for the convenience of those patrons who might cut across the landscaping area. It is an attempt to reduce what are known as “desire lines” in planning, where people walk a line into the grass or other landscape area because it is the most natural direction for walking. Staff believes that providing this alternative natural surface walkway will cut down on impacts to landscaping, and provide an additional walking pathway for those doing business at City Hall.

RECOMMENDED CONDITIONS OF APPROVAL

- Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.
- Conditions specified in the Engineer’s report, unless superseded by the requirements listed in this report.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as: “Down Town Mixed Use.” Civic uses including parks, trails, and parking access points are consistent with that designation.

PLANNING COMMISSION CONSIDERATION

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

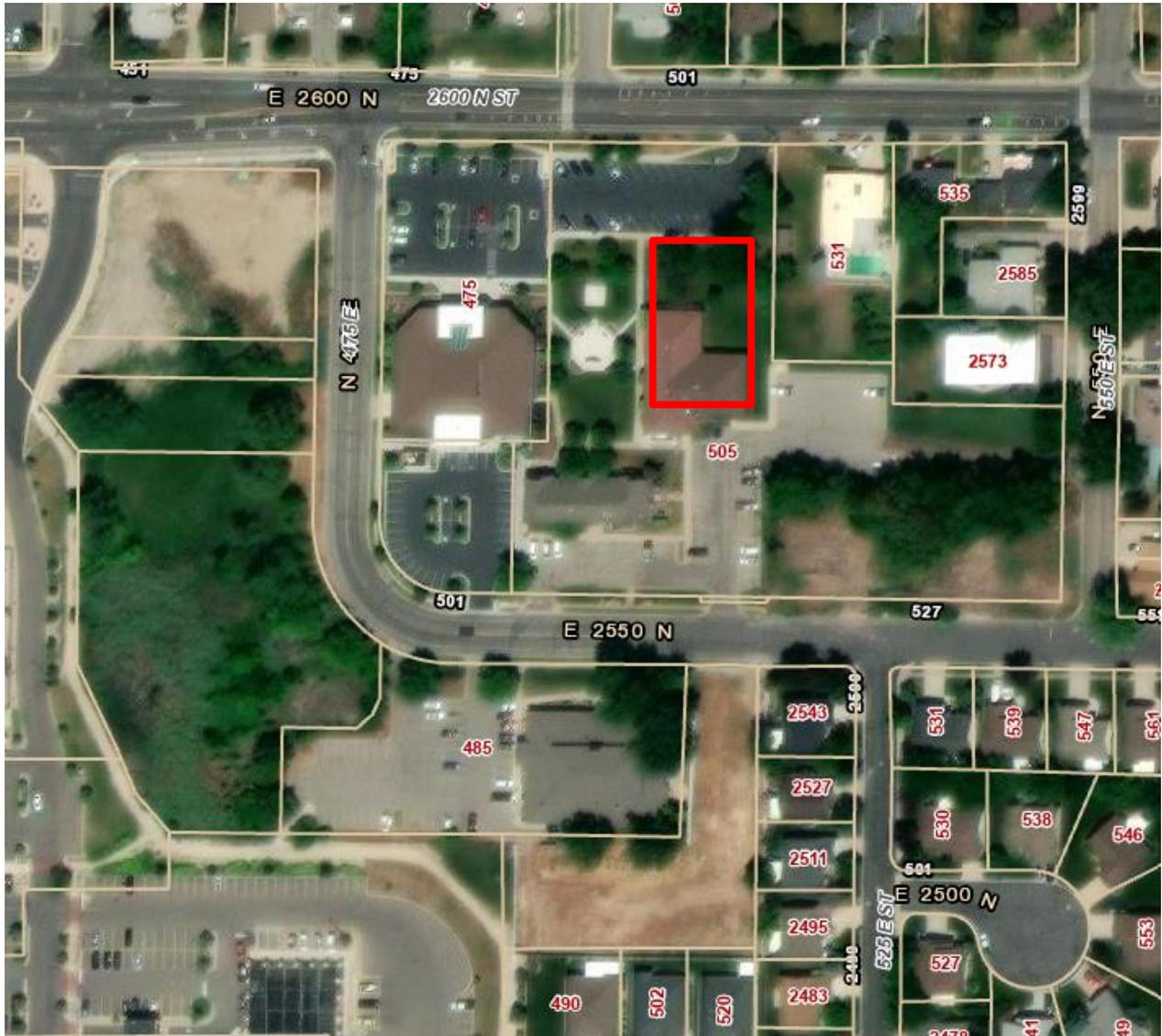
RECOMMENDATION

Staff recommends approval of the site plan subject to the conditions listed in this staff report.

