

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

PUBLIC CAN ATTEND IN PERSON. OR:

Click the link to join the webinar: https://us02web.zoom.us/j/89856032221 Webinar ID: 898 5603 2221

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

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

Welcome: Chairman Thomas

Invocation or Thought: Commissioner Webb Pledge of Allegiance: Commissioner Nancarrow

1. Roll Call

- Minutes Consideration:
 - a. Consideration and action to approve the January 4, 2023, Planning Commission Meeting minutes
 - b. Consideration and action to approve the January 18, 2023, Planning Commission Meeting minutes
- 3. Ex parte communications or conflicts of interest to disclose
- Public comments for items not on the agenda*

ADMINISTRATIVE ITEMS

- 5. SPR 2023-04 Consideration and action on an administrative application, site plan approval of Kidz Under Construction Pre-School, located at approximately 1949 North 400 East, Suite #2 Presenter: Kai Johnsen, Planning Tech
- 6. SUB 2022-11 Consideration and action on an administrative application, preliminary approval of the Jordyn Park Estates Subdivision (38 lots), located at approximately 3650 North and Mountain Road Presenter: Kai Johnsen, Planning Tech

LEGISLATIVE ITEMS

- 7. ANX 2023-02 Consideration and action on a legislative application to annex property located at approximately 2117 North Washington Boulevard, and zone the property RE-20 Presenter: Scott Hess, Planning Director
- 8. ANX 2023-01 Consideration and action on a legislative application to annex property located at approximately 1651 North and 1659 North Washington Boulevard, and zone the property R-4 and M-1 Presenter: Scott Hess, Planning Director
- 9. GPTA 2023-01 Public Hearing, consideration, and recommendation on a legislative application to amend the General Plan to permit Manufacturing uses within the South Town neighborhood near approximately 1651 North and 1659 North Washington Boulevard

Presenter: Scott Hess, Planning Director

- a. Public Hearing
- b. Consideration and recommendation

- 10. ZTA 2023-01 Public hearing, consideration, and recommendation on a legislative amendment to update Title 11, Section 10 Article B, Manufacturing Zone M-1, to permit storage units as a permitted use Presenter: Scott Hess, Planning Director
 - a. Public Hearing
 - b. Consideration and recommendation
- 11. Public comments*
- 12. Remarks Planning Commissioners
- 13. Report Planning Director
- 14. Remarks City Manager/Attorney
- 15. Adjournment

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 10th day of February, 2023 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at http://www.northogdencity.com. The 2023 meeting schedule was also provided to the Standard Examiner on December 16, 2022.

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

Susan L. Nance, MMC, City Recorder

Public Comments During Meetings

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Before each agenda item begins, City staff will give a report. After the staff report, the applicant will speak first and be allowed up to 10 minutes.
 Following the applicant, any other interested person will be allowed to speak for up to 5 minutes.
- 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.



- SETTLED 1851 -

NORTH OGDEN PLANNING COMMISSION MEETING MINUTES January 4, 2023

The North Ogden Planning Commission convened in a regular meeting on January 4, 2023, at 6:02 p.m. The meeting was also held on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on December 29, 2022. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2022.

COMMISSIONERS:

Eric Thomas Chairman excused
Brandon Mason Vice-Chairman via Zoom
Scott Barker Commissioner
Alan Lunt Commissioner
Nicole Nancarrow Commissioner

Johnson Webb Commissioner
Cody Watson Commissioner

STAFF:

Jon Call City Manager/Attorney
Scott Hess Planning Director
Kai Johnsen Planning Tech
Eric Casperson City Engineer

VISITORS:

Chris Pulver Ladd Marshall

Commissioner Lunt made a motion to appoint Commissioner Nancarrow acting Chairman for the meeting. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas absent Vice Chairman Mason aye Commissioner Barker aye

Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

Commissioner Nancarrow called the meeting to order at 6:02 p.m. Commissioner Barker offered the invocation and led the Pledge of Allegiance.

1. ROLL CALL

Acting Chairman Nancarrow conducted roll call and indicated Chairman Thomas has been excused, Vice Chairman Mason is participating via Zoom, and all other Commissioners are present.

2. MINUTES CONSIDERATION

Consideration and action to approve the October 19, 2022, Planning Commission Meeting minutes.

Commissioner Barker made a motion to approve the October 19, 2022, Planning Commission Meeting minutes. Commissioner Lunt seconded the motion.

Voting on the motion:

Chairman Thomas	absent
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

3. OPENING MEETING STATEMENT

Acting Chairman Nancarrow read the opening meeting statement.

4. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

Acting Chairman Nancarrow asked if any member of the Commission had conflicts of interest or ex parte communications to disclose. No disclosures were made.

5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

ADMINISTRATIVE ITEMS

6. SPR 2023-01 PRESENTATION AND ACTION ON AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL OF THE T-MOBILE GENERATOR, LOCATED AT APPROXIMATELY 350 EAST PLEASANT VIEW DRIVE

Planning Technician Johnsen explained the applicant is requesting approval of a site plan that includes the addition of a diesel generator to the wireless communications site located at approximately 350 East Pleasant View Drive. He reviewed compliance with the City's zoning ordinance and General Plan and presented an aerial image to identify the location of the subject property.

Commissioner Watson asked if the generator will only run during a need for backup power. City Manager/Attorney Call answered yes, but noted that there may be times when the generator is powered on for regular maintenance purposes.

Acting Chairman Nancarrow invited input from the applicant; the applicant was not present.

There was discussion about the needed action for this application. Planning Director Hess stated that since the City's zoning code has been updated, there is some gray area between the types of applications that can be approved by staff and those that need Planning Commission approval; in general, cell phone towers and other communication towers should be approved if they meet required standards of approval.

Commissioner Barker made a motion to approve application SPR 2023-01, site plan of the T-Mobile Generator located at approximately 350 East Pleasant View Drive, based on the findings and subject to the conditions listed in the staff report. Commissioner Webb seconded the motion.

Voting on the motion:

Chairman Thomas	absent
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

7. SPR 2023-03/CUP 2023-01 CONSIDERATION AND ACTION ON ADMINISTRATIVE APPLICATIONS FOR A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL FOR THE PLACEMENT OF A PREFABRICATED CONCRETE SHED TO HOUSE COMMUNICATIONS EQUIPMENT INTENDED TO PROVIDE FIBER OPTIC INTERNET SERVICE IN NORTH OGDEN AND NEIGHBORING AREAS BY SENAWAVE COMMUNICATIONS, LOCATED AT APPROXIMATELY 450 EAST 2888 NORTH

Planning Technician Johnsen explained the applicant is requesting approval of a site plan that includes the addition of a structure to house communications equipment at approximately 450 East 2888 North. Because the site is in the R-1-8(AG) Zone a Conditional Use Permit is required in addition to Site Plan Approval. He discussed staff's analysis of compliance with the City's zoning ordinance and General Plan; he discussed requirements for open space, street access, fencing, landscaping, and parking, ultimately concluding the proposed site meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map calls for this property to be developed as low density residential. Staff recommends approval of the application. High level discussion among the Commission and staff centered on the conditions that will be communicated to the applicant via issuance of the CUP for the project; Commissioner Watson indicated that the large concrete building will not be the most aesthetically pleasing improvement in the area and he suggested that a different type of fencing material should be used to protect the view for those living in the surrounding area and people driving by the subject property. The Commission discussed the fencing plans and options for adjusting the landscaping requirements for the site in order to provide better screening of the building. City Manager/Attorney Call stated that it is difficult to impose standards that are not provided for in the City's land use ordinance.

Acting Chairman Nancarrow invited input from the applicant.

Chris Brown, SenaWave, stated that he has been involved in negotiating the lease of the property from the City. He agreed that concrete is not particularly aesthetically pleasing, but what will be constructed is different from what has been provided in the staff report. Almost all of the external elements included in the picture provided to the Commission will not be present in the North Ogden structure. It will be a simple brown building with one door; it is fairly small and he would prefer not to fence around the building because fencing may help protect vandals from detection. He stated he chose the placement of the building to keep it away from property edges and reduce the impact on adjacent properties. It will also require less excavation of the property. He believes that the building will actually blend with its surroundings.

Acting Chairman Nancarrow invited public input. There were no persons appearing to be heard.

The Commission discussed the appearance of the building and suggested that white fencing around it will actually make it stand out more than if it were unfenced. Vice Chairman Mason indicated he feels that a certain number of trees that will grow to a specific height could be defined as fencing in this case for the purpose of screening the view of the building. He would suggest such tree planting in lieu of fencing of the site. However, it would be important to ensure that there is a sufficient water source for the trees to prevent them from dying in the near future. Planning Director Hess stated he is unsure there is a dedicated water source available to keep the trees alive.

Commissioner Lunt stated that the Council has expressed a desire to implement waterwise landscaping where possible and this may be a good site for such a project; he leans toward giving discretion to staff to coordinate with the City and the applicant to require improvements that will be compliant with Code, aesthetically pleasing, and easy to maintain going forward. The group engaged in high level discussion about fencing options and agreed to delegate approval of screening/fencing to staff.

Commissioner Lunt made a motion to approve SPR 2023-03/CUP 2023-01, administrative applications for a Conditional Use Permit and Site Plan Approval for the placement of a prefabricated concrete shed to house communications equipment intended to provide fiber optic internet service in North Ogden and neighboring areas by SenaWave Communications, located at approximately 450 East 2888 North, based on the findings and subject to the conditions listed in the staff report, with the change that the building/site does not need to be fenced if it is possible to landscape the site to provide proper screening; this matter is delegated to staff for negotiation and approval. Commissioner Webb seconded the motion.

Vice Chairman Mason offered a friendly amendment to encourage the use of trees in the landscaping, if possible. Commissioners Lunt and Webb accepted the friendly amendment.

Voting on the motion:

Chairman Thomas	absent
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

8. <u>DISCUSSION ON 2023 TRAINING SCHEDULE</u>

Planning Director Hess stated that he will work with Pleasant View and Harrisville cities to coordinate and schedule training sessions geared toward planning in northern Utah. He discussed the training requirements for Planning Commissioners and facilitated a discussion among the group to determine the subjects that they feel they need more training on. There was brainstorming among the group about the benefits of working closely with other cities in the area to plan large swaths of undeveloped land in the community.

9. PUBLIC COMMENTS

Chris Pulver, North Ogden resident, asked for clarification about the decision on agenda item six dealing with the placement of a generator, which runs on diesel fuel; he discussed the proximity of the generator to the nearby public pond and asked if measures are being put in place to protect against a spill that would contaminate the water. Mr. Hess stated that he knows there are requirements for a specific distance between these types of uses and water wells that provide drinking water to the City, but he is unsure whether there is a distance requirement for the public pond.

Commissioner Watson stated that there is actually a water well fairly close to the generator site and it would be good to consider whether the generator is located the required distance from that well and other surrounding bodies of water. Mr. Hess stated staff can perform that analysis.

Mr. Pulver then addressed the fiber shed discussed under agenda item seven; if the shed were placed in a different location on the site, it would actually screen the view of condominiums and another property that is not very aesthetically pleasing. He then referenced discussion among the Council during their meeting last night regarding pocket parks; these types of amenities that do not require a great amount of parking and infrastructure improvements would be great and would be well used by the community.

The Commission thanked Mr. Pulver for his thoughtful input.

10. REMARKS - PLANNING COMMISSIONERS:

There were no additional remarks from Planning Commissioners.

11. REPORT - PLANNING DIRECTOR:

Mr. Hess stated that on future agendas, there will be consent calendar items; these will be minor administrative applications that do not require a great deal of discussion, such as minor subdivision amendments or lot line adjustments. All applications listed under a consent calendar can be approved with one motion; or, if any Commissioner wishes to remove an item from the consent calendar, it will be discussed as part of the regular agenda. He then noted a consultant has been selected to begin working on the City's Active Transportation Plan and key points will be submitted to the Planning Commission for consideration and approval. Additionally, project consultant selection is underway for the South Town Center Small Area Plan Market Study. He added he is working to get through amendments to the text portions of the General Plan; the Commission will be involved in this project as well as this is a critical planning element for the City. Finally, he referenced past discussions with property owner Terry Cevering who has approached the City regarding building storage units and multi-family development on his property; he has submitted a formal annexation petition for the property and this will lead to several land use decisions by the Planning Commission as the annexation moves forward. This will likely take several meetings and he indicated the workload for this project is second only to the Village at Prominence Point project in the City.

12. <u>REMARKS – CITY MANAGER/ATTORNEY</u>

Mr. Call reported the City's moderate income housing plan has been submitted to the State of Utah and it is one of only seven plans submitted statewide that were not rejected. Mr. Hess noted that less than 10 percent of plans submitted were accepted, so this is a great accomplishment for the City.

Mr. Call then reported that 2023 is a municipal election year; there will be three four-year Council seats up for election.

13. <u>ADJOURNMENT</u>

Commissioner Lunt made a motion to adjourn the meeting. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	absent
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

The meeting adjourned at 6:55 p.m.

Eric Thomas	
Planning Commission Chair	
Joyce Pierson	
Deputy City Recorder	
Date Approved	



- SETTLED 1851 -

NORTH OGDEN PLANNING COMMISSION MEETING MINUTES January 18, 2023

The North Ogden Planning Commission convened in a regular meeting on January 18, 2023, at 6:02 p.m. The meeting was also held on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on January 12, 2023. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2022.

COMMISSIONERS:

Nicole Nancarrow

Eric Thomas Chairman excused

Brandon Mason Vice-Chairman arrived at 6:05

Commissioner

Scott Barker Commissioner
Alan Lunt Commissioner

Johnson Webb Commissioner excused

Cody Watson Commissioner

STAFF:

Jon Call City Manager/Attorney
Scott Hess Planning Director
Kai Johnsen Planning Tech
Eric Casperson City Engineer

VISITORS:

Jim Flint Andrew Bischof Chris Pulver

Mike Galindo

Commissioner Lunt made a motion to appoint Commissioner Nancarrow acting Chairman for the meeting. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas absent Vice Chairman Mason absent Commissioner Barker aye Commissioner Lunt aye
Commissioner Nancarrow aye
Commissioner Webb absent
Commissioner Watson aye

The motion carried.

Commissioner Nancarrow called the meeting to order at 6:02 p.m. Commissioner Lunt offered the invocation and Commissioner Barker led the Pledge of Allegiance.

1. ROLL CALL

Acting Chairman Nancarrow conducted roll call; she indicated Chairman Thomas is excused, and that Vice Chairman Mason and Commissioner Webb should join the meeting shortly.

2. MINUTES CONSIDERATION

Consideration and action to approve the November 2, 2022 and November 16, 2022 Planning Commission Meeting minutes.

Commissioner Barker made a motion to approve the November 2, 2022 and November 16, 2022 Planning Commission Meeting minutes. Commissioner Lunt seconded the motion.

Voting on the motion:

Chairman Thomas absent
Vice Chairman Mason absent
Commissioner Barker aye
Commissioner Lunt aye
Commissioner Nancarrow aye
Commissioner Webb absent
Commissioner Watson aye

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

Acting Chairman Nancarrow asked if any Commissioner had conflicts of interest or ex parte communications to disclose. No disclosures were made. Acting Chairman Nancarrow then read the open meeting statement governing proceedings of the Planning Commission meetings.

Vice Chairman Mason joined the meeting at 6:05 p.m.

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

Chris Pulver, North Ogden resident, referenced action taken in the January 4, 2023 Planning Commission meeting regarding a fiber hut building to be constructed by SenaWave Communications; he drives by the site of that building a few times each day and he feels that the building will block the view of an unsightly property in the area. He also referenced the placement of a diesel powered generator by T-Mobile and asked if any investigation was done to determine if the generator has its own self-containment unit. Planning Director Hess stated that the staff member handling that application has followed up with the applicant about that matter, but he is unsure whether the applicant has provided a response.

ADMINISTRATIVE ITEMS

Vice Chairman Mason made a motion to rearrange the agenda by moving item five to follow agenda item six. Commissioner Watson seconded the motion.

Voting on the motion:

Chairman Thomas absent
Vice Chairman Mason aye
Commissioner Barker aye
Commissioner Lunt aye
Commissioner Nancarrow aye
Commissioner Webb absent
Commissioner Watson aye

The motion carried.

2.

