GENERAL PLAN STEERING COMMITTEE MEETING AGENDA  
AUGUST 26, 2020 AT 6:00 PM  
UNTIL FURTHER NOTICE MEETINGS ARE HELD VIRTUALLY – SEE BELOW FOR CONNECTION

Please click the link below to join the webinar: https://us02web.zoom.us/j/85118738194
Webinar ID: 851 1873 8194
Or Telephone: 346 248 7799 or 646 558 8656 or 301 715 8592 or 312 626 6799
Or YouTube: https://www.youtube.com/channel/UCriqbePbXtUCzeRx6fclhQ/videos

Welcome: Co-Chair Casey  
Invocation & Pledge of Allegiance: Mark Brown

AGENDA

1. Consideration to approve the July 22, 2020, General Plan Steering Committee Meeting minutes
2. Public Comments*
3. Discussion regarding Bi-Centennial Park and surrounding area
4. Discussion concerning change/improvement to strategies in the General Plan regarding the Downtown/Southtown Areas
5. Committee/staff/Mayor comments
6. Adjournment

*Please see notes regarding Public Comments rules and procedure

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Committee.
b. When a member of the audience addresses the Committee, they will state their name and address.
c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.
d. The Mayor shall have discretion as to who will respond to a comment/question.
e. In all cases the criteria for response will be that comments/questions must be pertinent to this Committee, that there are no argumentative questions and no personal attacks.
f. Some comments/questions may have to wait for a response until the next Regular Committee Meeting.
g. The Mayor will inform a citizen when he or she has used the allotted time.

Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-210 et. seq., Open and Public Meetings Act. Pursuant to a written determination by the Mayor/Council finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infectious and potentially dangerous nature of COVID-19 virus, public meetings with be held electronically until further notice. The Committee at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Annette Spendlove, City Recorder at 782-7211 at least 48 hours prior to the meeting.
The North Ogden General Plan Steering Committee Meeting convened in a regular meeting on July 22, 2020 at 6:02 p.m. Due to Covid-19 the meeting was held virtually on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the General Plan Steering Committee, posted on the bulletin board at the municipal office and posted to the Utah State Website on July 16, 2020.

MEMBERS:

Phillip Swanson, City Council Member  
Ryan Barker, City Council Member  
Don Waite, Planning Commissioner  
Eric Thomas, Planning Commission Chairman  
Charlotte Bailey - Excused  
Christina Watson  
Dan Nixon  
Grant Protzman  
John Arrington - Excused  
Julie Anderson  
Mark Brown  
Meg Sanders  
Scott Shuman  
Stephanie Casey  
Tim Billings - Excuse

STAFF:

Neal Berube  
Jon Call  
Rob Scott  
Lynne Bexell  
Evan Nelson  
Brandon Bell  
Mayor  
City Attorney/Manager  
Planning Director  
Administrative Assistant  
Planning Dept. Head  
Associate Planner

VISITORS:

There were no visitors.

Co-chair Protzman called the meeting to order at 6:02 p.m. Julie Anderson offered the Thought, Supplication, Praise, Thanksgiving, Reading, or Invocation and led the Pledge of Allegiance.

AGENDA:
1. **Consideration to approve the May 27, 2020, and June 24, 2020, General Plan Steering Committee Meeting minutes.**

Mark Brown made a motion to approve the May 27, 2020 and June 24, 2020 General Plan Steering Committee Meeting minutes. Stefanie Casey seconded the motion.

The motion passed unanimously.

2. **Public Comments**

There were no public comments.

   Julie Anderson moved to reorder the agenda to hear items five through eight at this time. Dan Nixon seconded the motion.

The motion passed unanimously.

5. **Discussion concerning operational norms for this committee**

   **Presenter: Grant Protzman, Co-chair**

Co-Chair Protzman indicated he and Co-Chair Casey prepared a document detailing their recommended norms for the Committee. He read from the document as follows:

- If the Washington Blvd. Moratorium is accepted by the Council we must be expeditious. We suggest meeting twice a month as a full committee with added subcommittee meetings as needed.
- We suggest expanding our study of Washington Blvd to 2 blocks East and West from either Lomond View Drive or Elberta Drive South to the City limits.
- We need Minutes of our meetings out within one week to review while the meeting is still fresh on our minds.
- It would be helpful if staff could provide an Executive Summary of Meeting Packets as they are often lengthy and it is difficult to identify the real pressing issues for some members.
- Planning Commission seems to be focused on appearance, etc. Shouldn’t that be after the long-range plan is in place?
- Our Committee would like to check with Jon, Rob, etc. regarding staff presentations regarding our committee before they go to Council.

