



## PLANNING COMMISSION MEETING

MARCH 20, 2024 AT 6:00 PM

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

### AGENDA

#### **PUBLIC CAN ATTEND IN PERSON, OR:**

Click the link to join the Webinar: <https://us02web.zoom.us/j/83502729669> Webinar ID: 835 0272 9669  
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:** Commissioner Nancarrow

**Invocation or Thought:** Commissioner Green

**Pledge of Allegiance:** Commissioner Watson

#### **CONSENT AGENDA**

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

#### **LEGISLATIVE ITEMS**

4. Public comments for items not on the agenda\*
5. ZMA 2024-01 Work Session on a Legislative application to rezone property for land located at approximately 281 East Pleasant View Drive, from Century Farm Zone to Multi-family Residential Zone (R-3) or (R-4)  
Presenter: Scott Hess, Community and Economic Development Director
6. ZTA 2024-04 Work Session on a Legislative application to consider Water Wise Landscaping amendment to the Title 11 Land Use Code  
Presenter: Scott Hess, Community and Economic Development Director
7. Public Comments\*
8. Remarks - Planning Commissioners
9. Report - Community and Economic Development Director
10. Remarks - City Manager/Attorney
11. Adjournment

#### **CERTIFICATE OF POSTING:**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted within the North Ogden City limits on this 14<sup>th</sup> day of March, 2024, at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website at <https://www.utah.gov/pmn/>, and at <http://www.northogdencity.com>. The 2024 meeting schedule was posted on December 13, 2023.  
Rian Santoro, North Ogden City Recorder.

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

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## **Public Comments During Meeting**

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



**NORTH OGDEN PLANNING COMMISSION  
MEETING MINUTES**

March 6, 2024

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

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

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

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

**COMMISSIONERS:**

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

**STAFF:**

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

**VISITORS:**

Chris Pulver  
Gregory Nelson  
Alaan Russel

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

**CONSENT AGENDA**

**1. ROLL CALL**

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

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

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

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>aye</b>
<b>Commissioner Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>

The motion carried.

**3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

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

**ADMINISTRATIVE ITEMS**

**4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

0:02:45 There were no public comments.

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

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

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

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

**Voting on the motion:**

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

**The motion carried.**

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

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

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

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

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

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

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

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

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

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

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

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

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>
<b>Commissioner Watson</b>	<b>aye</b>
<b>Commissioner Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**LEGISLATIVE ITEMS**

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

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

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

There were no persons appearing to be heard.

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

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>aye</b>

Commissioner Watson      aye  
 Commissioner Green      aye  
 Commissioner Bailey      aye

The motion carried.

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

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

**b. Consideration and recommendation**

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

Voting on the motion:

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

The motion carried.

**8. PUBLIC COMMENTS**

There were no public comments.

**9. REMARKS - PLANNING COMMISSIONERS:**

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

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



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

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

**10. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

Mr. Hess was excused.

**11. REMARKS – CITY MANAGER/ATTORNEY**

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

**12. ADJOURNMENT**

**Commissioner Watson motioned to adjourn the meeting.**

**The meeting adjourned at 7:16 p.m.**

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Eric Thomas  
Planning Commission Chair

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Joyce Pierson  
Deputy City Recorder

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Date Approved



# NORTH OGDEN CITY

— SETTLED 1851 —

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## Staff Report to the North Ogden City Planning Commission

### SYNOPSIS / APPLICATION INFORMATION

Application Request:	Work session on a legislative application to rezone property for land located at approximately 281 East Pleasant View Drive from Century Farm Zone to Multi-family Residential (R-3) or (R-4)
Agenda Date:	March 20, 2024
Applicant:	John Hansen
File Number:	ZMA 2024-01

### PUBLIC NOTICE:

Mailed Notice:	N/A
City Website:	March 14, 2024

### PROPERTY INFORMATION

Address:	Approximately 281 East Pleasant View Drive
Project Area:	Approximately 6.35 Acres (276,573 Sq. Ft.)
Current Zoning:	Century Farm Zone (small lot residential)
Proposed Zoning:	Multi-family Residential (R-3) or (R-4)
Existing Land Use:	Agriculture / Vacant
Proposed Land Use:	Residential
Parcel ID:	18-055-0044, 18-048-0045