6. CUP 2014-05 AMENDMENT – CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR AMENDMENTS TO AN APPROVED CONDITIONAL USE PERMIT AND SITE PLAN REQUEST FOR THE COTTAGES AT NORTH OGDEN SENIOR LIVING, AN ASSISTED LIVING CENTER AT APPROXIMATELY 204 EAST 1700 NORTH

Planning Director Hess explained the applicant is requesting an amendment to an approved Conditional Use Permit (CUP) for The Cottages at the North Ogden Senior Living, an assisted living center. The City Council, on May 13, 2014, approved the rezoning of this property to R-4 to allow this use on a portion of the applicant's property. A development agreement was approved requiring this property to only be developed for an assisted living center. There are no further stipulations in the development agreement outlining numbers of units, architectural requirements, or approval standards beyond the standard R-4 Zone. If the property is not used as assisted living, then it must revert back to the previous Commercial C-2 zoning. At the time of approval, the R-4 zone required this use obtain a conditional use permit. Because this approval was originally under a Conditional Use with a Site Plan, staff is looking at this Site Plan revision as an update to that original Conditional Use Permit approval. In the time since the original approval, the North Ogden City Code has been amended. The R-4 zone no longer requires a

Conditional Use for this type of development, and it now refers to these types of uses as Residential Care Facilities. There are development standards outlined for Residential Care Facilities. All other requirements such as setbacks, landscaping requirements, and development standards are like those when the project was originally approved.

Vice Chairman Mason discussed the Commission's past consideration of the senior living center; it seemed that approval of The Lodge was coupled with improvement of a remainder parcel across the street for use as a dog park or other type of open space. Mr. Hess identified the triangle remainder parcel on the plat and indicated that it is the regional detention basin for the entirety of the Village at Prominence Point site; all of the surface water collected at that site will end up in the detention basin. The dog park concept, as well as a mountain bike park concept, have all been discussed, but ultimately the property is City owned and there are no requirements for further improvements other than those needed to capture and collect storm water. City Manager/Attorney Call added that it will be landscaped with grass, but will not be a 'fancy' public park. Vice Chairman Mason stated it was his understanding that there would be a public amenity on the site due to the density of the project. Mr. Hess stated the improvements to the triangular parcel are solidified in the development agreement for the Village at Prominence Point project; there are many land use decisions that have been made or are yet to be made and the timing of those decisions may not be harmonious.

Mr. Hess then summarized staff and review agency analysis of this application, with a focus on the basis for the issuance of a CUP; the application conforms to the North Ogden City General Plan due to its being compliant with City ordinances and the following Plan goal: All existing and new development should be required to fairly and uniformly provide improvements according to City standards. Staff recommends approval of the modifications of the CUP and site plan application subject to the following conditions of approval:

- Compliance with North Ogden Zoning Ordinance.
- Compliance with the Fire Marshall letter dated December 23, 2022.
- Submit a plan showing the trail systems being connected to 150 East and north to Village at Prominence Point. Completion of the Trail paving will be required before final occupancy of the two-family dwelling units.
- Submit a landscape plan outlining the landscape improvements for the remainder of the site.
- Show a buffer or fencing along the east west trail on the north boundary. To include existing fencing that meets these requirements.
- Clearly identify all fenced areas.
- Locate trash enclosures and submit a design plan.
- Parking lighting will need to be shown as to the location, brightness, light pole and fixture design.

The Commission discussed the recommended conditions of approval; there was a focus on lighting to be used in the project as well as the concerns the City has heard from residents about the lighting that has been installed in the development to date. Mr. Call noted that he actually believes the lighting is a good example of dark sky lighting, but it does have an impact on surrounding properties.

Acting Chairman Nancarrow invited input from the applicant.

2.

Andrew Bischof stated that he and Mike Galindo do not have anything to add to Mr. Hess's presentation, but they are willing to answer any questions the Planning Commission may have.

Vice Chairman Mason asked Mr. Bischof if the existing facility requires a dumpster. Mr. Galindo stated that there is a trash compactor at the assisted living facility, which is common; trash will be collected and placed into the compactor and this will save space typically dedicated to dumpster enclosures. Acting Chairman Nancarrow asked how the individual cottages will dispose of their trash for collection. Mr. Galindo stated that the residents of those units can place their trash outside of their door to be collected by a trash valet service; staff assists them with collection of their trash. Mr. Call stated a commercial hauler will collect the trash from the compacter.

Vice Chairman Mason stated he is concerned about the length of driveways; one is just 11 feet long and he asked how the applicant envisions the use of the driveway spaces. Mr. Galindo stated that the use of the units is important to understand; some of the residents may have cars, but most people living in the cottage units no longer drive. Any cars that will be located at the units will be parked in the garages, but many residents are picked up to be transported to where they need to go. Those coming to a unit to pick someone up can park in the driveway or can use visitor parking near the units.

Commission discussion centered on the proposed use of the space; Vice Chairman Mason stated he likes the clustering to preserve open space, but he is concerned about an increase in density. Fewer dumpsters in the neighborhood is a positive improvement, however. Commissioner Barker agreed with concerns about increased density, but noted that it serves to accomplish separation of uses in the community and preservation of open space and walking trails. Acting Chairman Nancarrow agreed.

Mr. Hess then summarized the options available to the Commission responsive to the application; he feels that any issues with the proposed use can be mitigated with the conditions that have been recommended by staff.

Acting Chairman Nancarrow invited public input. There were no persons appearing to be heard.

Commissioner Lunt made a motion to grant approval of CUP 2014-05, amendments to an approved Conditional Use Permit and Site Plan request for the Cottages at North Ogden Senior Living, an assisted living center located at approximately 204 East 1700 North, based on the findings and subject to the conditions listed in the staff report. Commissioner Barker seconded the motion.

Voting on the motion:

2.

Chairman Thomas absent
Vice Chairman Mason aye
Commissioner Barker aye
Commissioner Lunt aye
Commissioner Nancarrow aye
Commissioner Webb absent
Commissioner Watson aye

The motion carried.

5. SUB 2022-10 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION, FINAL PLAT APPROVAL OF THE MAJESTIC VIEWS TOWNHOMES SUBDIVISION, LOCATED AT APPROXIMATELY 2050 NORTH WASHINGTON BOULEVARD

Planning Director Hess stated that the Planning Commission no longer reviews final plat applications due to changes to the City's land use code last spring; this item could have been included on a consent calendar for swift action or communication to the Commission that the application is being approved. This item was included under administrative items inadvertently. Vice Chairman Mason asked if the item needs action from the Commission since it was included on tonight's meeting agenda. Mr. Hess answered no and indicated that the Commission is not the land use authority for approval of this type of matter Mr. Call stated that inaction by the Commission will not keep the application from moving forward.

7. PUBLIC COMMENTS

There were no public comments.

8. REMARKS - PLANNING COMMISSIONERS:

There were no remarks from Planning Commissioners.

9. **REPORT - PLANNING DIRECTOR:**

Mr. Hess reported the 2023 Utah Legislative Session commenced today; he will provide the Commission with a link to participate in Legislative Policy Committee meetings hosted by the Utah League of Cities and Towns, which are held each Monday throughout the Session. There will be many land use specific pieces of legislation considered this Session.

10. REMARKS – CITY MANAGER/ATTORNEY

Mr. Call reported on a lawsuit filed with the Supreme Court in Arizona that affects impact fees in that State; he expects that the lawsuit and the decision of the Supreme Court will trigger similar lawsuits in other states. He then provided the Commission with a report of recent actions and discussions of the City Council; he and Mr. Hess focused on a recent discussion between the Mayor, Council, and an applicant regarding a potential development application for the Sears family property near The Cove subdivision. The matter was first discussed with the Council to determine their potential level of support for a requested zone change and increase in density before the applicant spends a significant amount of money and time on a formal application. Vice Chairman Mason expressed concern about that process; if the Council expresses support of

resistance to a proposed development before the Planning Commission sees it, the Planning Commission's recommendation 'does not hold much water'. Mr. Hess agreed and stated that in the future it may be better to hold a joint session of the Council and Planning Commission to hear such matters. Mr. Call noted that he did not get the impression that the Council expressed strong support for any type of change and they will rely on the feedback from the Planning Commission about the highest and best land use of the property. There was brief high level discussion about the type of project that could be completed on the hillside.

11. ADJOURNMENT

Commissioner Barker made a motion to adjourn the meeting. Vice Chairman Mason seconded the motion.

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Voting	on.	the	motion:
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Chairman Thomas	absent
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	absent
Commissioner Watson	aye

The motion carried.

The meeting adjourned at 6:50 p.m.

Eric Thomas
Planning Commission Chair
Joyce Pierson
Deputy City Recorder
Date Approved



- SETTLED 1851 -

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application, site plan

approval of Kidz Under Construction Pre-School located at 1949 N. 400 E.

Ste. #2

Agenda Date: February 15, 2023

Applicant: Kidz Under Construction Pre-School; Jamie Sanchez

File Number: SPR 2023-04

PUBLIC NOTICE

Mailed Notice:

City Website: February 9, 2023

PROPERTY INFORMATION

Address: 1949 N. 400 E. Ste. #2

Project Area: 22,490 Square Feet; .52 acres

Zoning: C2

Existing Land Use: Commercial
Proposed Land Use: Commercial
Parcel ID: 17-068-0041

ADJACENT LAND USE

North: Commercial South: Residential East: Commercial West: Storage Units

STAFF INFORMATION

Kai Johnsen, Planning Technician

kjohnsen@nogden.org

(801)737-2202

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-10 (Commercial and Manufacturing Zones)

North Ogden Zoning Ordinance Title 11-19 (Parking And Loading; And Traffic And Access Standards)

TYPE OF DECISION

5.

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less 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

The applicant has applied for a business license application for a pre-school located at 1949 N. 400 E. Ste. #2. This site is in a commercial zoning district. All uses in commercial zones are required to complete the Site Plan Review process.

ZONING ORDINANCE COMPLIANCE

North Ogden Zoning Ordinance Title 11-10 (Commercial and Manufacturing Zones)

<u>Staff Comment:</u> Pre-Schools are not listed as a specific use in the commercial zones. The closest approved use to a pre-school is a private instructional studio. Because this use was an approved use prior to the Land Use Code update staff has concluded that a pre-school use is a permitted use for this site.

North Ogden Zoning Ordinance Title 11-19 (Parking And Loading; And Traffic And Access Standards)

<u>Staff Comment:</u> The schedule of required off street parking spaces requires 2 parking stalls per classroom for elementary and intermediate schools. Staff used this to determine to parking. The preschool has 9 parking stalls designated for employees and student pickup/drop-off. The pre-school operates from 8:30 AM to 11:00 AM with staggered pickup and drop-off times. The applicant has also instructed parents to enter the site from the north and exit to the south to provide for smooth traffic flow.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

Does the proposed site plan meet the requirements of the applicable City Zoning Ordinances?

CONFORMANCE TO THE GENERAL PLAN

The proposed site meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan. The General Plan map identifies this property as low density residential.

STAFF RECOMMENDATION

Staff recommends approval of the Little Growth Masters Daycare with the conditions identified in this Staff report.

EXHIBITS

- A. Business license application
- B. Site plan and explanation

MAP: See Below



NORTH OGDEN CITY ECEIVE SETTLED 1851 505 East 2600 North

COMMERCIAL BUSINESS
LICENSE APPLICATION

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

\$100 FEE

approved. All information must be accurately completed or t	,
health, building or fire regulations.	ne issuance of th delayed. Issuance of a business er from his/her responsibility to comply with applicable zoning,
Application Date:	Business License #:
Business License Status: (Check all that apply) Ne	w Business Name Change Ownership Change
BUSINESS II	NFORMATION
Business Name: Kidz Under Construction	Business Phone:
Business Address: 1949 N. 400 E # 7	City, State, Zip Code: No. Uden JUT 84414
Business Email: jameesanchez 13 Wamai	1.00 State Registration (Entity) #: 10734576-0161
State Contractor (DOPL) #:	State Sales Tax:
Manager Name: Jamee Sanchez	Manager Phone:
Building Square Footage: 735 Square fee	
Manager Address	City, State, Zip Code: No. Daden UT 84414
Type of Organization: ☐ Corporation ☐ Partn	5.00
Business Description:	ership Proprietorship LLC
Preschool	
Number of Employees: 3	Opening Date: Pot 1 2027
BUSINESS OWNER	
Owner Name: James Sanchez	Owner Phone:
Owner Address:	City, State, Zip Code: No Dago LIT Scilla
Driver's License #:	Birth Date:
Email:	
PROPERTY OWNE	RINFORMATION
Property Owner Name: Thuan VVON a	Property Owner Phone:
Property Owner Address:	
APPLICATION FEE: \$100 Date Paid: 1018	City, State, Zip Code: Murray UT 84047 Receipt: 130234087182
I/We hereby agree to any	The state of the s
ordinances governing such business, and certify that all the in	duct said business strictly in accordance with the laws and
Signed Bk: Mile With By	Date:
Zoning District	Jac
Zoning District V Planning Dept Bldg Dept	t Fire Dent CC Approval



North Ogden City 165 E Lomond View Dr North Ogden, UT 84414 (801) 782-8111

XBP Confirmation Number: 130234087

letail for payment to North Ogden City	/. Da	te: 10/18/2022 - 4:32:38 PM M7
Visa — XXXX-	nber: 184041455PT XXXX-XXXX-3803	TOLISO I WI WI
Item	Quantity	Item Amount
New Business License	1	\$100.00
	Transaction Nur Visa — XXXX- Status: S	Transaction Number: 184041455PT Visa — XXXX-XXXX-XXXX-3803 Status: Successful Item Quantity

TOTAL: \$100.00

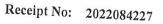
r mansaction de	tail for payment to North Ogo	den City.	Date: 10/18/2022 - 4:32:40 PM M7
•	Visa —	on Number: 184041457P XXXX-XXXX-XXXX-3803 atus: Successful	
Account #	Item	Ougatit	
riocount #		Quantity	Item Amount

TOTAL:

\$1.50

Billing Information Jamee Sanchez , 84414

Transaction taken by: Admin Colleen





SPENCER J. COX Governor

DIEDRE M. HENDERSON Lieutenant Governor

Department of Public Safety

JESS L. ANDERSON Commissioner

Criminal History Report

This is an official Utah Criminal History Report for the following person:

Name: JAMEE LEE SANCHEZ	
Other Names Used:	Date of Birth:
JAMEE LEE ROYLANCE), (JAMEE LEE HAWKES)	
ther Dates of Birth Used:	
o other birth dates exist.	
THE RESERVE OF THE PROPERTY OF	

NO CRIMINAL RECORD FOUND

This report reflects the criminal history as of: 10/18/2022

The Bureau of Criminal Identification did not find a match for this individual in the Utah Criminal History database.

The database was searched by name only.

This is a report of search results from the Utah Criminal History file only. It does not preclude the existence of juvenile arrests, arrests in other states, or arrests not reported to the Bureau of Criminal Identification.

This report is not valid without the official seal of the State of Utah embossed in the

I hereby certify that the information contained in this document is true and correct.

Signature of B.C.I. official

Page 22



SPENCER J. COX Governor

DIEDRE M. HENDERSON

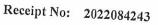
Department of Public Safety

JESS L. ANDERSON Commissioner

Criminal History Report

Receipt No: 2022084236

ther Dates of Birth Used: o other birth dates exist. NO CRIMINAL RECORD FOUND his report reflects the criminal history as of: 10/18/2022 the Bureau of Criminal Identification did not find a match for this individual in the Utah Criminal History database, the database was searched by name only. It does not preclude the existence of juvenile arrests other states, or arrests not reported to the Bureau of Criminal Identification. The database was not preclude the existence of juvenile arrests other states, or arrests not reported to the Bureau of Criminal Identification. The database was not preclude the existence of juvenile arrests other states, or arrests not reported to the Bureau of Criminal Identification.			D	CIA	ne: JULIE DELLA LU
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Signature of B.C.I. official)		
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				. official	Signature of B.C.





SPENCER J. COX Governor

DIEDRE M. HENDERSON Lieutenant Governor

Department of Public Safety

JESS L. ANDERSON Commissioner

Criminal History Report

This is an official Utah Criminal History Report for the following person:

Name: VICKI HOSKINS	
Other Names Used:	Date of Birth:
(VICKI MCFARLAND), (VICKI WINN)	
Other Dates of Birth Used:	
No other birth dates exist.	

NO CRIMINAL RECORD FOUND

This report reflects the criminal history as of: 10/18/2022

The Bureau of Criminal Identification did not find a match for this individual in the Utah Criminal History database.

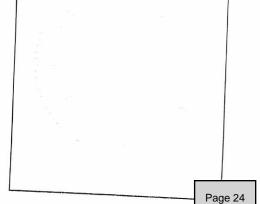
The database was searched by name only.

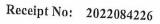
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This report is not valid without the official seal of the State of Utah embossed in the

I hereby certify that the information contained in this document is true and correct.

Signature of B.C.I. official







SPENCER J. COX Governor

DIEDRE M. HENDERSON Lieutenant Governor

Department of Public Safety

JESS L. ANDERSON Commissioner

Criminal History Report

This is an official Utah Criminal History Report for the following person:

N. Cara	that the following person:
Name: SUSAN STRATFORD HASLA	M
Other Names Used:	Date of Birth
(SUSAN STRATFORD)	
~ com (binairokb)	
WI - D	
Other Dates of Birth Used:	
o other birth dates exist.	
19 P. F. 12	C 48 () () () () () () () () () (
	NO CRIMINAL DECORD FORMS

NO CRIMINAL RECORD FOUND

This report reflects the criminal history as of: 10/18/2022

The Bureau of Criminal Identification did not find a match for this individual in the Utah Criminal History database.