EXHIBITS

- A. Updated Site Plan City Hall Parking Areas

AREA MAP (approximately)



TREES	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	ZS	4	ZELKOVA SERRATA 'GREEN VASE'	15 GAL.
	AP	3	ACER PALMATUM 'GREEN JAPANESE MAPLE, CLUMP'	15 GAL.

SHRUBS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	PL	8	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL.

GRASS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	CA	23	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	1 GAL.

PERENNIALS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	LS	14	GAURA LINDHEIMERI 'PERKY PINK'	1 GAL.
	LE	12	LAVANDULA ANGUSTIFOLIA 'ENGLISH LAVENDER'	1 GAL.

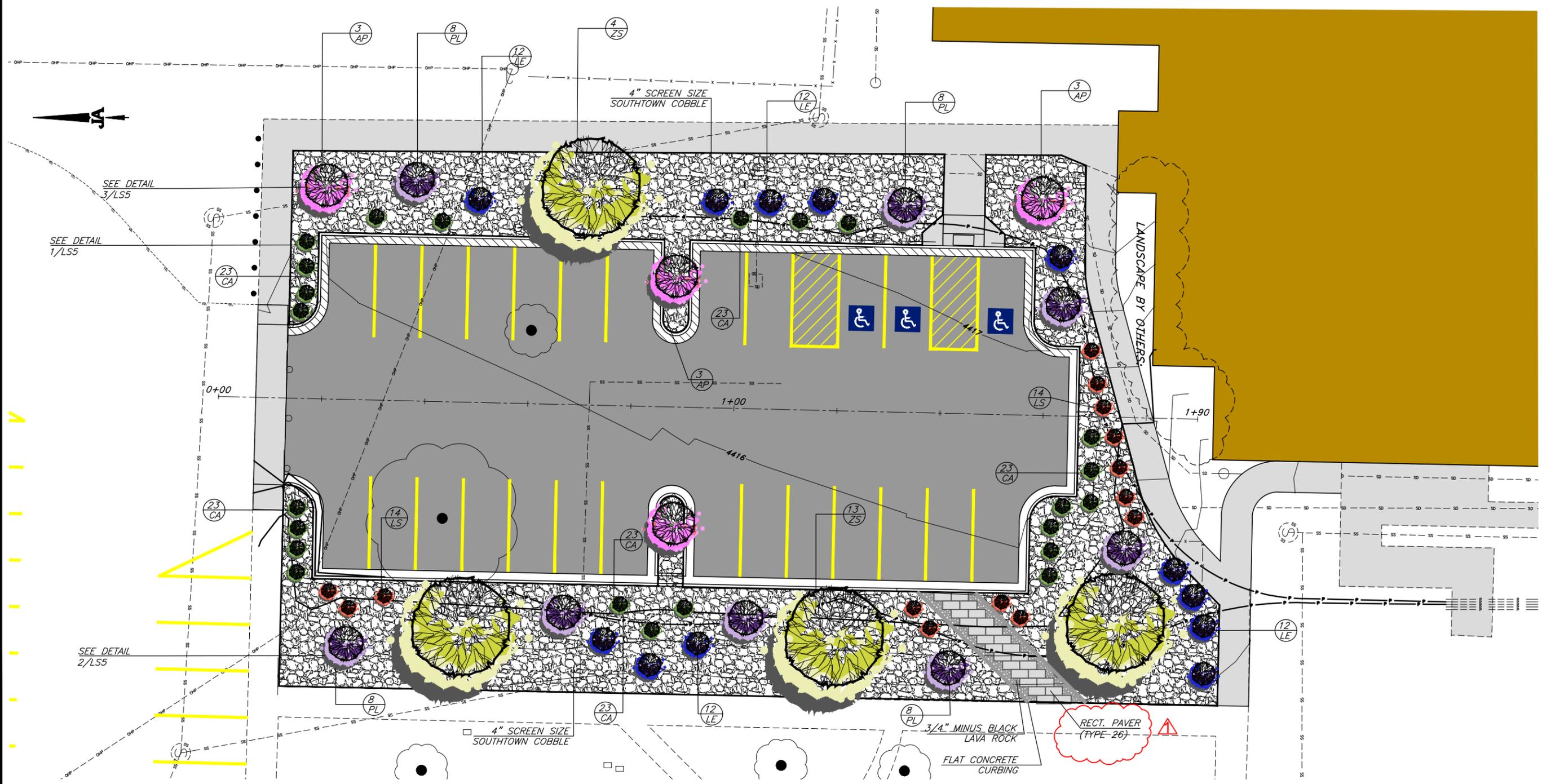
2-4" SCREEN SIZE SOUTHTOWN COBBLE (SOURCE: UTAH LANDSCAPEING ROCK) OR APPROVED EQUAL, 4" DEPTH AND WEED BARRIER FABRIC FIGURE =[6,358 S.F.]