The Committee discussed the work to be done during the six-month period while the Washington Boulevard Moratorium is in place. There is some uncertainty about whether the Council will approve the moratorium. Stefanie Casey stated she feels the presence of a moratorium would signal to developers or businesses that the City is working through some issues regarding the types of development projects that would be approved along Washington Boulevard. Christina Watson wondered how many businesses would be looking at coming to North Ogden in a six-month period and whether those businesses would be denied the opportunity to come to the City. Dan Nixon stated that it is his understanding that the moratorium would be on land use.
adjustments, not business location. If a business were seeking to move to a building that is already established as commercial property, they would not be denied a business license in the City. Co-Chair Protzman stated the document detailing the intent of the proposed moratorium included a list of the types of land use activities that would not be considered during the moratorium.

Co-Chair Protzman stated that the matter being presented for a decision to the Council is whether to pause building any new facilities on Washington Boulevard until decisions can be made regarding how to ensure cohesive development. Eric Thomas stated he is concerned about the message that the moratorium will send to the business community. He would rather recommend that any land use applicant be required to enter into a development agreement to ensure that the City has influence over the design of the project to ensure cohesiveness.

The group then debated whether to proceed with recommending that the City Council consider the moratorium. Christina Watson wondered if now is the perfect time to consider a moratorium because so many businesses are already in a holding pattern due to COVID-19 and the City may have six months to carefully examine land use regulations along Washington Boulevard without too much pressure from the business community. Dan Nixon stated that he is a developer and he owns property that would be subject to the moratorium. If he were told that a six month hold was being placed on development of his property, he would be willing to wait, but it is helpful for developers to have a clear understanding of the defined path they must follow to secure approval of development of their property. Don Waite stated that there have been many attempts in the past at updating the General Plan for the City and these projects have taken several months. He is skeptical that the City or this group can make sweeping changes to the development standards for Washington Boulevard in just three to six months. The Planning Commission has followed the current General Plan when considering development and land use applications for the City and the Planning Commission has been frustrated that changes to development agreements for certain projects in the City have been permitted. These changes have led to frustration among the citizenry, who do not understand the processes that have been followed when considering various applications. Co-Chair Casey acknowledged the things that have occurred in the past that have led to frustrations in the City, but noted that now is the time to accept the current conditions and try to build upon or improve them. Standards need to be tightened to try to prevent similar situations from occurring in the future. Co-Chair Protzman agreed.

6. **Discussion concerning initial steps for this committee**

*Led by: Grant Protzman, Co-chair*

Co-Chair Protzman then presented a bulleted list of initial steps for the committee to take. This list was formulated by himself and Co-Chair Casey.

- What is North Ogden committed to already that cannot be changed?
- Where can we even control the items needed for Washington Blvd. issues such as walkability, streetscapes, etc.
- We need staff to help us find:
  - Village at Prominence Point Plans … Restrictions…Original Contract…Where that project stands right now re what is approved…
  - Patriot Point Plans and commitments to date. What has been approved and what does it look like.
Coopers Towne Plans and commitments to date. What has been approved and what does it look like.
- Information on any other developments along Washington Blvd already approved and their impact on walkability and streetscapes.

City Manager/Attorney Call noted there are no other agreements or mandates that control Washington Boulevard aside from the development agreement for the Village at Prominence Point project.

7. **Discussion concerning major decisions**
   **Led by: Grant Protzman, Co-chair**

Co-Chair Casey presented a list summarizing the major decisions that his Committee must first address:

- Washington Blvd. Walkability and Streetscapes; needs **Public Input** ASAP (requires parking behind buildings)
- Problem of commuter traffic vs consumer traffic and its impact on walkability, central median, etc.

The group discussed the concept of walkability. There are many conditions along Washington Boulevard that may make it difficult to ensure development will be walkable. It may not be possible for the entire length of Washington Boulevard to be walkable, but it would be possible to focus on walkability in the main commercial areas along the road.

8. **Presentation to City Council**
   **Presenter: Grant Protzman, Co-chair**

Julie Anderson then referenced the Committee’s recent recommendation to the City Council regarding a moratorium. She indicated that in order to avoid the same situation that occurred last time, she would like to create a sub-committee of this Committee to develop the presentation materials.