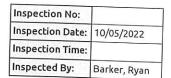
The database was searched by name only.

This is a report of search results from the Utah Criminal History file only. It does not preclude the existence of juvenile arrests, arrests in other states, or arrests not reported to the Bureau of Criminal Identification.

This report is not valid without the official seal of the State of Utah embossed in the

I hereby certify that the information contained in this document is true and correct.

Page 25



NORTH VIEW FIRE DISTRICT FIRE INSPECTION REPORT



			Contraction of the Contract	and a contract of the second	
Facility:	Kidz Under Construc	Inspection and	Complianc		
Phone:	801-690-6387	CION	Address:	1949 North Was	hington Boulevard Bldg 2
Fax:	001 090-0387		elba.		
Email:			City:	North ogden	
Service Total Artain	7		State:	UT	Postal Code: 84414
Inspectio	n Type: Inspection - B	usiness License			
	Violation Code	Days to Correct*		Violation	Notes Location
nspection	n Notes:		Side and reliable to the control of		Notes Location
	or violations noted RB				
	The state of the s				- The man and paying and
spector:		Jamesand	2		

^{*} Number of days to correct from date inspected.



LAND USE DEVELOPMENT APPLICATION

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

	APPLICANT	INFORMATION	
Name Jamee Sanchez		Company	
Address: 1949 N. 400 E Ste. 2 No. Ogden, UT 84414 Prese			
Email: 10 Mag S A Lac Lac 27 73	0 110.1	yaen, UT 84414 Prescho	
Jumees unchez 13	a gmail	1. comphone: 801-690-6387	
	OWNER IN	IFORMATION	
Name: James Sanchez			
Address:			
Email: 14 Mag supple of 720	()		
Email: Jameesunchez 732			
	PROJECT IN	NFORMATION	
Project Name:			
Project Address:			
Parcel #:	Subdivision	n: Lot #:	
Acreage:		Current Zoning:	
APPLICATION T	YPE AND FE	E *(CHECK ALL THAT APPLY):	
□ Subdivision: # of lots		□ Zoning Amendment:	
□ Preliminary Approval - \$800 plus \$50 p	er lot	□ Text - \$350 □ Map - \$875	
□ Final Approval - \$1000 plus \$30 per lot		□ Annexation City - \$800 plus actual cost of postage	
☐ Special Exception Application - \$835		and publication	
□ Minor Subdivision - \$750		□ Hearing Officer	
☐ Minor Subdivision without Technical Revie	w - \$580	□ Variance - \$565 □ Appeal - \$565	
☐ Amendment or Vacation of Subdivision - \$6	695	□ Conditional Use Permit:	
□ Boundary Line Adjustment - \$675 ☑ Site Plan Review:		☐ City Fee (with technical review) - \$1,550	
		☐ City Fee (no technical review) - \$730	
□ With Technical Review - \$1,390 □ No Technical Review - \$730 → Wai√ed per		☐ Planned Residential Unit Development (PRUD) - \$1,695	
		☐ Subdivision Extention/Expired Subdivision renewal - \$200	
(James Clarche	Hess	11/12/2222	
Applicant's § gnature		10/10/00	
		Date	
James Janches		10/12/2022	
Owner's Signature		Date	
Tol	be filled out by	· North Ogden City	
	eived by		
Necessary and the second secon		Fees paid:	



RESIDENTIAL CONDITIONAL USE PERMIT APPLICATION

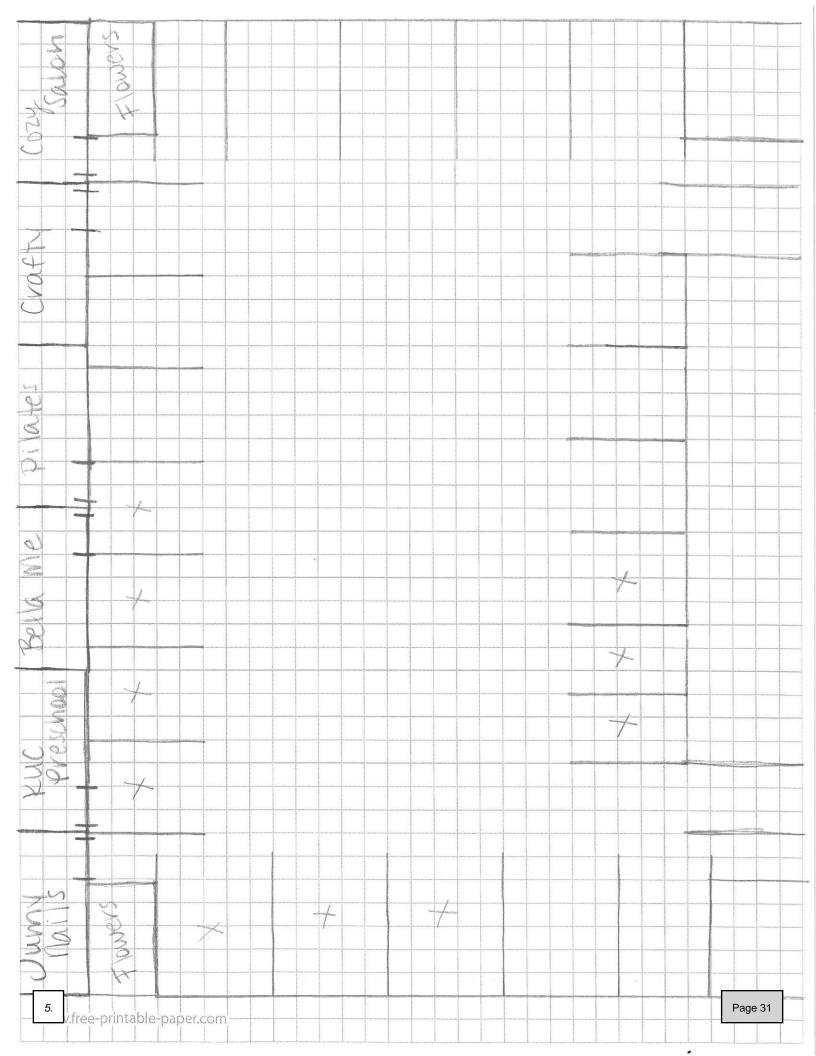
North Ogden City Planning Department 505 East 2600 North North Ogden, UT 84414 (801)782-7211

PLEASE ADDRESS THE FOLLOWING ISSUES (Attach additional sheets of paper, if necessary):

 What traffic will be generated by this proposed use?
Preschool drop off and pick up will generate
some traffic.
Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.
There is a parking lot at this facility
that will accomate all traffic influx
due to drop off and pick up.
- a prix ap.
3. What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?
I have staggered pick up time so
there will be pick up times 10 mins apart
to to accompate traffic competing
M-F 820 drop off 1115 Pickup Dreschool Hour 630 110
M-F 820 drop off 1115 Pickup Preschool Hours 830-11Am other Suites are normally closed during pickup & drop off fines- pickup times. 4. How is the proposed structure and parking facilities complimentary to the aesthetics of the general Staggered area?
The parking lot is the existing lot
for this building structure

aesthetics of the immediate area?
I will have a vinyl sign on the door
and window with business logo + information
I may also plut up a sign on the
existing sign by the front of the building
6. Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.
NIA
PLEASE ATTACH ONE COPY OF A SITE PLAN ON 24" X 36" PAPER - A SITE PLAN DRAWN TO SCALE AND AN ELECTRONIC COPY (PDF) WITH THE FOLLOWING INFORMATION: 1. Lot dimensions. 2. Location, size, height, use, and exterior materials of all buildings and structures. 3. Size and dimensions of yards and space between buildings. 4. Location and height of walls and fences. 5. Location, number of spaces, dimensions, circulation patterns, and surface materials for all off-street parking and loading areas, driveways, access ways and pedestrian walkways. 6. Location, dimensions, area, materials and lighting of signage. 7. Location and general nature of exterior lighting. 8. Street dedications and improvements.
9. Landscape plan
 Existing and proposed grades and drainage systems Vicinity map of the site.
12. The size and location of all existing and proposed public and private utilities. All easements must be shown and given in writing.
13. Natural features such as streams, rock outcroppings, manmade features such as existing roads and structures, with an indication as to which are to be retained and which are to be removed or altered.
14. Property ownership and surrounding property owners.
15. Existing zoning classification(s)
16. Existing surrounding land uses.
Applicant's Signature: Date: 10/14/20

	S. J.	
	25	
		Bella
Nail Salon JunyNails		Bella Me Bovhave
	Ning on 12	
1	Sidewalk windows	
5.	Front of Building	Page 30



KUC Preschool Cite Plan

Our classes are held Monday thru Friday and go from 8:30 to 11:00. Our drop off time is from 8:20 to 8:30. The parents park and bring their kids into the preschool and we take them, and the parents leave. The longest most parents are in the parking lot is around 5 minutes at the most. Parents trinkle in and come at different times so there is very little congestion during drop off.

Our pick up time is at 11:00. There are 20 kids in our biggest class right now so I have half of the parents arrive right at 11:00 and the other half arrive at 11:10. It has worked out really well to stagger that pick up time. When picking up the parents come into the preschool and get their child and then leave. We have the children ready to go when they come so they are also not in the parking lot longer than 5 minutes at the most.

I have asked the parents to enter in the parking lot thru the North side entrance and exit out the South side exit. That has kept the traffic flowing all the same way and has eliminated any congestion during those times.

I watched today and the parents only took up about 7 parking spots at a time and it was less than 5 minutes at a time. They typically use 4 that are in front of the preschool location, three from the south side parking stalls and 3 of the parking stalls that are at the bottom of the parking lot. The only other businesses that are open during the drop off and pick up times are Jumy Nails and the Salon at the end of the Plaza so there has been plenty of open parking stalls at all times during drop off and pick up.

Our drop off and pick up has gone really smoothly and we have not had any issues at all during those times.



- SETTLED 1851 -

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application, preliminary

approval of the Jordyn Park Estates Subdivision (38 lots) located at

approximately 3650 North and Mountain Rd.

Agenda Date: February 15, 2023

Applicant: Rick Scadden File Number: SUB 2022-11

PUBLIC NOTICE:

Mailed Notice: Newspaper:

City Website: February 9, 2023

PROPERTY INFORMATION

Address: Approximately 3650 North and Mountain Rd.

Project Area: 16.38 Acres Approximately

Zoning: HP-2

Existing Land Use: Undeveloped

Proposed Land Use: Residential

Parcel ID:160420067, 160420017, 160420018, and 160420021

ADJACENT LAND USE

North: Residential South: Residential East: Undeveloped West: Residential

STAFF INFORMATION

Kai Johnsen

Planning Technician kjohnsen@nogden.org

(801) 737-2202

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-12 (Hillside Protection Zones HP-1, HP-2, HP-3)

North Ogden Zoning Ordinance Title 11-23 (Subdivision Regulations)

North Ogden Zoning Ordinance Title 11-24 (Development in the HP-1, HP-2, and HP-3 Zones)

North Ogden Zoning Ordinance Title 11-26 (Improvements, Reservations and design)

TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity 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

The applicant is requesting preliminary approval for the Jordyn Park Estates Subdivision (see Exhibit B), which consists of 38 lots. The property on which this proposed subdivision is located is currently vacant and is located at approximately 3650 North and Mountain Road. The current zoning is HP-2. The Technical Review Committee met on July 19th, 2021, regarding this proposed subdivision (See Exhibit C). The City Engineer submitted a review memo dated February 1st, 2023; this memo lists several requirements that need to be met prior to final approval (See Exhibit D).

STAFF/REVIEW AGENCY COMMENTS

The HP-2 zone requires a minimum lot size of 12,500 square feet on interior and corner lots with a lot width requirement of 100 feet. The lots in this proposed subdivision have been verified to meet the required square footage and lot width requirements for building lots in the proposed zone, the HP-2 zone.

This subdivision will require a secondary access road as required by the North View Fire District. A plan showing this secondary access road has not been provided by the applicant at this time. They will need to come to an agreement with the adjoining landowner to provide this access from 875 E., 950 E., or 1050 E. Preliminary discussions indicate that 875 E. is the preferred location for secondary access road.

Additionally, there are two trails in the proposed development. One trail is proposed to run adjacent to mountain road, the other is adjacent to Jordyn Park Circle where it passes between 4 lots connecting to Michele lane continuing to the east.

SUMMARY OF PLANNING COMMISSION CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

CONFORMANCE TO THE GENERAL PLAN

The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the Hillside neighborhood and the General Plan map calls for this property to be developed as low-density residential.

RECOMMENDED CONDITIONS OF APPROVAL

- Requirements of the North Ogden City Engineer's Report must be met prior to final plat approval (except where superseded in this report).
- Requirements of the Technical Review Committee Letter (except where it may be superseded in this report).
- Provide plan for construction of secondary access road for approval by the North View Fire District. Prior to any Building Permits being issued, this access must be completed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant preliminary approval of the Jordyn Park Estates Subdivision subject to the conditions recommended in this Staff Report.

EXHIBITS

- A. Subdivision Application
- B. Preliminary Plat (Two Sheets)
- C. Technical Review Committee Letter
- D. City Engineer's Review Memo

AREA MAP





LAND USE DEVELOPMENT APPLICATION

SETTLED 1851 ----

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

APPLICANT	INFORMATION
Name: RICK SCADDEN	
	TOO VIVOUTILE
TIO C COIV - D VIEN	
- RICK SCAPUSEN (B) GMATU.COI	
	NFORMATION
Name: SAME AS ABOVE	
Address:	
Email:	Phone:
PROJECT IN	NFORMATION
Project Name: JORDYN PARK E	
Project Address: ~ MOUNTAIN RD +	
Parcel #: 16-042-0067 - 2018 Subdivision	
Acreage: 16.602 ACRES	Current Zoning:
APPLICATION TYPE AND FE	EE *(CHECK ALL THAT APPLY):
TSubdivision: # of lots 36 Preliminary Approval \$800 plus \$50 per lot Prinal Approval \$1000 plus \$30 per lot Special Exception Application - \$835 Minor Subdivision - \$750 Minor Subdivision without Technical Review - \$580 Amendment or Vacation of Subdivision - \$695 Boundary Line Adjustment - \$675 Site Plan Review: With Technical Review - \$1,390 No Technical Review - \$1300 Mo Technical Review - \$1300 Mo Technical Review - \$1300 Mo Technical Review - \$1300	□ Text - \$350 □ Map - \$875 □ Annexation City - \$800 plus actual cost of postage and publication □ Hearing Officer □ Variance - \$565 □ Appeal - \$565 □ Conditional Use Permit: □ City Fee (with technical review) - \$1,550 □ City Fee (no technical review) - \$730 □ Planned Residential Unit Development (PRUD) - \$1,695 □ Subdivision Extention/Expired Subdivision renewal - \$200 8-1 S-202
Kick Togedon	8-15-2022
Owner's Signature	Date
	y Nett's Ogden City

Jordyn Park Estates

A Subdivision being a part of the SE 1/4 OF SEC. 21, T 7 N, R 1 W, SLB&M and being an Amendment of a part of North Ogden Cove 2nd Amendment North Ogden City, Weber County, Utah- Date of Survey: November 2021

NARRATIVE

3. The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the

of a fence line June 15, 1980. There is no indication that the original GLO post was found.

spring on hillside" in 1980. There is no indication that the original GLO post was found.

monumentation shown hereon may or may not represent the locations of the original federal survey. Where possible or

2. The basis of bearing is as noted in the Boundary Description and indicated on the plat.

of the corners shown, inferring the current location matches the original location.

555.00 feet south of the East 1/4 corner and is a square with sides of 285.00 feet

9. The east boundary of the property is being held as the monumented section line.

data shown or noted on this survey plat represent measured data unless otherwise shown or noted.

Service markings is made herein.

the original GLO post was found.

location of these boundaries are shown and noted.

from said monumented quarter section line.

as to the boundary and encumbrances.