### ADJACENT LAND USE

North: Residential / Vacant	South: Residential / Commercial
East: Commercial / Institutional	West: Residential / Agriculture

### STAFF INFORMATION

Scott A. Hess  
[shess@nogden.org](mailto:shess@nogden.org)  
 (801) 737-9841

### APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-2-17: ZONE MAP AND/OR TEXT AMENDMENT  
 North Ogden Zoning Ordinance Title 11-8-2: BOUNDARIES OF ZONES  
 North Ogden Zoning Ordinance Title 11-9: ARTICLE N: CENTURY FARM ZONE  
 North Ogden Zoning Ordinance Title 11-9: ARTICLE E & F: MULTI-FAM RESIDENTIAL ZONE R-3 & 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, requires compatibility with the general plan and existing codes.

**BACKGROUND**

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

This meeting with the Planning Commission is a work session to provide feedback to the developer prior to the formal Public Hearing that will be scheduled on April 3, 2024. Staff will prepare a comprehensive Staff Report for consideration at the Public Hearing.

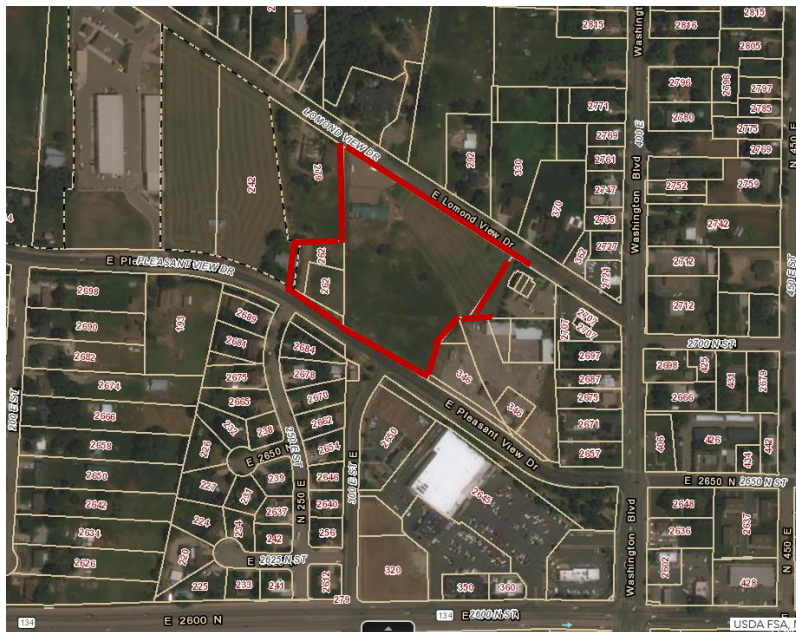
**STAFF RECOMMENDATION**

Conduct the public meeting, consider the information presented, and provide feedback to the applicant to refine the concept and ready it for a future Planning Commission meeting.

**EXHIBITS**

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

**MAP**



Dear Mayor and City Officials of North Ogden City,

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

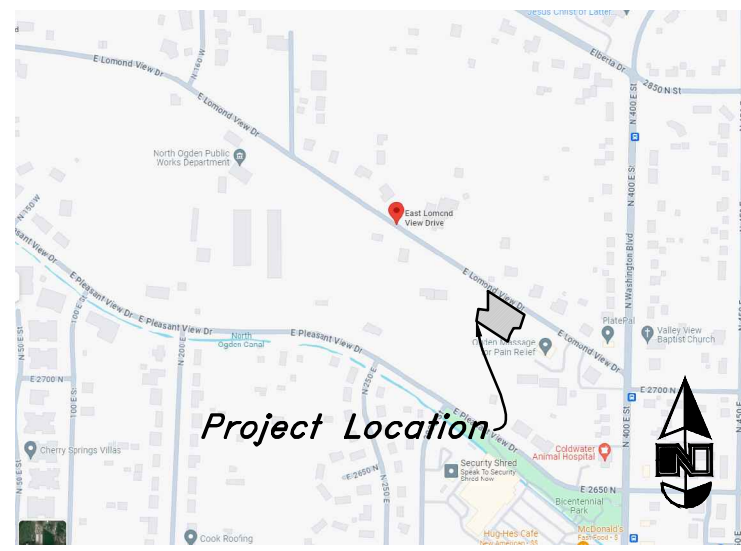
First, the continued rising costs of materials, infrastructure, permitting fees, and vertical construction. Our goal was to provide a product that would appeal to any Buyer looking for a home between \$450k- \$500K. We began marketing the idea to builders, who were also very excited about the idea. As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