Julie Anderson **moved to create a sub-committee tasked with developing presentation materials regarding the recommendation to enact a moratorium on development along Washington Boulevard.** Mark Miller seconded the motion.

The motion passed unanimously.

Co-Chair Protzman facilitated discussion regarding the appropriate membership of the sub-committee; Eric Thomas, Stefanie Casey, Julie Anderson, and Scott Shuman were selected. Co-Chair Protzman asked Stefanie Casey to chair that sub-committee.

3. **Update concerning the Land Use Map**
   **Presenter: Rob Scott, Planning Director**
Planning Director Scott stated that staff is developing a document including data regarding land uses along Washington Boulevard, but they have not had time to convert that data into a map. He hopes to have that task completed within the next two weeks.

4. **Discussion on transferable development rights (TDR) related to sending and receiving zones**  
**Presenter: Jon Call, City Manager/Attorney**

City Manager/Attorney noted Council Member Barker reported to the City Council regarding this item and they seemed to be in favor of implementing a TDR program in the City. He reviewed maps included in the meeting packet to identify conservation areas that are included in the future land use map. The concept is to take the density that would have otherwise been allowed in those areas and transferring it to another part of the City. The conservation areas are referred to as ‘sending areas’ and the group needs to determine if they support those sending areas, as well as identify ‘receiving areas’. He presented a map illustrating the larger undeveloped portions of the City. There are at least four areas shown in purple that could be subdivided into smaller areas. There may also be additional properties that the group could be considered as sending and/or receiving areas. He then facilitated discussion among the group regarding appropriate receiving areas. There was a focus on rumored development projects in the City, after which Mr. Call noted there is no urgency related to this item. Julie Anderson suggested that Co-Chairs Protzman and Casey reach out to each Committee member to learn their desires or preferences for properties that should be preserved to be prepared for a more detailed discussion in the next meeting. Don Waite stated that this may not be an urgent item, but it is something that the City needs to address sooner rather than later because some of the properties included in the undeveloped purple areas identified on the map are being purchased for development purposes. Co-Chair Casey stated that she would like to address the matter soon. Don Waite stated that the Committee’s thoughts can be gathered to present a TDR concept to the community for public input. Co-Chair Casey asked each Committee member to review the maps provided by Mr. Call and be prepared to provide their ideas regarding the density they are comfortable with in the undeveloped areas included on the maps. Co-Chair Protzman indicated that the Committee also consider transportation improvements that will be needed to provide adequate access to any new developments that may occur further up the hill in the City. Mr. Scott noted that developers are required to improve transportation in the area of their development to ensure adequate access. He added that the City has future transportation plans in place and it would be appropriate for the Committee to review and understand it.

9. **Committee/staff/Mayor comments**

Julie Anderson stated that a project is underway to install pipe near an old barn on 2600 North. There is no stormwater pollution prevention plan (SWPP) listed for the project. She would like someone from the City to talk to the company doing the project to address the matter. She then noted the existing General Plan document is very large, but much of the content is meaningless. She would like for it to be trimmed down to only include pertinent information and to make it easily readable/understandable for the average reader.
Co-Chair Protzman commented on the unique nature of North Ogden City and the reason he is participating on this committee is to help in preventing North Ogden from looking like all other cities in the nation – in a cookie cutter fashion.

Administrative Assistant Bexell asked if the moratorium recommendation will be presented to the Council next week or not until August. The Committee discussed timing of the recommendation, concluding to wait until August.

Mayor Berube complimented the Committee on the work done tonight. He noted that the task of considering the General Plan can be overwhelming, but if the Committee is able to break it down into more manageable tasks that can be prioritized, it will be easier to move forward. He thanked everyone who is willing to participate and help the City.

Council Member Barker expressed his willingness and commitment to advocate for the Committee’s recommendations. He feels it is important to make improvements that will communicate to the business community that North Ogden is business friendly.

10. Adjournment

Grant Protzman made a motion to adjourn the meeting. Mark Brown seconded the motion.

The motion passed unanimously.

The meeting adjourned at 8:12 p.m.

_____________________________
Grant Protzman, Co-chairman

_____________________________
Lynne Bexell, Administrative Assistant

Date Approved
Downtown - Bicentennial Park
& Surrounding Area

The City has received an offer with the ability to utilize the cross access easement for parking on this piece of city property related to the old public works site. This piece is close to Bicentennial park which could possibly make a great public space for the Downton area of North Ogden. The sub-committee felt because of this offer it should be the first discussion and area to address.

Please look at the maps; zoning, parks and trails. It would be great for everyone to come to the meeting prepared to discuss this area specifically.