1. The narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is

underground. Any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator

Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities of 811 Locator

appropriate differences in opinion as to the location(s) of section corners or other control monuments will be noted. All survey

a. With respect to the E 1/4 corner, the WCoS monument record shows that a brass cap was set at the intersection

c. With respect to the SE corner, the WCoS monument is currently in a ring and lid in the street. A 1973 WCoS tie

sheet notes that a "Marker Post set beside established Ogden City Monument, 7-5-60". The record shows that the

1960 Ogden City monument was in a fence line about 4.5 feet east of a fence corner. There is no indication that

b. With respect to the W 1/4 corner, the WCoS monument record shows that a brass cap was set "in a running

5. The north boundary of the subject property is the quarter section line. Although the WCoS monumentation does not document

would suggest a different location for the quarter section line I am holding the monumentation as the north boundary of the

6. The southwesterly boundary coincides with two separate conveyances. They are recorded as E#2853709 and E#2433969. The

7. The portion of the south boundary that is west of the proposed Mountain Road is being held to the location of a proposed plat for

North Oaks Cove Phase 17 which, at the time of this platting, is unrecorded. On the east of Mountain Road the boundary is

described as being a line which is 619 feet south of the quarter section line. The south boundary of this subdivision is using the

monumented quarter section line and establishing the south boundary parallel to and 619 feet perpendicularly distant southerly

8. The south boundary is also subject to the title rights of the Weber-Box Elder Conservation District. This property has been

fenced for a number of years and is in conformance with the described location of the property. It is described as beginning

10. I have done an ALTA/NSPS Land Title Survey on the subject property and refer the reader to that survey for additional details

perpetuation of the 1856 GLO survey the monumentation has been used by developments to the north. Having no evidence that

4. The Weber County Surveyor's (WCoS) Interactive GIS map also links notes from the original 1856 GLO placement

to create a subdivision as shown herein. Additionally, the purpose of the survey is not to identify utility locations, above or

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 21, Township 7 North, Range 1 West, Salt Lake Base and Meridian and being a amendment of a part of North Ogden Cove 2nd Amendment, of North Ogden City, Weber County, Utah, recorded in Plat book 73 page 18, said tract having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°50'26" West between the monumented locations of the East Quarter corner (having GPS State Plane Coordinates of N=3643572.799 E=1517597.889 U.S.ft) and the Southeast corner (having GPS State Plane Coordinates of N=3635672.755 E=1517479.709 U.S.ft), described by survey as follows: BEGINNING at said East Quarter corner of Section 21;

RUNNING thence South 00°50'26" West 555.00 feet, along section line, to a fence corner being the Northeast corner of a certain parcel described in Warranty Deed recorded as Entry number 954975 Book 1458 page 1415 December 1984; Thence North 89°09'34" West 285.00 feet, along a fence and the north boundary of said certain parcel described by Warranty Deed, to

a fence corner; Thence South 00°50'26" West 62.16 feet, along a fence and the west boundary of said certain parcel;

Thence North 88°47'13" West 442.82 feet, said line being the common boundary as described in Warranty Deed recorded as Entry number 2023125 on April 8, 2004 and in Warranty Deed recorded as Entry number 3157429 on June 1, 2021, to the boundary of Lot 4 of a preliminary plat of North Oaks Cove Phase 17 an unrecorded subdivision prepared by Gardner Engineering, said line being 619 feet perpendicularly distant southerly of an parallel to the east-west quarter section line as described by Parcel 4 of said Warranty Deed

Thence the following Two (2) courses along the boundary of said unrecorded North Oaks Cove Phase 17, 1) North 40°54'29" West 49.23 feet to a Gardner Engineering rebar and cap;

2) North 85°27'47" West 222.03 feet;

Thence North 40°54'23" West 75.07 feet;

Thence North 51°51'35" West 276.62 feet, to the boundary of a tract of land described in a Judgment recorded as Entry number 2433969 on September 9, 2009;

Thence the following Four (4) courses along said Judgment boundary; 1) North 38°39'08" East (N 38°14'12" E by said Judgment) 90.33 feet;

2) North 44°23'27" East (N 43°58'31" E by said Judgment) 109.10 feet; 3) North 44°23'27" East (N 43°58'31" E by said Judgment) 70.90 feet;

4) along the arc of a curve to the Left 143.53 feet, having a radius of 3017.218 feet (3017.23 feet by said Judgment) with a chord bearing and distance of North 46°58'30" West 143.52 feet, to the southeasterly boundary as described in Special Warranty Deed recorded as Entry no. 2853708 on April 25, 2017;

Thence North 40°36'38" East 8.60 feet, along said Entry no. 2853708, to the right of way of Mountain Road; Thence along the arc of non-tangent a curve to the Right 15.58 feet, having a radius of 10.00 feet with a chord bearing and distance of

North 03°55'11" West 14.05 feet, along said Entry no. 2853708; Thence North 40°42'30" East 129.38 feet, along the southeasterly right of way of Dillon Way (passing the monumented quarter section line at a distance of 36.89 feet which 36.89 foot portion is also along Entry no. 2853708, the remaining northeasterly 92.49 feet being along the boundary of Parcel "B" of said North Ogden Cove 2nd Amendment subdivision), to the most westerly corner of Lot 102, said subdivision;

Thence South 46°28'39" East (S 46°52'48" E by said plat) 106.05 feet, along the southwesterly boundary of said Lot 102, to said monumented quarter section line

Thence South 88°47'58" East 26.12 feet (S 89°12'07" E 26.12' by said plat), along the south boundary of said Lot 102, to the a corner of said Lot 102 and the most westerly corner of Parcel "C" of said subdivision; Thence North 43°39'34" East 134.88 feet (N 43°15'25" E 134.62 feet by said plat), along the common boundary of said Lot 102 and Parcel "C", to the south right of way lane of Michelle Lane;

Thence along the arc of a non-tangent curve to the Left 61.43 feet, having a radius of 114.079 feet with a chord bearing and distance of South 25°05'47" East 60.70 feet (L=61.56' R=113.93' Ch=S25°32'05"E 60.82' by said plat), along the right of way of said Michelle Lane, to the point of compound curvature;

Thence along the arc of a curve to the Left 63.02 feet, having a radius of 703.57 feet with a chord bearing and distance of South 43°05'24" East 63.00 feet (L=62.67' R=700.00' Ch=S43°31'50"E 62.65' by said plat), along the right of way of said Michelle Lane, to said monumented quarter section line being said subdivision boundary;

Thence South 88°47'58" East 122.02 feet (S 89°12'07" E 122.44' by said plat), to the southwest corner of Parcel "D" of said Thence North 30°04'32" East 168.72 feet (N 29°40'23" E 168.72' by said plat), to the most northerly corner of said Parcel "D";

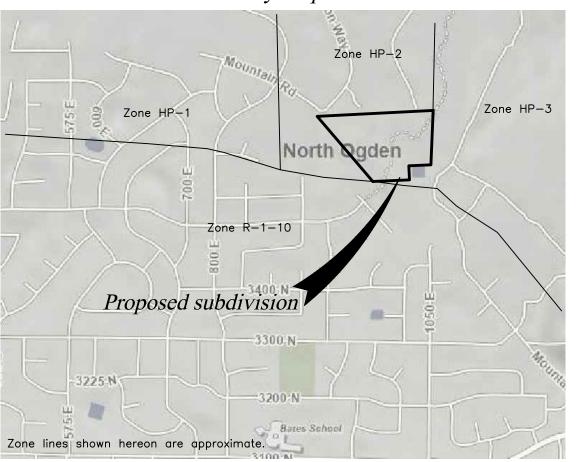
Thence South 46°57'14" East 123.27 feet (\$ 47°23'07" E 123.33' by said plat), to an angle point in the south lot line of Lot 160 of said Thence South 66°47'09" East 118.54 feet (S 67°11'18" E 118.54' by said plat), to the most southerly corner of said Lot 160 being a

point on the westerly boundary of Lot 158 of said subdivision; Thence South 31°22'40" West 24.38 feet (\$ 30°58'31" W by said plat), along the boundary of said Parcel "D" and Lot 158, to said

Thence South 88°47'58" East 432.91 feet (S 89°12'07" E 432.71' by said plat), along said monumented quarter section line, to the point of beginning.

Containing 16.0883 acres, more or less.

Vicinity Map



SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field

notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a

common boundary with the property(s) surveyed.

NORTH OGDEN CITY ATTORNEY

have Examined the foregoing plat and description contained hereon and in my opinion, they conform with the city ordinances applicable thereto ad now in force and effect.

NORTH OGDEN CITY LAND USE AUTHORITY This is to certify that this plat and the dedication of this plat, along with the

dedication of all streets easements and public improvement guarantee were duly approved and accepted by the land use authority of North Ogden City, Utah. This_____, 20____.

Land Use Authority Chair

Title: Land Use Authority Secretary

NORTH OGDEN CITY ENGINEER AND COMMUNITY DEVELOPMENT This plat was approved by the city Engineer and the Community Development director. This _____ day of ______, 20 ___. This _____ day of ______, 20

C12 7°55'44" 673.570'

C12 | 60°17'37" | 180.000'

181.000

4°41'55"

City Engineer Community Development Director

Curve Table Tangent | Length | Chord Bearing & Distance 18 | 1°42'47" | 3017.217' 45.11 90.22 N 47°41'15" W 90.21' 19 | 2.05,43" | 3017.217 55.17' 110.33' N 45°47'00" W 110.32' 2*14'38" | 3056.544 59.86' 119.70' N 44°35'41" W 119.70' 53.88' 2°02'48" | 3016.298 107.75' N 43°42'46" W 107.74' 2°14'39" | 3056.544' 59.86' 119.71' N 42°21'02" W 119.71' 23 1°46'58" | 3014.767 46.91 93.81' N 41°47'57" W 93.81' 24 | 0°13'29" | 3056.544' 5.99' 11.99' N 41°06'59" W 11.99' 25 | 89°07'18" | 20.000 19.70' 31.11' S 85°28'08" E 28.07' 26 | 91°27'51" 20.000 20.52 S 4°49'26" W 28.64' 31.93' | 27 | 30°40'04" 170.000 46.61 S 65°53'23" W 89.91' 28 | 20°29'44" | 230.000 41.58' 82.27 S 60°13'05" W 81.84' 29 | 10°45'28" 230.000 21.66' 43.18' S 75°50'41" W 43.12' 430.000 1°01'26" 3.84' S 81°44'08" W 7.69' 31 | 5°42'44" 370.000 18.46' 36.89' S 84°04'47" W 36.87' 32 | 4°16'31" 370.000 13.81' 27.61' S 89°04'25" W 27.60' 8°57'49" 430.000 33.70' 67.27' S 86°43'46" W 67.20' 34 | 45°05'57" 30.000' 12.46' 23.61' N 66°14'21" W 23.01' 35 | 34°56'58" 55.000' 17.31' 33.55' S 61°09'52" E 33.03' 36 | 75°53'26" 55.000' 42.89' N 63°24'19" E 67.64' 72.85' 37 | 59°22'50" 55.001 31.36' 57.00' N 4°13'15" W 54.49' 38 | 67°28'28" 36.73' 64.77' 55.000 N 67°39'36" W 61.09' 22°00'55" 55.000 10.70' 21.13' S 57°07'11" W 21.00' 45°05'57" 30.000' 12.46' 23.61' N 68°39'42" E 23.01' 41 0°13'45" 150.000 0.30' 0.60' S 51°35'34" E 0.60' 42 | 18°36'29" | 210.000' 34.40' N 42°24'12" W 67.90' 68.20' 43 | 18°22'44" | 48.12' N 42°17'20" W 47.91' 150.000 24.27' 13°29'15" | 210.000' 24.83' 49.43' S 39°50'35" E 49.32' | 23°39'17" | 150.000' 31.41 61.93' S 44°55'36" E 61.49' 46 | 25°52'41" | 210.000' | 48.25' 94.85' S 59°31'32" E 94.04' 47 | 36°38'19" | 150.000' S 75°04'24" E 94.29' 49.66' 95.92' 48 | 20°55'41" | 210.000' 38.79' | 76.71' | S 82°55'43" E 76.28' 49 | 4°41'55" | 151.000' 6.19' | 12.38' | N 88°57'23" E 12.38' 4°41'55" 211.000 17.30' S 88°57'23" W 17.30' 51 99°29'50" 11.81 17.37 N 41°33'26" E 15.26' 10.000 52 | 80°29'50" 10.000' 8.47 14.05 S 48°26'44" E 12.92' 53 0°19'06" 893.329' 2.48 N 8°21'04" W 4.96' 71.78' | 143.53' | N 46°58'20" W 143.52' C1 | 2°43'32" | 3017.218' C3 | 30°51'20" | 114.079' 31.48' | 61.43' | S 25°05'47" E 60.70' 5°07'56" | 703.570' S 43°05'24" E 63.00' 1°27'58" | 2977.230' 38.09' 76.18' N 50°02'03" W 76.18' 3°29'29" | 2977.230' 90.74' | 181.42' | N 47°33'19" W 181.40' C7 | 4°54'05" | 2977.230' 127.42' | 254.69' | N 43°21'32" W 254.62' C8 | 30°40'04" | 200.000' 54.84' | 107.05' | S 65°53'23" W 105.78' C9 | 9°59'15" | 400.000' 34.95' 69.73' S 86°13'03" W 69.64' 38.26' S 50°04'49" E 38.26' C10 3°15'17" 673.570 C11 | 36°45'15" | 84.080 27.93' 53.94' S 22°08'49" E 53.02' C11 | 18°36'29" 180.000 29.49' 58.46' S 42°24'12" E 58.20'

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C15	89°19'04"	10.000'	9.88'	15.59'	N 4°38'23" W 14.06'
C16	89°19'43"	10.000'	9.88'	15.59'	S 86°02'35" W 14.06'
C17	2°42'31"	2937.230'	69.44'	138.85	N 47°10'00" W 138.84'
C54	67°28'28"	85.000'	56.77'	100.10	N 67°39'36" W 94.42'
C55	67°24'25"	85.000'	56.70'	100.00	N 0°13'09" W 94.33'
C56	67°52'36"	85.000'	57.20'	100.70	N 67°25'21" E 94.91'
C57	34°56'58"	85.000'	26.76'	51.85'	S 61°09'52" E 51.05'
C58	4°16'31"	340.000'	12.69'	25.37	N 89°04'25" E 25.36'
C59	5°42'44"	340.000'	16.96'	33.90'	N 84°04'47" E 33.88'
C60	30°40'04"	140.000'	38.39	74.94	N 65°53'23" E 74.04'
C61	0°20'53"	2907.230'	8.83'	17.66	S 41°04'56" E 17.66'
C62	2°15'32"	2907.230'	57.32'	114.62	S 42°23'08" E 114.61'
C63	2°17'58"	2907.230'	58.34	116.67	S 44°39'53" E 116.67'
C64	1°54'22"	3047.217	50.69	101.38	N 47°47'02" W 101.37'
C65	2°06'55"	3047.217	56.26	112.50'	N 45°46'23" W 112.50'
C66	2°01'35"	3046.298'	53.88'	107.74	N 43°42'09" W 107.73'
C67	1°46'58"	3044.767	47.38'	94.74	N 41°47′57" W 94.74′
C68	20°29'44"	260.000'	47.01'	93.01	S 60°13'05" W 92.51'
C69	10°45'28"	260.000'	24.48'	48.82	S 75°50'41" W 48.75'
C70	0°16'05"	460.000'	1.08'	2.15	S 81°21'28" W 2.15'
C71	9°43'10"	460.000'	39.11	78.03	S 86°21'05" W 77.94'
C72	21°53'00"	85.000'	16.43'	32.46	S 57°03'13" W 32.27'
C73	4°41'55"	121.000'	4.96'	9.92'	N 88°57'23" E 9.92'
C74	21°44'11"	240.000'	46.08'	91.05	S 82°31'29" E 90.50'
C75	23°52'24"	240.000'	50.74	100.00	S 59°43'11" E 99.28'
C76	14°41'02"	240.000'	30.92'	61.51	S 40°26'28" E 61.34'
C77	18°22'44"	120.000'	19.41'	38.49'	S 42°17'20" E 38.33'
C78	0°13'45"	120.000'	0.24	0.48'	S 51°35'34" E 0.48'
C79	7°46'23"	733.570'	49.84'	99.52'	S 47°49'15" E 99.44'
C80	3°24'38"	733.570'	21.84'	43.66'	S 42°13'45" E 43.66'
C81	22°24'16"	144.080'	28.53'	56.34	S 29°19'18" E 55.98'
C82	13°28'08"	240.000'	28.34'	56.42'	N 39°50'01" W 56.29'
C83	60°17'37"	120.000'	69.69'	126.28	S 63°14'46" E 120.53'
C84	60°17'37"	120.000'	69.69'	126.28	S 63°14'46" E 120.53'
C85	4°41'55"	241.000'	9.89'	19.76	S 88°57'23" W 19.76'
C86	8°06'21"	703.570	49.85'	99.54	S 47°39'16" E 99.45'
C87	3°04'40"	703.570'	18.90'	37.79'	S 42°03'46" E 37.79'

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___. WESTSIDE INVESTMENT, LC, a Utah Limited Liability Company

STATE OF UTAH)

COUNTY OF WEBER) On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. As a Notary Public commissioned in Utah, having commission number ____ WITNESS my hand and official stamp the date in this

My Commission Expires: (print name below signature):

certificate first above written:

Notary Signature:

Owners Dedication & Deed of Subdivision

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and Public Streets as shown or noted hereon and name said tract JORDYN PARK ESTATES: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5) Public Street Dedication

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate, grant and convey an easement over, upon and under said public street(s) and/or public road(s) as public utility corridors as may be authorized by the Local Entity.