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

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

# Shaw Century Farm Subdivision Phase 1

All of Lot 57, and a part of Lots 41 & 42, North Ogden Survey together with a part of the Southeast Quarter Section 29, T7N, R1W, SLB&M, U.S. Survey North Ogden City, Weber County, Utah  
April 2022

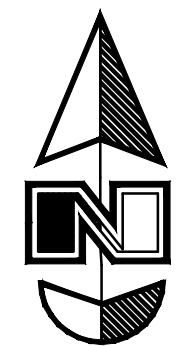


**Vicinity Map**  
(Not to Scale)

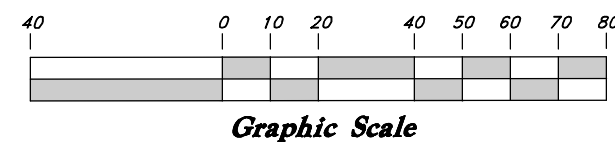
PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing



- LEGEND**
- Found Public Land Monument
  - Calculated Section Position
  - Found Center Line Monument
  - Calculated Center Line Monument
  - (Rec) Record
  - (WCS) Weber County Surveyor
  - Exist. Structure
  - Exist. Asphalt
  - Exist. Concrete
  - Centerline Road
  - Existing Parcel Line
  - Survey Monument Line
  - Easement Line
  - Lot Line
  - Boundary Line
  - Existing Fence Line
  - Centerline Ditch
  - Existing Concrete
  - Lot and Block
  -



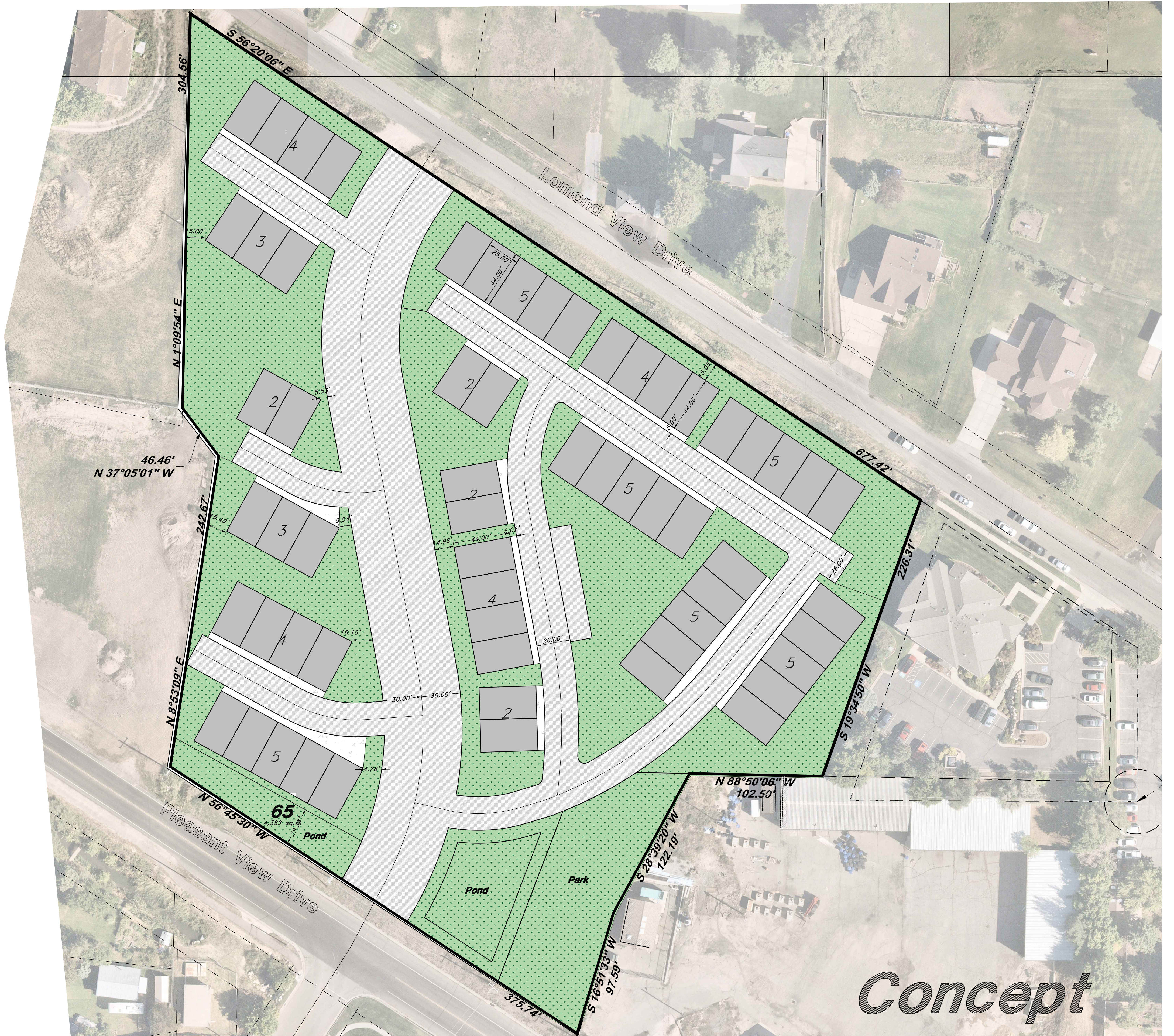
Scale: 1" = 40'