- What kind of businesses do you see in this area?
- How could we incorporate public spaces and what do they look like?
- What zoning should this area be? Right now it’s a mix of Commercial C2 and Suburban Residential RE-20.
- Do you see manufacturing as an option?
- Mixed use developments?
- The trails map has a future park needed planned for this area. Can and how would that be incorporated? How do we see the trails and connectivity for the city through this area?
- The General Plan describes terminating Pleasant View Drive at 300 East, diverting traffic down 300 East to a future traffic light at the intersection of 2700 North and 300 East.

“Create a unique downtown that complements the desires of the community with an improved appearance and public spaces;”
- The Visions For North Ogden GP pg. 6

Transportation - Major Collectors

Pleasant View Drive

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

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

Privately Owned
America's First
Existing Retention Basin, Currently for Sale
These are the strategies from downtown currently in the General Plan. As we are discussing the downtown area over the next few months, it would be good to have discussion about changes or things we can improve on. As things have changed not all of this still works in the downtown area.

**GENERAL PLAN**

**TOP PRIORITIES**

pg. 7

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

**Downtown and Southtown** pg. 9-10

**Downtown**

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

**Strategies**

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

Develop a recognizable theme through consistent features and branding.

In an environmentally sensitive and water conservation minded effort, beautify and improve streetscapes and enhance visual appearance through themed lighting, wider sidewalks, seasonal flower displays, bike lanes, signs, building location, street tree planting possibly to reflect the historic orchards of North Ogden, strategically located art, landscaping, on-street parking, a central amphitheater and gathering spot for movies and other productions and events, underground utilities, utility boxes used for rotating canvasses for art, etc.

Actively communicate and work with property owners, business owners, and developers to bring desirable businesses and housing into the community.

Continue to support the Economic Development Committee and increase membership.

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

Achieve improved circulation through innovative street reconfiguration strategies.

Work with UTA to enhance existing transit and explore future opportunities, such as developing a bus hub and/or establishing a BRT (Bus Rapid Transit) system.
Total area approximately- 700 acers
Commercial- 79 +/- acers
Residential- 296 acers
  Residential 1-202 +/- acers
  Residential 2- 64 +/- acers
  Residential 3- 30 +/- acers
Parks and Recreational 13 +/- acers
Institutional Use- 45 +/- acers
Manufacturing- 20 +/- acers
County Parcels-107 +/- acers
Roads/ undefined space 130 +/- acers
Vacant or Undeveloped- 13 +/- acers
Land Use Code Progress Report

Basis for the Downtown and Southtown Codes. The General Plan vision, goals, and strategies will be applied to the commercial and residential multi-family provisions.

Downtown / Southtown Land Use Map

A land use map has been created that categorizes the various land uses along with a table with the breakout of the acreages.

Article A: Commercial Zones

- Draft Commercial zones / combining the C-1, C-2, CP-1, CP-2 zones into two zones, a neighborhood commercial zone to be located outside of Downtown or Southtown and a Community Commercial Zone – Washington Boulevard and 2600 North
- Combined Purpose and Intent Section
- Site Development Standards
- Site Plan Approval
- Protection of Adjoining Residential Properties; Buffer Zone
- Sign Regulations
- Use Table, simplified use table into categories, e.g., retail

Next Steps

Review Article C: Design Standards

Identify the key differences between Downtown and Southtown?

Create / Maintain a sense of place

What characteristics do we want to preserve? What new characteristics should be introduced?

What uses should be in Downtown vs. Southtown?

What design standards are important for the Downtown and Southtown, e.g., the size and scale of buildings, building materials, colors, landscaping, setbacks, etc.?

Article B: Manufacturing Zone

Retain the existing manufacturing designation.

- Revised Purpose and Intent Section
- Use Table, simplified use table into categories, e.g., light manufacturing
- Site Development Standards
- Protection of Adjoining Residential Properties; Buffer Zone
- Site Plan Approval
- Special Provisions

Next Steps

Review development standards

Add sign standards
Article C: Design Standards for Commercial Development

Next Steps
Begin the review of design standards and differentiate between Downtown and Southtown Residential Zone

Draft revision to the PRUD chapter and the Group Dwelling Chapter by combining them into one chapter
Retain the MPC zone to reflect mixed use development

Next Steps
Continue to revise the draft PUD and Group Dwelling chapter

Article E: Entertainment Overlay Zone

Next Steps
This article is being deleted having never been used.