Public Utility Easements PUE

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public Utility Easement(s) and/or Drainage Easement(s) (collectively PUE), the same to be used for the installation maintenance and operation of public utility service line(s) and storm drainage facilities. Said PUE and Drainage Easement shall have no buildings or structures erected within such easements without written authorization of the Local Entity.

Public Utility Easements PUE

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as a 14 foot wide public Sewer Easement(s) shown hereon, the same to be used for the installation maintenance and operation of public utility service line(s) and storm drainage facilities. Said 14 foot Sewer Easement shall have no buildings or structures erected within such easements without written authorization of the Local Entity. Said 14 foot Sewer Easement shall be located on, over, and under the Public Trail.

Walking/biking trails

We hereby grant an easement to the Local Entity, designee(s), successor(s), or assign(s), for the purpose of public use all those parts or portions of said tract of land designated as Public Trail (Trail) the same to be used as a public thoroughfare, said Trail is restricted in use to non-motorized uses. This dedication authorizes the Local Entity to operate, police, maintain, and other operations upon, over, or under the trail as needed for the safety, health, and welfare of the public.

North Ogden City Dedication North Ogden City, by the signature of the North Ogden City Land Use

a right-of-way for public highway and street purposes over that portion of Mountain Road and Dillon Way which is owned by said North Ogden City by Special Warranty Deed recorded as Entry No. 2853708 on April 25, 2017, incorporated herein by reference, the same to be used as public thoroughfares. And further dedicate, grant and convey an easement over, upon and under said public street(s) and/or public road(s) as public utility corridors as may be authorized by North Ogden City, successor(s), or assign(s).

Authority, being authorized by the City Council and Mayor, do hereby dedicate

Partnership Acknowledgement

IN WITNESS WHEREOF, the herein named signer(s) has/have caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___. GRULZ MANAGEMENT, PC

У	General	Partner:	

STATE OF UTAH)

COUNTY OF WEBER '

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] General Partners of said partnership, a Utah General Partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority thereof and the said signer(s) acknowledged to me

name of the partnership. As a Notary Public commissioned in Utah, having commission number WITNESS my hand and official stamp the date in this certificate first above written:

that [he/she/they is/are] as General Partner(s) executed the same in the

My Commission Expires:	Notary
(print name below signature):	

(print name

Signature:

By General Partner:

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___.

BLOX DEVELOPMENT, LLC, a Utah Limited Liability Company

COUNTY OF WEBER)

STATE OF UTAH

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. As a Notary Public commissioned in Utah, having commission number _____ WITNESS my hand and official stamp the date in this certificate first above written:

My Commission Expires: (print name below signature):

Notary Signature:

A Complete Land Surveying Service www.LandmarkSurveyUtah.com	646 South 3500 W Vest Haven, UT 8- 201-731-4075		Weber County Recorder Entry no Filed for record and recorded
DEVELOPER: Blox Development, Li Grulz Management, P Address: North Ogden, UT 84414	IC & PC	1 of 2	ataday of20 at in book of official record
Subdivision of SE 1/4 Sec 21, T7N, R1W, SLB&M & Amendment of North Ogden Cove 2nd Amendment	Subdivision		on page County Recorder: Leann H Kilts
Revisions	DRAWN BY: CHECKED BY:	EDR 	,
	DATE: Januar		By Deputy: Fee paid

This Plat is the Intellectual Property of Laudmark Surveying, Inc., all legal rights are reserved.

46.68'

7.43'

93.21'

104.54' | 189.42' | S 63°14'46" E 180.80'

14.84' N 88°57'23" E 14.84'

S 44°29'18" E 93.14'

Jordyn Park Estates A Subdivision being a part of the SE 1/4 OF SEC. 21, T 7 N, R 1 W, SLB&M and being an Amendment of a part of North Ogden Cove 2nd Amendment North Ogden City, Weber County, Utah- Date of Survey: November 2021 North Odden Cove 2nd Amendment Plat book 73 page 18 (NOC2A) Delta: \30°57'41" R=113.93' T=31.55' L=61.56' Ch=\$25\32'05"E_{*}60.82', record __Delta: 36°52'19" R=83.93' T=27.98' L=54.01' Ch=S22°35'16"E 53.08', record W 1/4 Cor Sec. 21, T 7 N, R 1 W, Plat book 73 page 18 (NOC2A) SLB&M, find BC NAD83 coordinates N=3643684.6 E=1512318.2 U.S.ft. Delta: 05°07'47"" R=700.00' T=31.36' L=62.67' Ch=S43'31'50"E 62.65', record North Ogden Cove 2nd Amendment 157 Plat book 73 page 18 (NOC2A) _ Delta: 07°56′46" R=670.00' T=46.53' L=92.92' Ch=S44°56'15"E 92.85', record Troy D. Delair 16-306-0073 E 1/4 Cor Sec. 21, T 7 N, R 1 W, SLB&M, fnd BC NAD83 coordinates N=3643572.799 Lot 34 17094 sq.ft. -S 31°22'40" W *E*=1517597.889 U.S.ft. S 88°47′58" - -**Lot 33**— 12505 sq.ft. S 88°47'58" Lot 15 432.91 Lot 35 15788 sq.ft. Lot 36 14468 sq.ft. Utility Easement — Recorded E#2357575 Lot 37 Lot 38 12502 sq.ft. 13889 sq.ft. 44°II'28" E **Lot 32** 80' 12857 sq.ft. Lot 16 16925 sq.ft. 0' wide Utility Easement 1026 E 50 10' PUE 100.10' Regency Development, L 16-042-0070 SPECIAL WARRANTY DEED E#2853708 Lot 31 13222 sq.ft. Lane _{150.20'} RECORDED APRIL 25 119.19 2017, SEE NOTE 6 (3680 Lot 17 15058 sq.ft. N 1°18'25" E 30.00' 100.00' — Regency Development, LC 1 16-042-0066 1047 E | 100.00 | 14' Sewer | Easement | 1059 E | 123.8| Judgment Entry no. 2433969 **Lot 30** 15198 sq.ft. Lot 26 12523 sq.ft. Lot 2 12638 sq.ft. Lot 27 Lot 18 Lot 25 12503 sq.ft. Lot 29 12941 sq.ft. 15186 sq.ft. N 86°55'07" E Lot 14 20904 sq.ft. 94.17' N 86°54'48" E Lot 19 Lot 3 16653 sq.ft. Lot 24 15356 sq.ft. BOUNDARY E#2433969 _ 12893 sq.ft. Lot 23 JUDGMENT RECORDED SEPT 9, 2009 12661 sq.ft. Lot 22 Lot 13 18829 sq.ft. 12615 sq.ft. S 89°09'34" E Lot 21 10' PUE 99.29' 12980 sq.ft. over sidewalk 15268 sq.ft. 16879 sq.ft. Lot 4 15780 sq.ft. Legend -Building Setbacks (typ) See note 4. ---x---x- EXISTING FENCE over sidewalk North Oaks Cove — — EASEMENTS (as labeled or granted) Phase 15 Plat book 92 _ STREET CENTERLINE page 46 Lot 6 Blox Development, LLC & FND SECTION CORNER Grulz Management, PC 16-042-0067 12500 sq.ft. 19193 sq.ft. Lot 5 Lot 7 12751 sq.ft. 14981 sq.ft. Lot 8 CALC SECTION CORNER N 85°27'47" W 318.87' Lot 9 14349 sq.ft. Existing fence post 14126 sq.ft. STREET MONUMENT, to be set Lot 10 Fnd Gardiner R-C 12511 sq.ft. FND CURB NAIL N 89°09'34" W North boundary of North — 285.00' This line is 619.00 feet south of \neg 222.03 FND REBAR AND CAP the quarter section line as Blox Development, LLC & unrecorded plat. -6' Public Trail described in E#3157429 Parcel 4. Existing fence post-Grulz Management, PC 16-042-0067 16-042-0020 SET #5x24" REBAR AND over sidewalk Entry no. 954975, Book 1458 pg 1415 CAP STAMPED LANDMARK SE Cor Sec. 21, T 7 N, R 1 W, SLB&M, ROAD/STREET DEDICATION N 88°47'I3" W 572.60' fnd BC NAD83 coordinates *N*=3635672.755 *E*=1517479.709 *U.S.ft*. PUBLIC TRAIL DEDICATION N 40°54'29" W[⊥] ·10' wide Utility Easement Regency Development, LC 442.82' Regency Development, LC 16-042-0041 268 49.23' Existing fence CLEAR ZONE, See note 5. _____ landmark Surveying, Inc. Weber County Recorder 4646 South 3500 West - #A-3 A Complete Land Surveying Service 1. The Coordinate system for this survey is NAD1983 Utah North Zone U.S.ft expanded to ground West Haven, UT 84401 www.LandmarkSurveyUtah.com using a combined factor of 1.000281948. The initial coordinates and combined factor are based 801-731-4075 on independent GPS observations using Leica Network corrections. The values observed were Filed for record and recorded compared with the published values of the Weber County Surveyor's Office and found to conform DEVELOPER: Blox Development, LLC & In addition to corners that have been shown by legend symbol as having been set all Lot corners Grulz Management, PC have or will be set after road construction to ensure perpetuation of the corner markers. book _____ of official records, This subdivision is located in FEMA Flood Zone X. Building setback lines are shown with the following distances per the site development standards Subdivision of SE 1/4 Sec 21, T7N, R1W, SLB&M on page___ of North Ogden City. Front 30', Sides 10', Rear 20'. Corner lots are shown with an assumed Subdivision & Amendment of North Ogden Cove 2nd Amendment front which may be modified depending on the needs of the lot owner. Some setback lines County Recorder: Leann H Kilts coincide with easements and in those cases only the easement line is shown. DRAWN BY: EDR The area shown with hatching "+" is to be dedicated by separate document. It is a portion of a parcel described in Judgment recorded as Entry no. 2433969. CHECKED BY: There are two documents which conveyed to North Ogden City a part of Mountain Road and Dillon Way which are recorded as Special Warranty Deed Entry no. 28553708 on April 25, 2017 and Quit DATE: January 17, 2022 By Deputy:

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

Fee paid

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

Claim Deed Entry no. 28553709 recorded April 25, 2017. These parcels are intended to be

dedicated as public streets in the Owners Dedication on this plat.



- SETTLED 1851 -

Technical Review Committee Meeting Letter
July 19, 2021

Re: SUB 2021-10 Eric Thomas / Rick Scadden Mountain Road Subdivision

Present: Rick Scadden, Applicant; Eric Thomas, Applicant; Scott Hess, Planning Director; Lorin Gardner, City Engineer; Ryan Barker, Fire Marshal; Public Works: Dave Espinoza, Director; Jason Reney, Trent Wilkins, Justin Shinsel, Casey Hunsaker

The North Ogden City Technical Review Committee met on July 19, 2021, regarding the proposed subdivision review for SUB 2021-10 for applicants Eric Thomas and Rick Scadden. Located at approximately Mountain Road and Dillon Way. The following comments and responses were made regarding the proposed project (some comments were added by Staff members after the meeting):

North Ogden City Engineer:

- Remainder parcels in Cove land swap with this sub. Amended Plat with North Ogden Cove (how to amend with that many owners)
- Stub Road to East 150-foot offset and/or connect direct at an intersection No turn-around needed at a t-intersection that is one lot in depth
- Bulb-outs on collector roads are not permitted
- SD: Connect to original regional pond to the south Connect to existing open ditch that could be piped or improved Alternate idea is a retention pond near reservoir or on Lot 96
- LID Wellhead protection areas Must be outside of zones 1 and 2 for LID.
- Studies: Generally will need Geotech Study Expand to cover LID Infiltration issues Potential
 areas for long term debris flow fall out (may have some work completed with the Cove) Review
 proximity to fault line in case of advanced geo tech studies needed No avalanches seen in this
 area
- Connect Mountain Road to 1050 (work with City on Impact Fees and connecting this road as a key missing segment)
- Streetlights built to standards

Culinary Water:

- The city will likely want to connect a culinary pump line from 1050 East to Mountain Road for future water connections to the northeast of this development.
- Water lines can be single laterals to City Standard. 1 inch line.
- Permanent flush hydrants or fire hydrants at the end of stub streets or cul de sacs.
- No meter pits in driveway or approach.

Page 39

TRC: SUB 2021-10 Eric Thomas / Rick Scadden Mountain Road Subdivision

Page 2 of 3

Sanitary Sewer:

- Connect sewer to 1050 East
- Review and account for all wellhead protection zones. Zone 1 is 100 feet, and Zone 2 is based on travel time of ground water.
- A will serve letter from Central Weber Sewer District is to be provided.
- Spacing and sewer per city standards based upon pipe slope. Install green sewer pipe. Tracer wire on laterals.
- Service lines must be within 5' of property lines.

Parks and Recreation:

• The trail (along Mountain Road) needs to be incorporated as a 6' wide asphalt trail on the north side of the road, per the Master Trails Plan and the new, to-be-determined Mountain Road design. This comment may be adjusted by the Parks and Recreation Director.

Northview Fire:

- House on Lot 106 may need to be sprinkled regardless of square footage, dependent on the proximity to a hydrant, or approval from the Mire Marshal.
- Fire Hydrants need to be within 500' of each other; location to be approved by Fire Marshal.
- Northview Fire will determine hydrant location and spacing.
- Livable space will be limited by available fire flow.

Secondary Water Irrigation:

- Secondary water is required for new residential development in North Ogden City.
- Lines will be extended from existing lines.
- Applicant will need to obtain and submit will-serve letter from Ben Lomond Irrigation.

North Ogden City Planning:

- Lots need sufficient grading pad to meet required setbacks. Required front setback is 30'.
- Review topography to understand which lots have an average of 10% slope. These lots may have a reduced 20' front setback.
- Include the setbacks as a buildable box on each lot to be recoded with the Plat.
- Do not include easements on side or rear of lots unless actually needed for utilities.
- The bearings of all proposed property lines need to be shown on the plat.
- The applicant needs to provide verification regarding all lot widths at the front setback line by
 means of a dimension line with exact lot widths, using a straight line at the front setback line,
 tangent to the curve on the lot, or a line parallel to the front of the lot. Plat submitted prior to
 preliminary approval needs to demonstrate lot area and lot widths as specified above.
- Post Office Gang Mail Box: The applicant is responsible for payment and installation of gang mail boxes. Applicant needs to check with Post Office staff to coordinate location of gang mail boxes.
 The cost of the gang mail boxes will need to be included in the escrow estimate. Please show on construction drawings.
- Please check our City ordinance and follow it exactly regarding the correct signature blocks for subdivision plats. Planning staff will email you a copy of the signature block template.

TRC: SUB 2021-10 Eric Thomas / Rick Scadden Mountain Road Subdivision Page **3** of **3**

• Rocky Mountain Power requires us to notify them of subdivision approvals prior to plat recordation.

If you have any questions or concerns, please contact me at (801) 737-9841 or the Planning Department at (801)737-2215.

Sincerely,

Scott A. Hess

Planning Director

NORTH OGDEN CITY 505 E. 2600 N. North Ogden, Utah, 84414 Phone: (801) 737-9841



www.northogdencity.com



Eric Casperson, PE City Engineer

DESIGN REVIEW MEMORANDUM

TO:

Scott Hess, Planning Director

CC:

Kai Johnsen, Planning Tech

FROM:

Eric Casperson, P.E, City Engineer

RE:

Jordyn Park Estates Subdivision

Final Review

DATE:

February 1, 2023

DESCRIPTION:

36 Lots. The subdivision is located at approximately Mountain Road and 1050 East, North Ogden, UT.

Comments:

2a.

Status as of February 1, 2023

Additional roadway dedication will be required as part of this subdivision.

1. Once preliminary approval is granted submit final plat, required studies and improvement plans for review and Provide a Geotechnical Study. Such study shall also include roadway structural section recommendations and a detailed infiltration study under saturated conditions should LID

Complete

Complete

- 2. improvement incorporate such BMPs. The quantity of LID retention can be included as a subset to the 50% stormwater retention/infiltration.
- retention/infiltration.

Recharge is required to include approximately 50% of the runoff directed as infiltration based on the recharge study.

Complete

3. Provide Will Serve Letters from Mt View Irrigation and Central Weber Sewer Improvement District.

Pending

4. Provide a Storm Water Quality Report - provided calculations and details for storm water quality.

Complete

Any additional roadway widening shall be paid for by North Ogden City. The City's participation shall be based upon the roadway capacity requirements generated by the subdivision and above and beyond those minimum required of the subdivision. All reimbursements will be based upon details contained in the Development Agreement.