Graphic Scale

**GREAT BASIN ENGINEERING**

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801) 994-4515 S.L.C. (801) 521-0222 FAX (801) 992-7544  
 WWW.GREATBASINENGINEERING.COM



PART OF THE S.E. 1/4 OF SECTION 29, T.7N., R.1W., S.L.B. & M.

TAXING UNIT: 10, 273, 503

NORTH OGDEN  
LOTS 42 TO 46 & 57 PLAT "B"

IN NORTH OGDEN CITY  
SCALE 1" = 100'

SEE PAGE 54

SEE PAGE 48

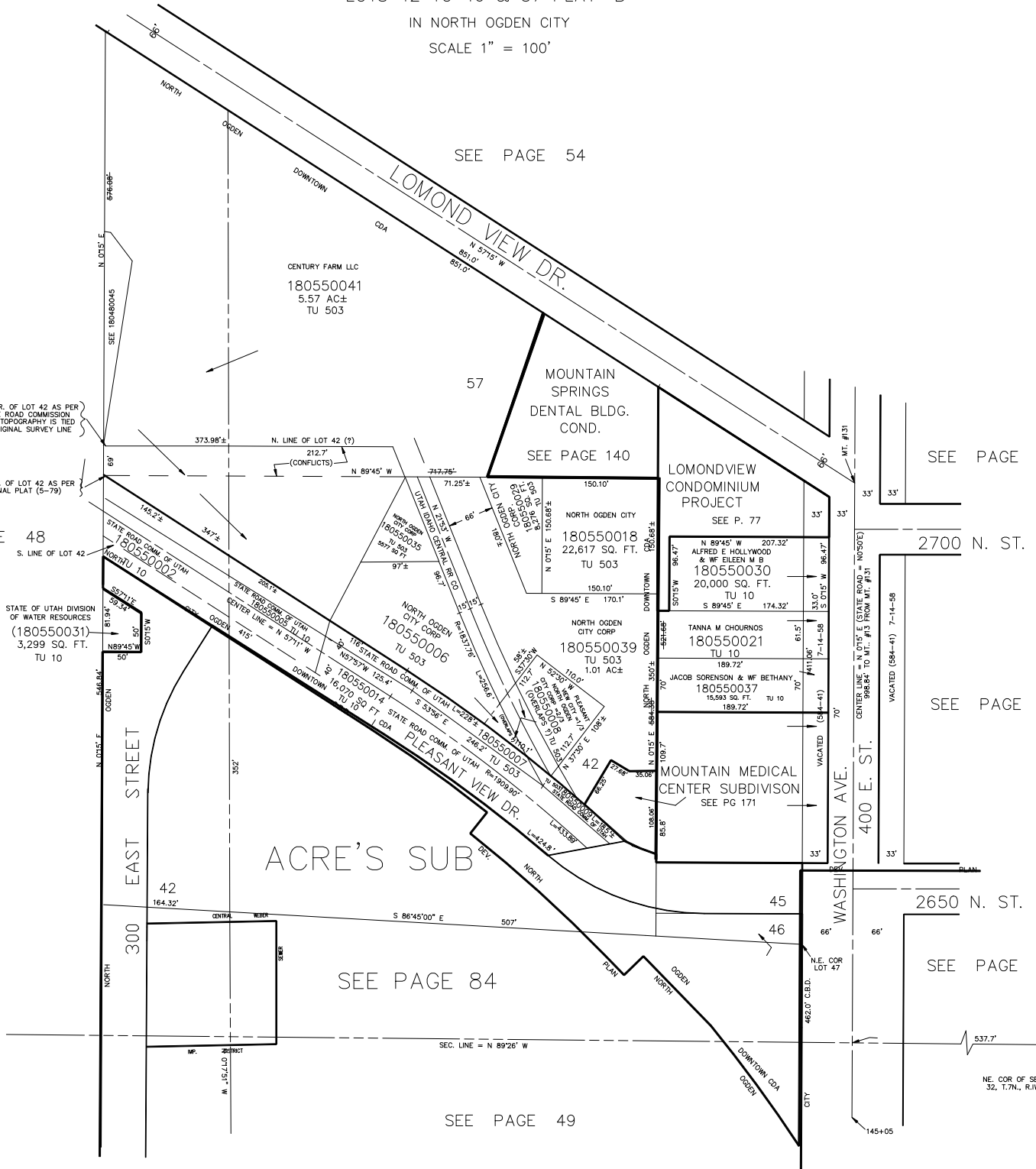
SEE PAGE 21

SEE PAGE 20

SEE PAGE 84

SEE PAGE 49

SEE PAGE 7



STATE OF UTAH DIVISION  
OF WATER RESOURCES  
(180550031)  
3,299 SQ. FT.  
TU 10

STATE ROAD COMM. OF UTAH  
180550002  
TU 10

STATE ROAD COMM. OF UTAH  
180550007  
TU 503

STATE ROAD COMM. OF UTAH  
180550014  
TU 10

STATE ROAD COMM. OF UTAH  
180550037  
TU 10

STATE ROAD COMM. OF UTAH  
180550039  
TU 503

STATE ROAD COMM. OF UTAH  
180550018  
TU 503

\*FOR TAX PURPOSES ONLY\*



# NORTH OGDEN CITY

SETTLED 1851

## Staff Report to the North Ogden Planning Commission

### SYNOPSIS / APPLICATION INFORMATION

Application Request: Work session on a legislative application to consider Water Wise Landscaping amendment to the Title 11 Land Use Code.  
 Agenda Date: March 20, 2024  
 Applicant: Planning Department  
 File Number: ZTA 2024-04

### PUBLIC NOTICE:

Mailed Notice: N/A  
 Newspaper: N/A  
 City Website: March 14, 2024

### STAFF INFORMATION

Scott A. Hess  
[shess@nogden.org](mailto:shess@nogden.org)  
 801-737-9841

### APPLICABLE ORDINANCES

11-20: LANDSCAPING

### LEGISLATIVE DECISION

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

### BACKGROUND

City Council heard a presentation from the Weber Basin Water Conservancy District in their meeting on March 12, 2024. Mayor Berube asked staff to present information on Water Wise Landscaping Ordinance changes that would allow North Ogden City residents to participate in incentive programs to remove turf grass and replace it with less water consumptive landscaping. Staff has included the Presentation from WBWCD as well as an existing ordinance from Layton City that addresses water wise landscaping. This information is presented as a discussion item with the Planning Commission to gain feedback prior to developing Ordinance language. Staff will bring back a draft ordinance for the Planning Commission's consideration, as well as post and hold a Public Hearing in a future meeting.