ALL CRUSHED ROCK AND COBBLE ROCK COLORS/STYLES SHALL BE CHOSEN BY OWNER. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

BLACK LAVA ROCK 3/4" MINUS 3" DEEP OVER THE TOP OF COMMERCIAL GRADE WEED BARRIER. FIGURE =[250 S.F.]

"HAMPTON" 20"x40"x1" RECT. DARK GRAY PORCELAIN PAVER GRIP FINISH OR APPROVED EQUAL

60 L.F. OF 6" WIDE FLAT CONCRETE CURBING



NORTH OGDEN CITY CORPORATION
 PUBLIC SAFETY AND SENIOR CENTER PARKING LOTS
PUBLIC SAFETY PARKING LOT
LANDSCAPE PLAN

SCALE:	24"x36" H:1"=10'	SLS DESIGNED	SLS DRAWN	SLS CHECKED	REV.	DATE	APPR.
	11"x17" H:1"=20'						
SHEET: LS1 OF 1 SHEETS							

Item 8.

reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

North Ogden City has designed the Water Works Park through a private-public partnership of donated land and funds with city funds from a RAMP Grant.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance:

11-2-9 (SITE PLAN APPROVAL REQUIRED)

- B. Site Plan Approval Required. Site plans are required for all permitted and conditional uses. Permits for signs also require a site plan. Site plan applications are available on-line and at the City Offices.
- D. Approval Criteria. To promote appropriate development of property within the City, no application for site plan review shall be approved unless it is demonstrated that the application meets the standards of this Title, including performance criteria in 11-2-8 (E).

Staff Comment: The site plan is required to be reviewed by the Planning Commission and is included as an exhibit (See Exhibit A).

11-9L (CIVIC ZONE C)

The civic zone is specifically intended to regulate civic uses within the City. This zone identifies the standards for public land and structures that are developed and set aside for the use and benefit of the public.

Staff Comment: The Civic Zone is intended for all North Ogden City owned and operated parcels and facilities. The property rezone request was approved by North Ogden City Council on February 8, 2022.

11-9M-15 RESIDENTIAL FENCE REGULATIONS

- B. Front, Side, and Rear Yards. no fence, hedge or other similar structure shall be erected in any required front yard of a lot to a height in excess of three feet (3'); nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet (6'), or as stated in other provisions in this Title.
- H. Security Fencing. Chain link may only be used as approved by the Planning Commission for security.

Staff Comment: Fence height is restricted to six feet (6') for the park fence and the security fencing surrounding the pumphouse. This standard is met in the site plan design.

11-11-6 (EXTERIOR LIGHTING):

- A. All fixtures must be fully shielded or full cutoff and downward directed so that no light is projected above the horizontal plan of the fixture.
- B. The color temperature rating of fixtures lamps shall not exceed 2000 Kelvin.
- C. All lighting fixtures shall limit horizontal light levels such that no direct light falls onto adjacent property.

Staff Comment: Currently no lighting is proposed for the Water Works Park. Future lighting must be designed to shield excess glare from surrounding residential properties. Lights shall be downward pointing and shielded from excess glare.

11-19 (PARKING AND LOADING; TRAFFIC AND ACCESS):

11-9L-10: Parking: Uses within the Civic zone are subject to CCNO 11-19. The number of required parking stalls shall be approved by the Planning Commission as part of the site plan review approval process.

11-19-2: GENERAL REGULATIONS:

A. Parking Space Size:

1. Regular Parking Space: A regular parking space shall mean an area of not less than one hundred seventy one (171) square feet, with a minimum width of nine feet (9'), and minimum depth of nineteen feet (19'), which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.

Staff Comment: This standard has been met. The current striping plan shows 9-foot wide with 19-foot depth stalls plus a curb pan.