Complete

Plat:

1. Provide plat for subdivision with description Complete

Provide an AutoCAD file of the subdivision plat to the City Engineer. This will be used to assign addresses.

Pending

2. Include assigned address on the Plat.

Complete

Provide a note on the Plat with specific reference to the Geotechnical Study(s). Note to read: "Geotech Report Completed by GSH Geotechnical, Inc. Job No. 3516-001-22 - Dated May 23, 2022." Provide note on Plat which reads: "This

2a. subdivision is being approved and developed in accordance with the requirements of the North Ogden City (HP) Hillside Protection Zone. The HP Zone requires completion of "Hazards Studies." Copies of these hazard Studies are on file at the North Ogden City Office for review by interested parties."

Pending

Provide note on Plat which reads: "This subdivision is being approved and developed in accordance with the requirements of the North Ogden City (HP) Hillside Protection Zone. The HP Zone requires completion of "Hazards Studies." Copies of these hazard Studies are on file at the North Ogden City Office for review by interested parties."

Pending

Provide a note on the Plat which says, "In Accordance with the test results performed by North View Fire District, homes with a fire-flow calculation area greater than 6,200 Sq. Ft. will be required to install an interior fire sprinkler system."

Pending

Improvement Plans

Storm Water piping will be required. Detention Facilities for this phase have been incorporated into prior projects and will not be required. Complete

2	Low Impact Development (LID) will be required to be addressed and incorporated into the development of the project. Where the slopes allow. Slopes do not allow for LID to be incorporated into this development.	Complete
3	The North Ogden City General Plan includes a trail which is shown running through this development. Include a trail access within development.	Complete
4	An overall rough grading plans shall be required for all lots within the subdivision.	Complete
5	Ensure Sanitary Sewer and Storm Drain utilities are adequately sized to accommodate future development of all properties to the east of this development.	Complete
6	All intersections and roadways shall provide landing per North Ogden roadway standards and slopes. Except where noted in comments by City Engineer.	Complete
7	A Land drain system may be installed within this subdivision. Based on the recommendations of the Geotechnical report.	Complete
8	Street Lights shall be required at all intersections as well as at 600' spacing.	Complete
9	All sanitary sewer and land drain laterals shall be placed at the lower end of each lot being served.	Complete
10	Improvement plans shall contain 100' of existing plan and profile design as well as 300' of future plan and profile design.	Complete
11	Mountain Road shall also include a dedicated bike lane in both directions. A striping and marking plan shall be included as part of the improvement drawings.	Complete
12	Road Cross sections shall include a 5' wide minimum sidewalk other than north and east sides of Mountain Road, which shall be 6' wide.	Complete
13	Per a memo from the Fire Marshall, another permanent access road must be provided to this development before development can continue. Please provide plans for an alternative access road.	Pending
14	Coordinate with North Ogden City to install a pump line for culinary water within Mountain Road or another route for waterline. North Ogden decided to not pursue this.	Complete
15	All ADA ramps must conform to ADA guidelines and requirements. ADA ramps may be moved from off of street corners.	Complete
16	Please add note to cover sheet of plans which reads, "All work will conform to North Ogden City Standards and Specifications."	Complete

Should you have any questions, please feel free to contact me.



SETTLED 1851 -

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application to annex property at

approximately 2117 N. Washington Blvd. and zone the property RE-20

Agenda Date: February 15, 2023

Applicant: Paul Farr File Number: ANX 2023-02

PUBLIC NOTICE:

Mailed Notice: None Newspaper: None

City Website: February 10, 2023

PROPERTY INFORMATION

Address: approx. 2127 N. Washington Blvd.

Project Area: 1.003 Acres

Current Zoning: Weber County (A-1)

Proposed Land Use: Multi-Family Residential R-4

Parcel ID: 17-069-0048

ADJACENT LAND USE

North: Vacant Future Commercial South: Vacant Future Multi-Family Residential

East: Vacant proposed Multi-Family Residential West: Single-Family Residential

STAFF INFORMATION

Scott A. Hess

shess@nogden.org (801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-7 (Annexed Territory)

North Ogden Zoning Ordinance 11-15-9 (Rezoning and Annexation)

North Ogden Zoning Ordinance Title 11-9 (Article F. Multi-Family Residential R-4)

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

The applicant has applied to annex 1.003 acres of property at approximately 2127 N. Washington Blvd. The property currently has metal buildings constructed in the unincorporated County.

The applicant is requesting the Multi-Family Residential R-4 zone, and plans to develop the property as multi-family residential.

The adjacent properties are zoned R-1-8 to the west, MP-1 and C-2 to the north, and R-4 to the east and south.

CONFORMANCE TO THE GENERAL PLAN

The North Ogden annexation petition has been accepted by the City Recorder and was accepted and begun by the North Ogden City Council on January 24, 2023.

Staff reviews the current General Plan and Zoning Map for what is adjacent to the property to make a reasonable determination of what zone should be applied. The General Plan map calls for this property to be developed as mixed/use, multi-family, commercial. Properties with frontage along Washington Blvd. include Multi-Family Residential R-4 and Commercial C-2.

The Multi-Family Residential R-4 zone that is being requested by the applicant, is similar in intensity to the surrounding properties. Staff believes that the desired zoning is compatible with surrounding zoning districts, and will not represent a conflict in use or development of this property.

Staff is in support of this application as it has been submitted. The Public Works Department will determine if the City is able to serve the area with culinary water, secondary water, storm water, and sewer services. The determination of utility provision will be included in the City Council's final acceptance and certification of the annexation. This recommendation from the Planning Commission on a land use zone as part of the annexation is not an approval for a Site Plan or Subdivision. The applicant will be required to complete all necessary site plans and subdivisions prior to developing the property.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Is the annexation and zoning proposal consistent with the General Plan?
- Is the property located within the North Ogden City annexation declaration boundary?
- What is the appropriate zoning for this property?

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for annexation of this property, and apply the Multi-Family R-4 zone, with the following conditions:

- The property must be legally subdivided, improved, or escrowed for improvements prior to the issuance of any building permits.

EXHIBITS

- A. Annexation Plat
- B. Draft Multi-Family Site Design

AREA MAP



GENERAL PLAN FUTURE LAND USE MAP



Bach Self Storage North Ogden

1.003 acres m/l

Annexation plat B9 p12

17-069-0048

Annexation plat B74 p81

Hidden Willow Estates Subdivision,

Annexation plat B63 p42

Existing North Ogden City Boundary

> Utah Power & Light Co 17-069-0014

Annexation plat B8 p72

Annexation plat B8 p72

Paul D. Farr 17-069-0033

Annexation plat B8 p72

- Street Monument at the intersection of 1700 N. and Washington Blvd

Street Monument at the intersection of Lockwood (1400 N.) and

Washington Blvd

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

N 90°00'00" E

-S [1°57'24" W

42.46

S 84°30'56" E

NORTH OGDEN CITY ACCEPTANCE

I hereby certify that this annexation to the corporate limits of North Ogden City has been accepted by the Mayor and the City Council by Ordinance passed on the _____ day of _______, 20__.

In witness hereof I hereby set my hand and affix the corporate seal of the City of North Ogden City.

Approved this ___ day of _____, 20___.

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this ____ day of ______, 20__.

Weber County Surveyor

Attest: City Recorder

BOUNDARY DESCRIPTION

A tract of land for purposes of annexation into North Ogden City located in the Southeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, being described as follows;

BEGINNING at the southeast corner of an annexation plat recorded Plat book 74 page 81 of Weber County

RUNNING thence South 03°05'02" West 63.25 feet;

Thence South 87°11'27" East 43.19 feet; Thence South 01°57'24" West 51.23 feet;

Thence South 84°30'56" East 42.46 feet, more or less to North Ogden City boundary as recorded Plat book 8 Page 72:

Thence South 01°16'28" West 167.81 feet, more or less along said city boundary, to an annexation for North Ogden City as recorded Plat book 9 page 12;
Thence North 88°58'32" West 185.82 feet, more or less along said city boundary, to an annexation for North

Ogden City as recorded Plat book 63 page 42; Thence North 04°42'40" East 299.32 feet, along said city boundary, to said North Ogden City boundary as recorded Plat book 74 page 81;

Thence South 81°03'13" East 85.72 feet, along said city boundary, to the point of beginning.

Containing 1.003 acres, more or less.

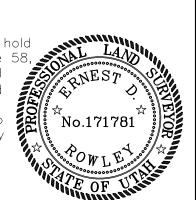
NARRATIVE

The purpose of this survey is to produce a plat for the annexation of the property shown.
It should be noted that the basis of bearing for this survey is based on the

physical monuments shown. The annexation is intended to include the current unincorporated island that is owned by Paul Farr.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781—2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have prepared this plat in accordance with UCA 17—23—20. That this plat and the description hereon are sufficient to enable the county surveyor to establish the boundary on the ground and sufficient to enable the county recorder to identify, for tax purposes, each tract or parcel included within the boundary.



_		
A Complete Land Surveying Service www.LandmarkSurveyUtah.com	646 South 3500 West - #A-3 Vest Haven, UT 84401 201-731-4075	Weber County Recorder Entry no.
CLIENT: Paul Farr		Fee paid
Address: 2097 North 400 East, North Ogden, UT 84414		Filed for record and recorded
		day of 20
		at
Annexation in the SE 1/4 of Section 32,		in book of official records
Township 7 North, Range 1 West, Salt Lake Base and	l Meridian.	
		on page
	DRAWN BY: EDR	County Recorder: Leann H Kilts
	CHECKED BY:	
	DATE: October 12, 2022	By Deputy:
		A DV Debuty.

Scale ~ 1" = 40'

Legend

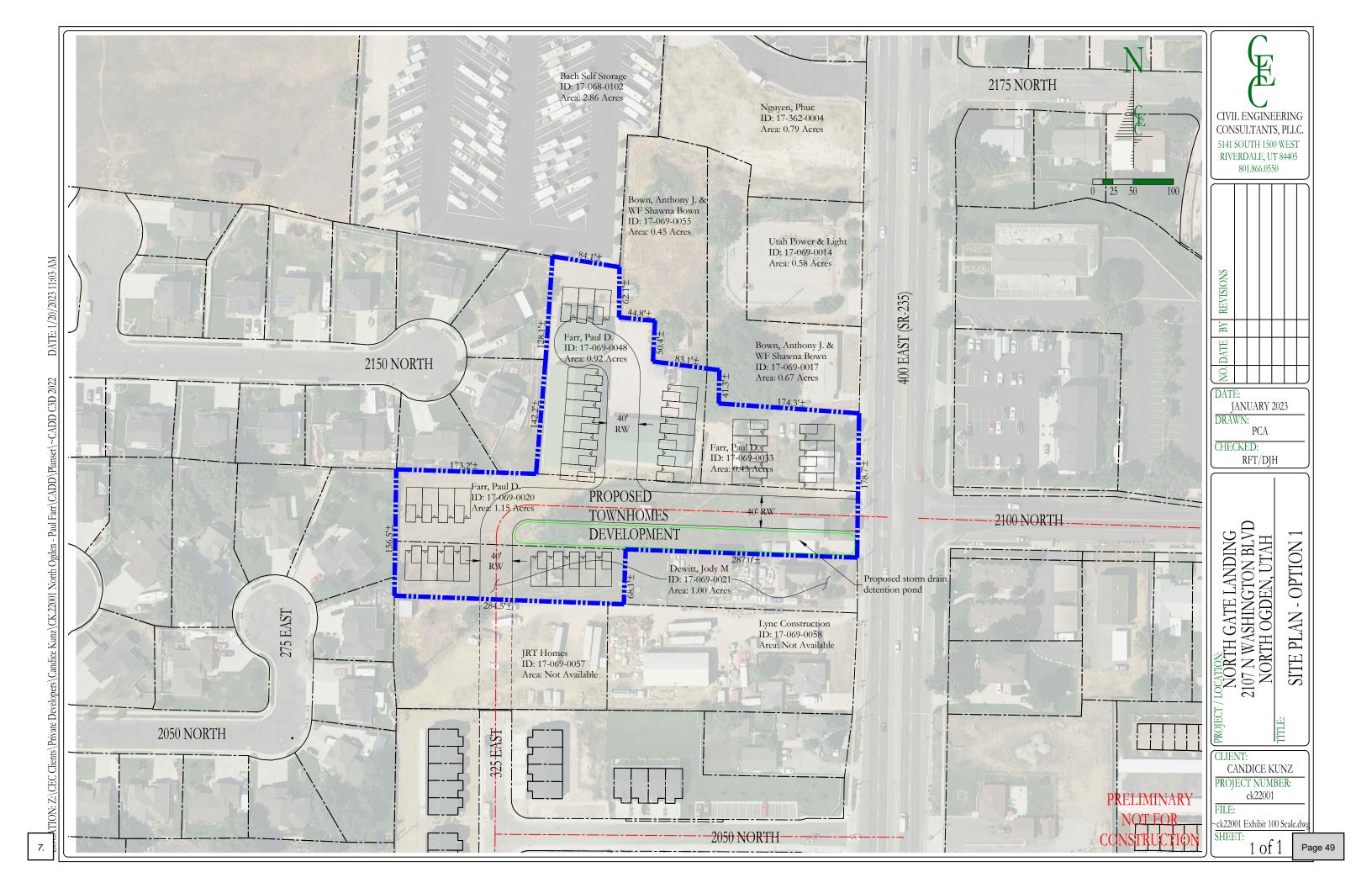
— STREET CENTERLINE

EXISTING CITY BOUNDARY

SECTION CORNER

STREET MONUMENT

7.





SETTLED 1851 -

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application to annex property at

approximately 1651 North and 1659 North Washington Blvd. and zone the

property R-4 and M-1.

Agenda Date: February 15, 2023
Applicant: Terry Cevering
File Number: ANX 2023-01

PUBLIC NOTICE:

Mailed Notice: None Newspaper: None

City Website: February 10, 2023

PROPERTY INFORMATION

Address: approx. 1651 N. and 1659 N. Washington Blvd.

Project Area: 9.45 Acres

Current Zoning: Weber County (A-1)

Proposed Land Use: Multi-Family Residential R-4 and Manufacturing M-1

Parcel ID: 11-014-0068 and 11-014-0022

ADJACENT LAND USE

North: The Lodge, Village at Prominence Point
East: Washington Blvd.
South: Unincorporated Agricultural A-1
West: Unincorporated and Residential

STAFF INFORMATION

Scott A. Hess

shess@nogden.org

(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-7 (Annexed Territory)

North Ogden Zoning Ordinance 11-15-9 (Rezoning and Annexation)

North Ogden Zoning Ordinance Title 11-10 (Article B. Manufacturing M-1)

North Ogden Zoning Ordinance Title 11-9 (Article F. Multi-Family Residential R-4)

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

The applicant has applied to annex 9.45 acres of property at approximately 1651 N. and 1659 N.

Washington Blvd. The property is vacant and is located south of 1700 North on the corner of Washington Blvd.

The applicant is requesting split zoning of Multi-Family Residential R-4 and Manufacturing M-1, and plans to develop the property as townhomes and self-storage units.

The adjacent properties are still in the unincorporated County with an Agricultural A-1 zoning. The area surrounding this property is in North Ogden City's Annexation area with a future land use proposed as mixed-use and multi-family residential.

CONFORMANCE TO THE GENERAL PLAN

The North Ogden annexation petition has been accepted by the City Recorder and was accepted and begun by the North Ogden City Council on January 10, 2023.

Staff reviews the current General Plan and Zoning Map for what is adjacent to the property in order to make a reasonable determination of what zone should be applied. The General Plan map calls for this property to be developed as a mix of residential and commercial uses within the South Town Neighborhood. The General Plan does not consider Manufacturing M-1 currently, and the applicant has made an application to amend the General Plan as well as the Manufacturing M-1 Zone to allow new storage units.

The property is requested to be split zoned. The Multi-Family R-4 zone requested meets the intent of the General Plan as it is currently drafted. Staff believes that zoning district is compatible with surrounding zoning districts, and the City's future plans.

The Manufacturing M-1 zone requested is a departure from the current General Plan. North Ogden City has limited Manufacturing zoning, and currently does not permit additional storage units. The Planning Commission heard from the applicant on this concept on June 15, 2022. The Staff Report at that time read as follows:

"Property owner, Terry Cevering, has proposed a mixed-use project at 1659 N. 400 E. that includes storage units on the east side fronting Washington Boulevard, and townhomes on the west side. This project was brought before the City in 2019 for discussion, but no formal applications were made at that time. North Ogden City Codes do not currently permit storage units as a new use, but the Code does permit upgrading existing storage units. Storage units were previously permitted in the Manufacturing M-1 zoning district. The property owned by the applicant is in North Ogden City's future annexation declaration, and the General Plan designation is the South Town Mixed Use are that is intended to include commercial and multi-family residential. This application would need the following Land Use Approvals to move forward: Annexation, General Plan Amendment, Zoning Text Amendment, Subdivision, and Site Plan approval.