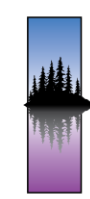
**RECOMMENDATION**

Staff recommends that the Planning Commission conduct the public meeting, consider the information, and provide feedback to Staff to bring back ordinance language in a future Planning Commission meeting.

**EXHIBITS**

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





WEBER BASIN WATER CONSERVANCY DISTRICT

# REGIONAL CONSERVATION PROGRAMS

MARCH 12, 2024

Jonathan Parry, PE  
Assistant General Manager

# WEBER BASIN WATER CONSERVANCY DISTRICT MISSION



Conserve and Develop Water Resources



Manage, Construct, Operate and Maintain WBP and District Facilities



Maintain Responsible Financial Stability



Supply High Quality Drinking Water



Deliver Agricultural and Urban Irrigation Water



# WEBER BASIN WATER CONSERVANCY DISTRICT

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



# WEBER BASIN WATER CONSERVANCY DISTRICT

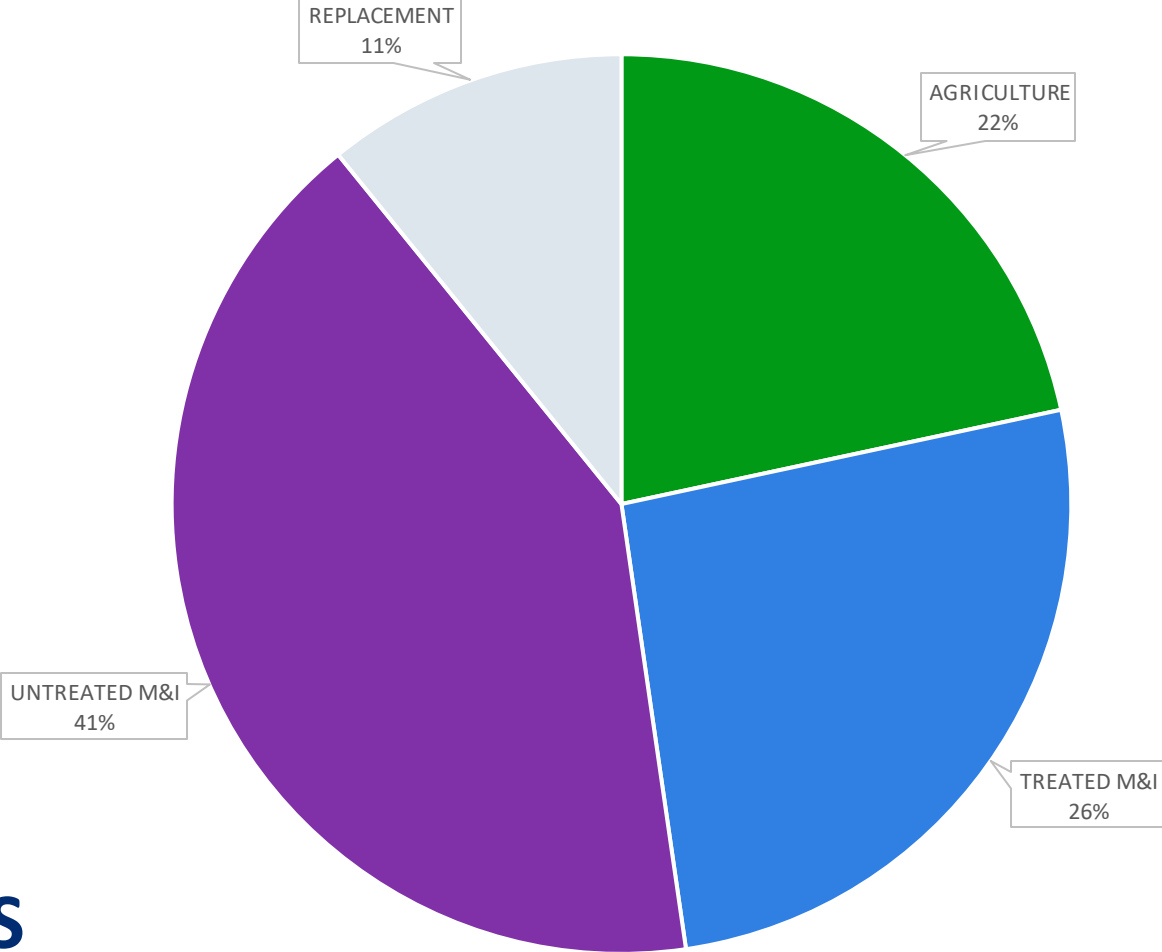