11-19-3: DESIGN AND LOCATION OF PARKING SPACES:

(Full list of requirements have been reviewed but not added to this staff report)

Staff Comment: There are a myriad of parking standards in this section of Code. The standards have been met for location of parking, setback from streets, and drive aisle widths and locations.

11-19-4: SCHEDULE OF REQUIRED OFF STREET SPACES:

Staff Comment: The schedule of required off-street parking spaces for parks requires the National Recreation and Parks Association guidelines will be consulted for the number of required stalls. The Planning Commission shall approve the number of onsite and offsite stalls after evaluation of the park uses and needs. The 8 off-street parking stalls and overflow parking in the old public works space are provided for the few uses of the Water Works Park.

RECOMMENDED CONDITIONS OF APPROVAL

- Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.
- Confirmation with the City's Engineering Department that all standards are met with the construction of the park.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as: "Down Town Mixed Use." Civic uses including parks, trails, and access points are consistent with that designation.

PLANNING COMMISSION CONSIDERATION

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

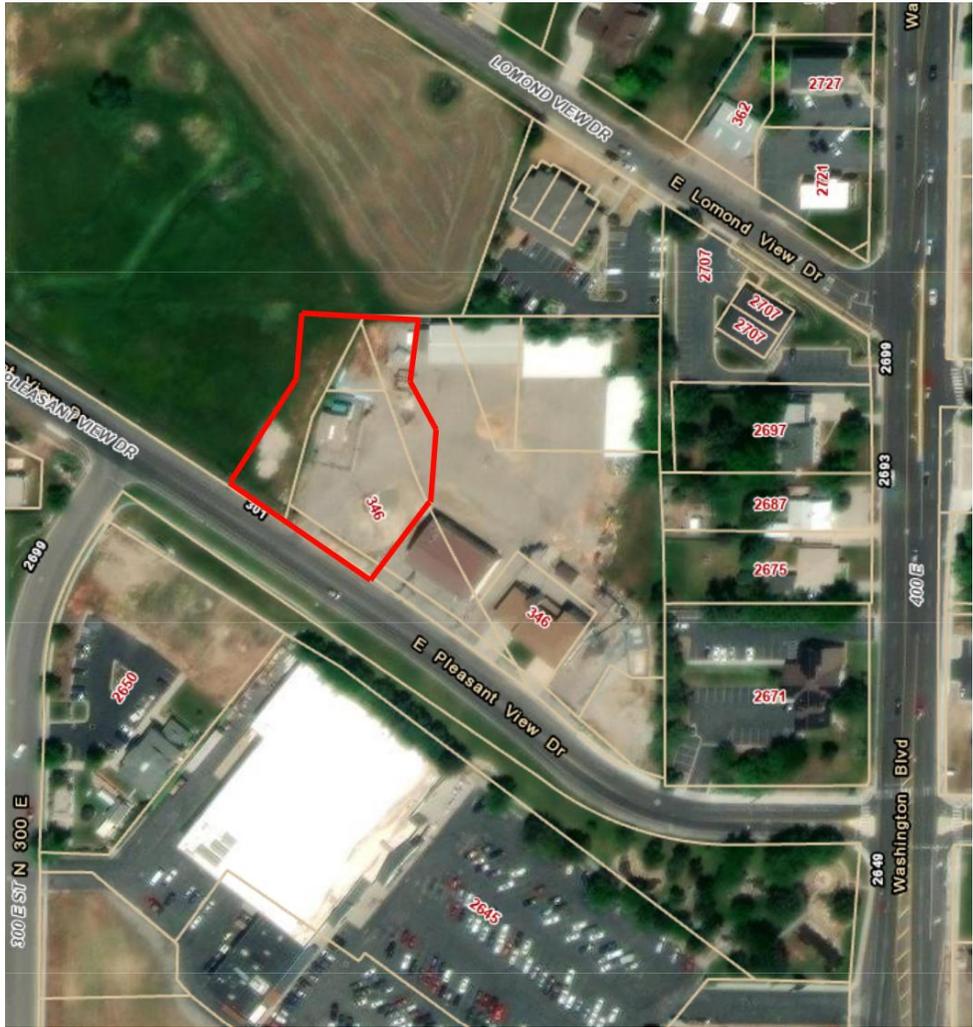
RECOMMENDATION

Staff recommends approval of the site plan subject to the conditions listed in this staff report.