Staff has reviewed the proposed development and is of the opinion that storage units fronting on Washington Boulevard do not represent the long term highest and best use of the ground. North Ogden City will continue to grow and will need areas of viable commercial to secure future sales tax collection. At this time, there is limited desire for commercial along this portion of Washington Boulevard, but with growth and additional rooftops being developed in the area, it is likely that demand will follow. Staff is supportive of multi-family residential in this area of the City as that matches the currently approved Future Land Use Map of the General Plan."

Staff retains the position that adding Manufacturing uses in this area, and adding Storage Units to the Manufacturing zone is not in the best interest of the City at this time. Staff supports multi-family development in this area of the City. The applicant will be required to complete a subdivision prior to

developing the property.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Is the annexation and zoning proposal consistent with the General Plan?
- Is the property located within the North Ogden City annexation declaration boundary?
- What is the appropriate zoning for this property?

RECOMMENDATION

Staff finds that the Manufacturing Zone is not consistent with the General Plan and recommends that the Planning Commission recommend a zoning designation consistent with the General Plan or recommend denial to the City Council for annexation of this property.

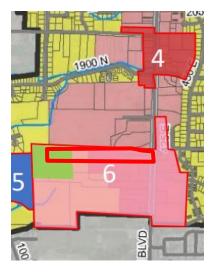
EXHIBITS

- A. Annexation Plat
- B. Draft Site Design
- C. June 15, 2022 PC Minutes (Cevering Storage Unit Concept Discussion)

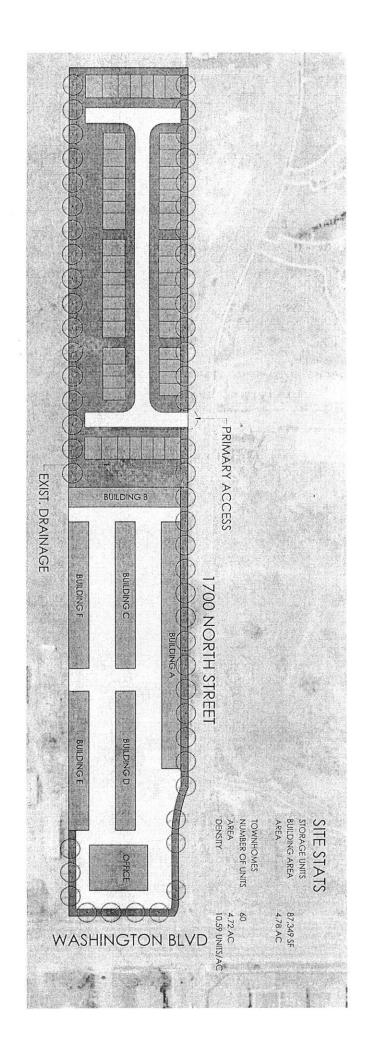
AREA MAP

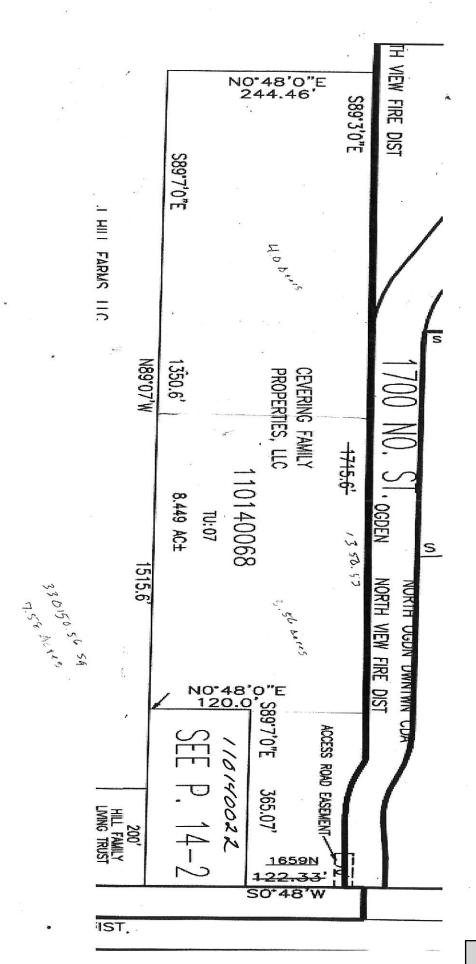


GENERAL PLAN FUTURE LAND USE MAP



SURVEYOR'S CERTIFICATE: ANNEXATION PLAT FOR NORTH OGDEN CITY , MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156 IN ACCORDANCE WITH "TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT", UTAH CODE ANNOTATED, 1953 AMENDED. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT(S) OF LAND TO BE ANNEXED LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, INTO NORTH OGDEN CITY, WEBER COUNTY, UTAH. TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH OGDEN CITY, WEBER COUNTY, UTAH SEPTEMBER 2022 FOUND BRASS CAP MONUMENT FOUND BRASS CAP MONUMENT WANGEMANN NORTHWEST CORNER, SECTION 5, NORTHEAST CORNER, SECTION 5, No. 6431156 TOWNSHIP 6 NORTH, RANGE 1 WEST. TOWNSHIP 6 NORTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN SALT LAKE BASE AND MERIDIAN (N89°47'35"E 5286.42') MICHAEL L. WANGEMANN BASIS OF BEARING LICENSE NO. 6431156 2632.80' BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED BEGINNING AT A POINT THAT IS NORTH 01°03'36" EAST 1503.67 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'50" EAST 315.80 FEET ALONG AN OLD FENCE FROM THE CENTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°03'50" EAST 1386.03 FEET TO A POINT ON A 226.50 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 16.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°16'47" (WHICH LONG CHORD BEARS SOUTH 70°16'15" EAST 16.91 FEET) TO A POINT OF A 273.50 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 99.92 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°55'58" (WHICH LONG CHORD BEARS SOUTH 78°35'51" EAST 99.37 FEET THENCE SOUTH 89°03'50" EAST 150.04 FEET: THENCE NORTH 00°50'15" EAST 23.50 FEET: THENCE SOUTH 89°03'50' EAST 64.68 FEET TO THE CENTERLINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°50'15' WEST 14.67 FEET TO THE OGDEN CITY SURVEY INTERSECTION MONUMENT AT WASHINGTON BOULEVARD AND 1700 NORTH STREET; THENCE SOUTH 00°50'15" WEST ALONG SAID CENTERLINE 228.28 FEET; THENCE NORTH 89°07'00" WEST 1714.27 FEET; THENCE NORTH 00°48'00" EAST 244.53 FEET TO THE POINT OF BEGINNING. CONTAINS 412,563.44 SQ/FT OR 9.47 ACRES **LEGEND** SECTION CORNER WITNESS CORNER — — — SETBACK LINE PROMINENCE POINT PHASE 3 BOUNDARY LINE NORTH OGDEN CITY LIMITS Curve Table FOUND MONUMENT Curve # | Length | Radius | INTERSECTION 1700 NORTH Delta NOTE: ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED BL AND 150 EAST ST DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT URE FUND I PROMINENCE POINT LLC C1 | 16.92' | 226.50' | 4°16'47" OF ACTUAL FIELD MEASUREMENTS. TAX ID NO. 11-014-0084 NO C2 | 99.92' | 273.50' | 20°55'58" | S78°35'51"E 99.37' NORTH OGDEN CITY CORPORATE ACCEPTANCE: SHING THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF NORTH OGDEN CITY, WEBER COUNTY, UTAH, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ON THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO THE CITY OF NORTH OGDEN, UTAH AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HEREWITH IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE ANNOTATED SEC. 10-2-425 AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE AREA AS SHOWN ON THIS FINAL LOCAL ENTITY PLAT AS A PART OF SAID CITY. (S89°03'50"E 315.80') DATED THIS ____ DAY OF _ NORTH OGDEN CITY COUNCIL FOUND OGDEN CITY (\$89°03'50"E 150.04') SURVEY MONUMENT − N0°5¢'15"E 23.50' CEVERING FAMILY PROPERTIES LLC APPROVED: (N89°07'00" WEST 365.00') 420.01' (S00°48'00"W) TAX ID NO. 11-014-0068 CITY RECORDER ¯ S0⁴50'15"W 228.28' 1651 N OGDEN LLC TAX ID NO. 11-014-0022 (365.00') 420.01' (N89°07'00"W 1715.60') N89°07'00"W 1714.27' WEBER COUNTY SURVEYOR J HILL FARMS LLC I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL HILL FAMILY TRUST TAX ID NO. 11-014-0005 CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE TAX ID NO. 11-014-0053 WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS ______ DAY OF _____ A.D., 2022. WEBER COUNTY SURVEYOR **LOCATION MAP** UTAH LAND SURVEYING, LLC DATE: FOUND REBAR & CAP (GREAT BASIN ENGINEERING) A PROFESSIONAL LICENSED LAND SURVEYING COMPANY CHECKED: MW CENTER OF SECTION 5, 1359 FAIRWAY CIRCLE, FARMINGTON, UT 84025 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN PHONE 801.725.8395 SHEET mikew@utahlandsurveying.com 2700 N 1 OF 1 www.utahlandsurveying.com WEBER COUNTY RECORDER ENTRY NO.: FEE PAID: _ FILED FOR AND RECORD AND RECORDED: ___ IN BOOK _____ OF OFFICIAL RECORDS, PAGE __ **BASIS OF BEARINGS:** RECORDED FOR: HE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEBER COUNTY RECORDER WEST, SALT LAKE BASE AND MERIDIAN. DEPUTY



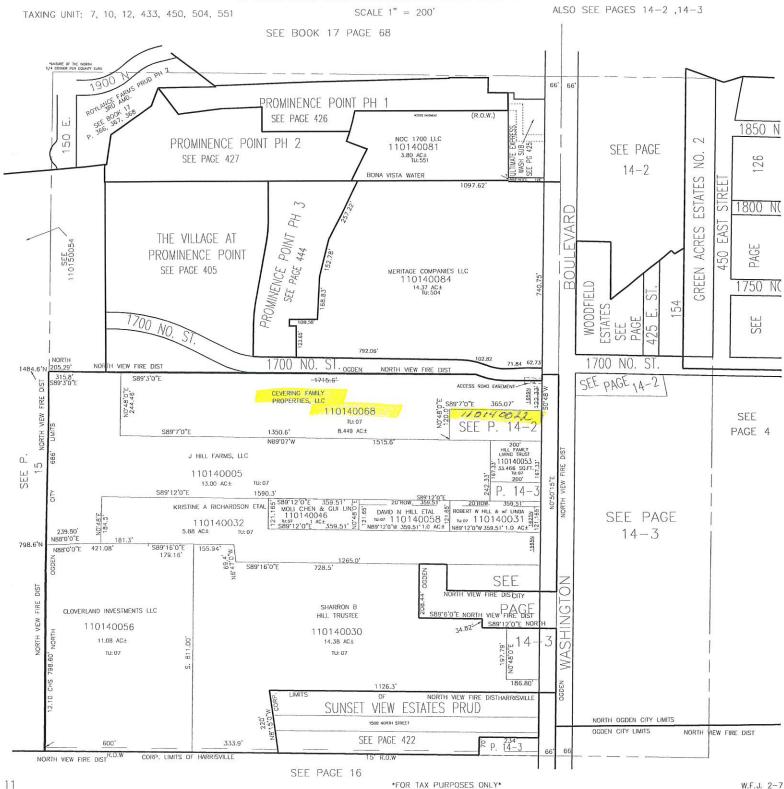


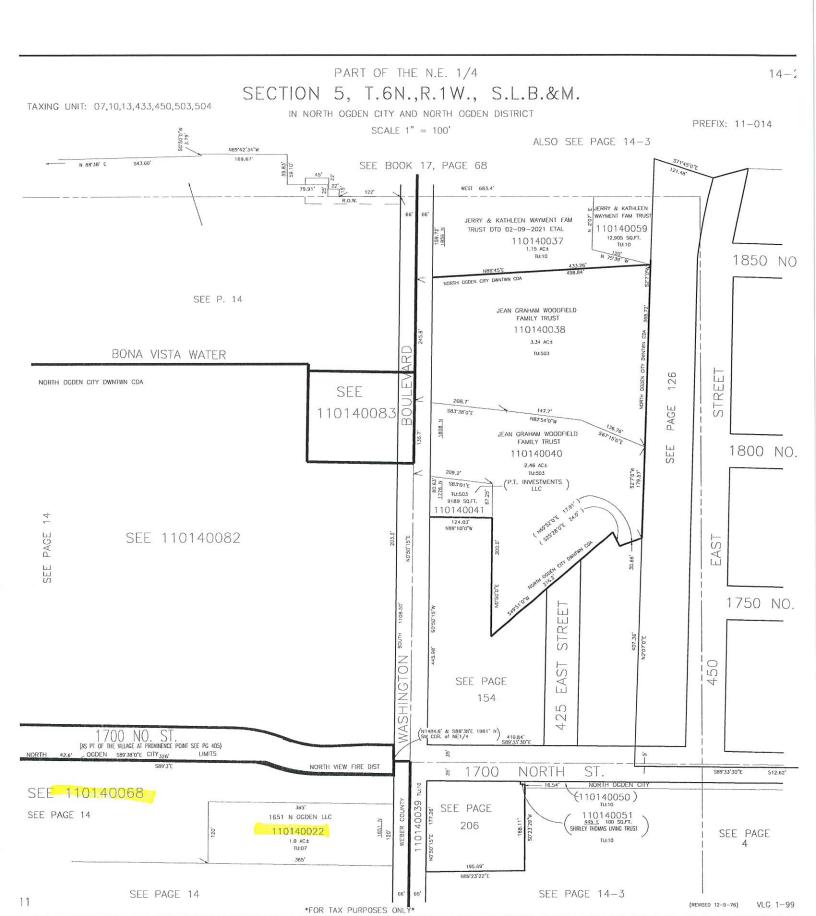
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SECTION 5, T.6N., R.1W., S.L.B. & M.

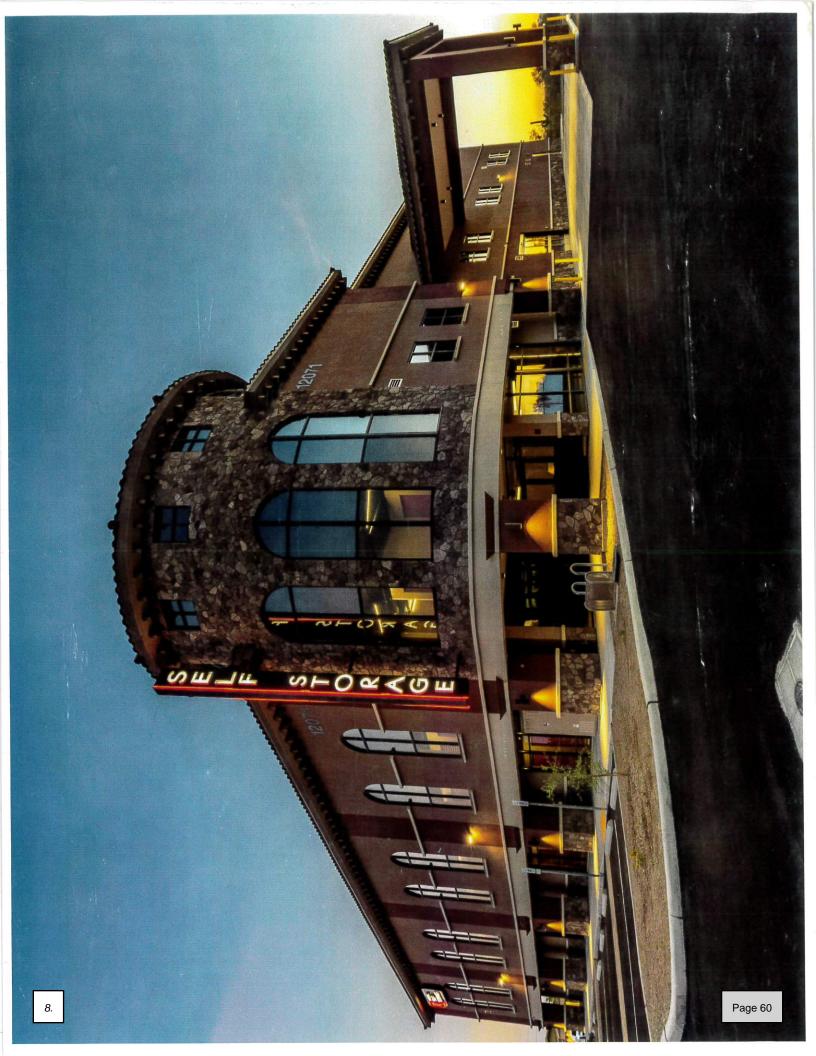
IN NORTH OGDEN CITY, HARRISVILLE CITY, NORTH OGDEN DISTRICT











DISCUSSION ITEMS

8. <u>DISCUSSION ON PROPOSED STORAGE UNIT AND MULTI-FAMILY</u> PROJECT LOCATED IN UNINCORPORATED COUNTY SOUTH OF 1700 NORTH

Planning Director Hess explained property owner, Terry Cevering, has proposed a mixed-use project at 1659 N. 400 E. that includes storage units on the east side fronting Washington Boulevard, and townhomes on the west side. This project was brought before the City in 2019 for discussion, but no formal applications were made at that time. North Ogden City Codes do not currently permit storage units as a new use, but the Code does permit upgrading existing storage units. Storage units were previously permitted in the Manufacturing M-1 zoning district. The property owned by the applicant is in North Ogden City's future annexation declaration, and the General Plan designation is the South Town Mixed Use are that is intended to include commercial and multi-family residential. This application would need the following Land Use Approvals to move forward: Annexation, General Plan Amendment, Zoning Text Amendment, Subdivision, and Site Plan approval. Staff has reviewed the proposed development and is of the opinion that storage units fronting on Washington Boulevard do not represent the long term highest and best use of the ground. North Ogden City will continue to grow and will need areas of viable commercial to secure future sales tax collection. At this time, there is limited desire for commercial along this portion of Washington Boulevard, but with growth and additional rooftops being developed in the area, it is likely that demand will follow. Staff is supportive of multi-family residential in this area of the City as that matches the currently approved Future Land Use Map of the General Plan. The Planning Commission is being asked to discuss this project and forward a recommendation to the City Council on whether there is general support for storage units at this location. He indicated staff has identified potential Planning Commission recommendations as follows:

- Does this project meet the needs and desires of North Ogden in this area?
- Is the proposal consistent with the General Plan?
 - o Should the General Plan be amended to consider a manufacturing use in this area?
- Does the proposal meet the North Ogden Zoning ordinance standards?
 - o Should the Zoning ordinance standards be changed to permit storage units?

Chairman Thomas invited input from Mr. Cevering.

8.

Mr. Cevering provided a rendering of his project, which has been adjusted since 2019 responsive to feedback he has received from the Council, staff, and residents. Vice Chairman Mason stated he believes the building's design is beautiful and could be the catalyst for other quality development in this area of the City. He recognizes that the proposed use will not provide ongoing sales tax revenues, but if it spurs other development, it will create value for the community.

High level discussion among the Commission and Mr. Cevering centered on the proposed building materials to be used on the project; opportunities for including traditional commercial uses in the project; landscaping of a potential project; development concepts for surrounding properties; and the general demand for commercial development in the City based upon residential growth.

Chairman Thomas invited public input.

Stefanie Casey, North Ogden resident, stated that she believes there is an elementary school slated for the general vicinity of the subject property. If that project moves forward, she wondered what type of development would be more appropriate than storage units. She would be more supportive of something that caters to families and encourages walkability.

Merrill Sunderland, North Ogden resident, stated there has been discussion about this subject property several times over the past few years. He asked that the Commission consider recommending to the property owner that a business in this area should be revenue producing, perhaps only on the property frontage. This would not be a unique recommendation.

Vice Chairman Mason stated he would like to understand what types of businesses residents would like to see on the property; if the City requires a revenue generating component, there is no way to ensure that such a business will remain in operation in perpetuity. However, a storage unit facility would likely always be used and remain open. Mr. Sunderland stated that he is not seeking to prohibit a storage unit project but is simply recommending that one component of the mixed-use project be a commercial use that is revenue generating.

Annette Spendlove, North Ogden resident, stated that she submitted a land use application for a fence on her property and she does not understand the Commission's decision on her application. Chairman Thomas stated the Commission would not have seen that application and it is difficult for him to comment on the action that was taken. Planning Tech Johnson stated that he handled the application; the ordinance prohibits front yard fencing taller than 3 feet and that was the basis for the City's action on the application. Ms. Spendlove stated the fence is not in her front yard; it is in the side yard and she wants to proceed. Mr. Johnson stated that he will deal with the application in response to these comments.

Shawn Strong stated that he is a commercial developer of townhomes and storage units; storage units are typically developed when there is no other suitable use for a property. However, when an area builds out and there is demand for general commercial uses, a developer buys out storage units to redevelop them in that manner. This has happened in other communities in the area. He believes that Mr. Cevering can proceed with building the project in such a way that it can be easily converted to another commercial use at a point in the future when there is a demand for such a use in the City. No matter how badly a Planning Commission, City Council, or residents want a revenue generating use on a certain property, it will not be built until there is a need for it. He stated there is a need for storage units at this time and they will be used. He feels that Mr. Cevering has provided a high-quality design that will be aesthetically pleasing, and it can be converted to a more desirable use in the future when there is a need for it. There is a need for affordable housing and storage space in communities across the state at this time.

The Commission discussed Mr. Strong's comments and agreed that based upon Mr. Cevering's updated design for the project, it would likely be easy to modify the project to convert it to another type of commercial use. Mr. Hess disagreed; there would need to be an extremely compelling commercial need to repurpose that building to make it function for another commercial use.

Chairman Thomas stated he still holds the opinion that storage units should not be an allowed use on Washington Boulevard frontage; he acknowledged the improvements to the design of the proposed project but noted that he feels that such a project would hinder other development in the area. He is not opposed to the townhome component of the proposed development, however.

Vice Chair Mason disagreed with Chairman Thomas; he reiterated his belief that the project that has been proposed by Mr. Cevering is high quality and could be a catalyst for other development of the area.

Chairman Thomas polled the rest of the Commission to determine their position on the matter. Commissioner Lunt stated that he is not necessarily opposed to storage units, but he would like to preserve Washington Boulevard frontage for other commercial uses that will be revenue generating. Commissioner Barker agreed. He noted he likes the design of the building but is concerned about the commercial use of the space. Commissioner Webb stated that there is value in listening to the landowner; he is not opposed to the project that has been proposed. Commissioner Barker agreed with that point as well but noted that he would prefer that the storage unit use be pushed further back and that the corner parcel be preserved for commercial use.

Mr. Strong asked if the project would be supported if he leaves the corner of the property open for commercial development and pushes the storage units and townhomes towards the rear of the property. Chairman Thomas stated that would need to be discussed; however, he feels that the input that has been provided by the Commission tonight will be helpful to the Council in making their decision. The Commission seems to be split on the matter, and that may be the case for the City Council as well.

9. PUBLIC COMMENTS

There were no public comments.

10. REMARKS - PLANNING COMMISSIONERS:

Commissioner Barker stated he has been contacted by several residents who are concerned about the Northwood Hills Subdivision; they have encroached upon the trail right-of-way. Mr. Hess stated that staff is aware of the issue, but after research, the private property owners have not actually encroached. There are efforts underway to reroute the path to correct the outstanding issues. Commissioner Barker added there is a great deal of trash and debris associated with the project and drainage that is impacting City property. City Manager/Attorney Call stated staff can look into the matter.

Vice Chairman Mason reported that this Saturday there will be a clean-up event at Barker Park to prep the wooded area for future development of bridges and trails. The City is looking for as many volunteers as possible to help with the project and residents can contact Council Member Cevering or Grant Protzman for more information.



SETTLED 1851 -

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application to amend the

General Plan to permit Manufacturing uses within the South Town Neighborhood near approximately 1651 North and 1659 North

Washington Blvd.

Agenda Date: February 15, 2023
Applicant: Terry Cevering
File Number: GPTA 2023-01

PUBLIC NOTICE:

Mailed Notice: None Newspaper: None

City Website: February 10, 2023

PROPERTY INFORMATION

Address: approx. 1651 N. and 1659 N. Washington Blvd.

Project Area: 9.45 Acres

Current Zoning: Weber County (A-1)

Proposed Land Use: Manufacturing (to include M-1 Zone)

Parcel ID: 11-014-0068 and 11-014-0022

ADJACENT LAND USE

North: The Lodge, Village at Prominence Point

South: Unincorporated Agricultural A-1

East: Washington Blvd. West: Unincorporated and Residential

STAFF INFORMATION

Scott A. Hess

shess@nogden.org

(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-2-18 (General Plan Amendment)

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

The Applicant has requested Annexation of property at approximately 1651 N. and 1659 N. Washington Blvd. Part of the Annexation process is the application of a zoning district. This area of the City is

designated as the South Town Neighborhood in the General Plan Future Land Use Map as well as in the text of the General Plan. The applicant's request is to amend the General Plan to allow Manufacturing uses and zone a portion of the property Manufacturing M-1 to permit storage units. This area of the General Plan does not currently permit Manufacturing uses. This requires the applicant to request an amendment to the General Plan. North Ogden City Code 11-2-18 General Plan Amendment outlines the questions for the Planning Commission and City Council's consideration.

ANALYSIS

11-2-18: GENERAL PLAN AMENDMENT

- 1. General Review Criteria. In consideration of a proposed General Plan Amendment, whether proposed by the City or a landowner/authorized agent, the City shall determine if:
 - 1. The proposed change reflects a new idea that is an improvement over the concepts detailed in the General Plan.

Staff Response: The idea to add Manufacturing uses to the South Town Neighborhood reflects a new idea. It is staff's professional opinion that manufacturing uses on the corner of 1700 N. and Washington Blvd. do not represent the highest and best use for the land. This area of the City is planned to be a mix of commercial and multi-family housing uses. Retaining the property for the production of future sales tax as well as the potential for attached housing meets the current General Plan, and represents the highest and best use of the property.

2. The proposed change reflects a positive trend that the General Plan did not consider.

Staff Response: The General Plan Future Land Use Map was updated in 2022, and at the time, additional Manufacturing uses or Storage Units were not considered.

3. The proposed change furthers many of the goals of the Plan but not necessarily the future land use plan.

Staff Response: The South Town Neighborhood has three goals:

- 1. Improve the old North Ogden shopping plaza
- 2. Increase safety along Washington Boulevard
- 3. Utilize the streams from the mountains to a greater extent

The request to change the future land uses in this area to Manufacturing do not forward the goals of this section of the General Plan.

4. The proposed change has little or no impact on the overall General Plan.

Staff Response: Minor changes to specific areas of the City impart little impact on the General Plan. However, changes inconsistent with the overall future goals of the City can erode the ability to reach the desired future the City has laid out. The City must review each and every General Plan amendment against the overall goals of the City. Staff's opinion is that manufacturing uses in this particular area are not consistent with the City's goals and future land use desires.

5. If any of the above criteria are met by the proposal, the Planning Commission and City Council may approve the change. Since this is a legislative decision, the Planning Commission and City Council have discretion as to its' final resolution. Such proposals may involve development agreements to assure the concept promoted is developed as presented.

Staff Response: It is up to the Planning Commission and City Council to determine the appropriateness of the request.

6. Add criteria for major changes vs minor changes.

Staff Response: This change would be considered a major change due to the fact that the Manufacturing land use is not contemplated by the current General Plan Future Land Use Map or the General Plan text.

7. City will look at the General Plan on a periodic basis which does not preclude a private citizen from requesting a plan amendment per application through the Planning Department.

Staff Response: Staff is currently working on revisions to the General Plan text. The last update to the General Plan was 2015.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

• Is the request consistent with the Title 11 review criteria for amendments to the General Plan?

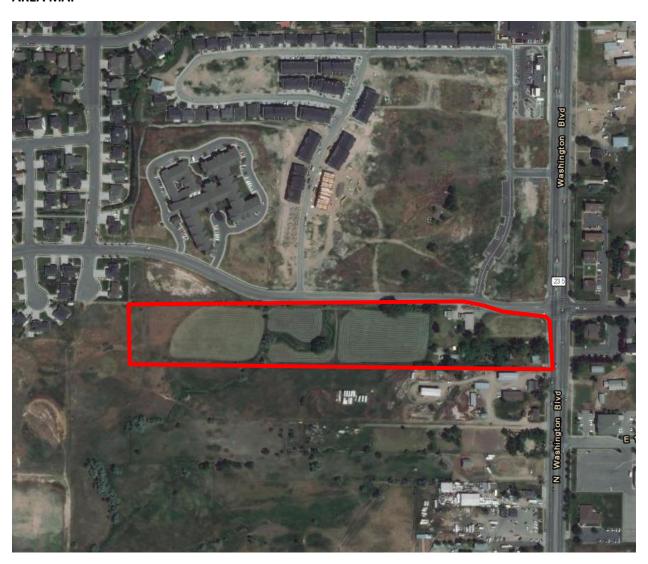
RECOMMENDATION

Planning Commission should hold a public hearing, consider the information, and present a recommendation to the City Council.

EXHIBITS

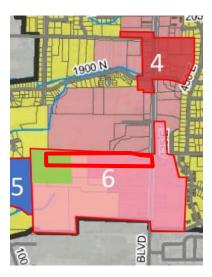
A. General Plan snip – South Town Neighborhood

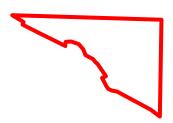
AREA MAP



GENERAL PLAN FUTURE LAND USE MAP

GPTA 2023-01 Cevering Manufacturing General Plan Amendment Page ${\bf 5}$ of ${\bf 5}$





The Southtown Neighborhood

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

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

Existing and future concerns:

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

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

Goals

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

Strategies

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

Goal #2 - Increase safety along Washington Boulevard

Strategies

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

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

Strategy

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



Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on a legislative amendment to update Title 11,

Section 10 Article B, Manufacturing Zone M-1 to permit Storage Units as a

Permitted Use.

Agenda Date: February 15, 2023
Applicant: Terry Cevering
File Number: ZTA 2023-01

PUBLIC NOTICE:

Mailed Notice: Newspaper:

City Website: February 3, 2023 (public hearing notice)

STAFF INFORMATION

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

APPLICABLE ORDINANCES

North Ogden City Code 11-10B (Manufacturing Zone M-1)
North Ogden City Code 11-2-17 (Zone Map and/or Text Amendment)

LEGISLATIVE DECISION

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

BACKGROUND

The Applicant has requested Annexation of property at approximately 1651 N. and 1659 N. Washington Blvd. Part of the Annexation process is the application of a zoning district. The applicant's request is to amend the Manufacturing M-1 Zone to permit new Storage Units. Currently the Manufacturing Zone permits upgrades to Storage Units existing prior to November 1, 2021. This request requires the applicant to amend Title 11-10B Manufacturing M-1.

ANALYSIS

The specific language of the Zoning Code requested to be amended is: Title 11-10B-2 Permitted Uses. To remove the limitation on Storage Units built before November 1, 2021, in order to permit new Storage Units. The Standards located in Title 11-10E Class A Self-Storage Upgrade Standards would need minor changes to remove "upgrade" language, and any call outs to limited dates. This change would effect all Manufacturing M-1 zoned land in North Ogden both existing and future.

North Ogden City Code 11-2-17B: Submission, outlines the process for the Planning Commission and City Council to consider Zoning Map and/or Text Amendments.

The Code states an applicant must submit the reason and justification for the proposed amendment addressing all of the following:

a. How the proposed amendment would further the purpose and intent of this Title;

Staff Response: The Manufacturing Zone for North Ogden City provides opportunities for job development and business growth. The City has two existing Storage Unit sites that are eligible to be upgraded. The City has not permitted new Storage Units for a number of years. The City's General Plan does not contemplate additional Manufacturing areas. The area along Washington Boulevard has been largely set aside and protected for Commercial sales tax producing uses. Storage Units provide the City with property tax revenue but are not a sales tax producing use.

b. How the proposed amendment is consistent with the General Plan;

Staff Response: This request is inconsistent with the General Plan. The General Plan Future Land Use for this area is the South Town Neighborhood, and has been considered for mixed use commercial and housing. The General Plan does not consider or recommend additional Manufacturing land uses.

c. How the proposed amendment meets the needs and policy of the City as expressed by the legislative body in stated goals and objectives; and

Staff Response: Currently there are no stated goals by the Legislative Body that support or desire the addition of Storage Units in the City. There is a desire for the City to grow and maintain successful businesses and housing areas. It is up to the Planning Commission and City Council to determine of adding new Storage Units as a permitted use meet the needs of the City.

d. If the proposed amendment is inconsistent with the General Plan, the applicant shall submit, concurrently with the amendment application, an application for amendment to the General Plan.

Staff Response: A General Plan Text Amendment GPTA 2023-01, has been applied for alongside this application.

CONFORMANCE WITH THE GENERAL PLAN

North Ogden City General Plan Future Land Use Map was updated and adopted in Spring 2022. The project area considered by the applicant is located within the South Town Neighborhood. This area is planned to include mixed use commercial and housing. Currently the request is inconsistent with the General Plan, and the applicant has submitted a General Plan Text and Map Amendment alongside this application.

RECOMMENDATION

Planning Commission should hold a public hearing, consider the information, and present a recommendation to the City Council.

EXHIBITS - none