EXHIBITS

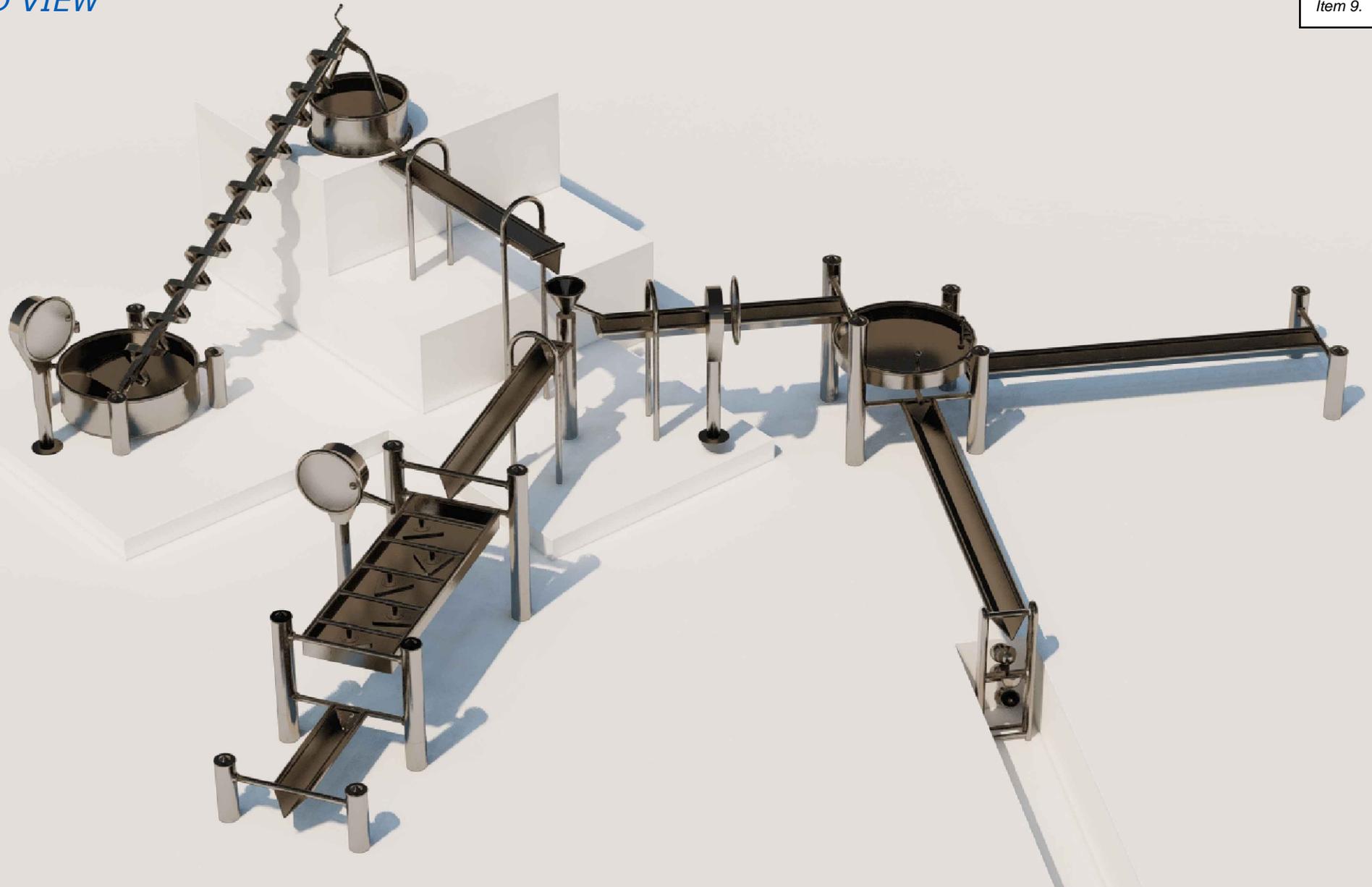
- A. Water Works Design -Plan
- B. Water Works Park Design – Landscaping
- C. Delta Water Lab
- D. Poligon Small Shelter

AREA MAP (approximately)



3D VIEW

Item 9.



Modified Delta Water Play



phone 617-744-0772 fax 617-744-1037
www.goric.com Email Info@goric.com

DATE: 12/2023	BY: APT
SCALE: NTS	
ITEM #: ---	
MANUFACTURER: ---	PAGE 3 OF 84



FRAME COLOR: SURREY BEIGE
ROOF COLOR: EVERGREEN
COLORS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR OTHER
COLOR SELECTIONS, PLEASE SUBMIT AN E1 DRAWING REQUEST.