DISTRICT CONTRACTS

240,000 ACRE-FEET

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

## ENVIRONMENT

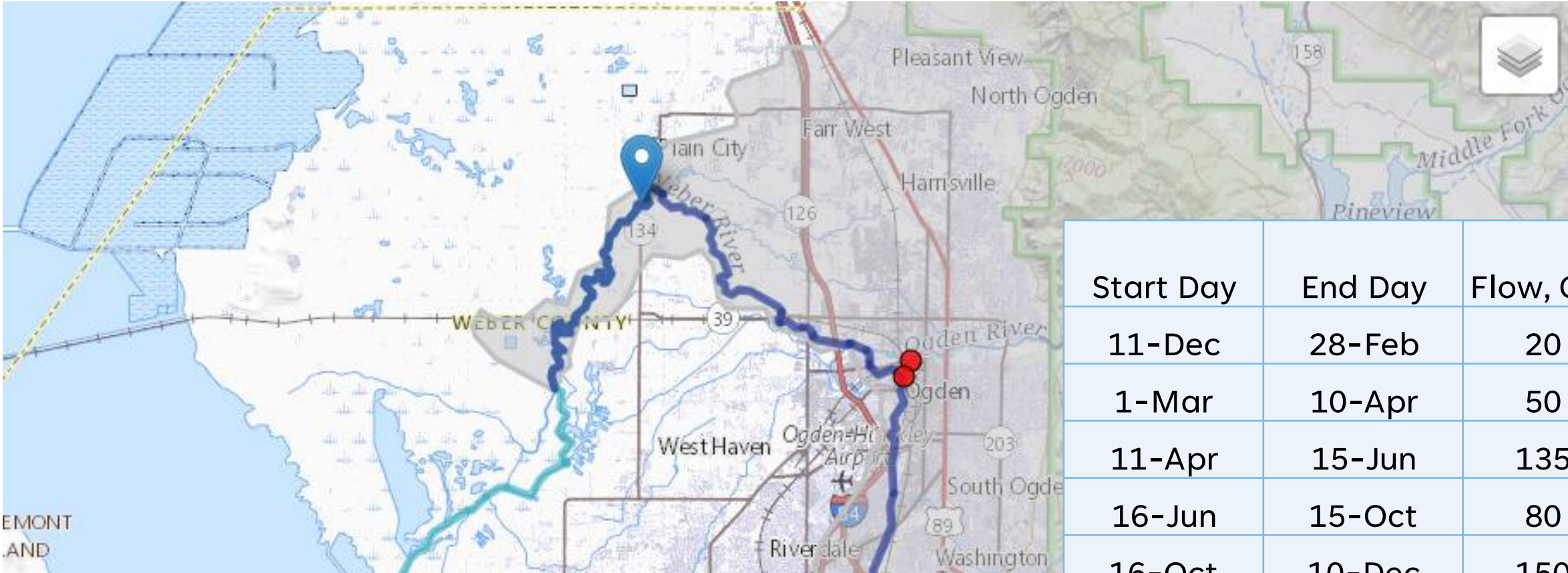
- 60,000-80,000 ACRE-FEET
- 50+ M&I ENTITIES
- 50+ IRRIGATION COMPANIES



# WEBER BASIN WATER CONSERVANCY DISTRICT

## ENVIRONMENT

- 60,000-80,000 AF



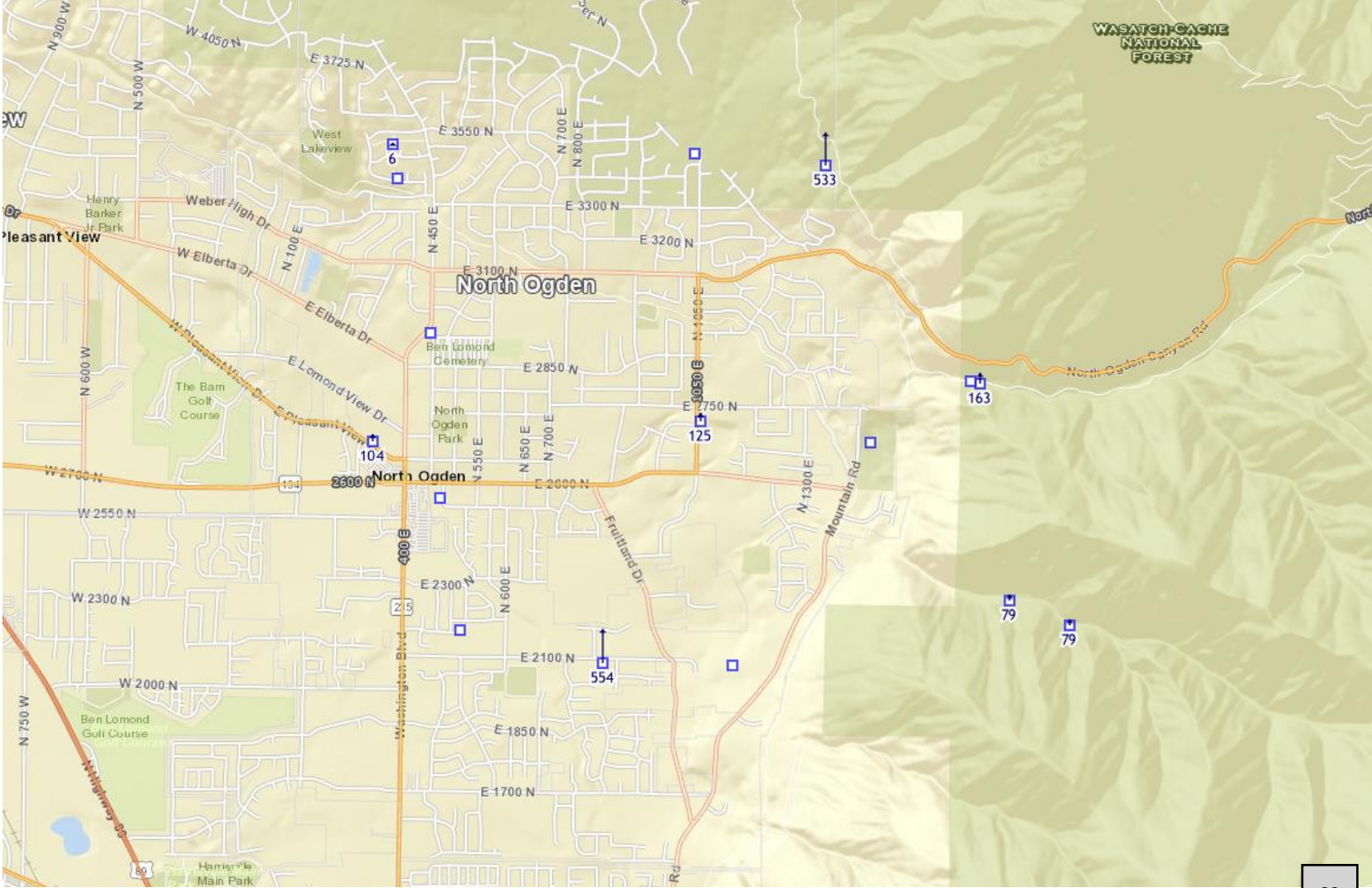
# WEBER BASIN WATER CONSERVANCY DISTRICT

## NORTH OGDEN WATER SUMMARY

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

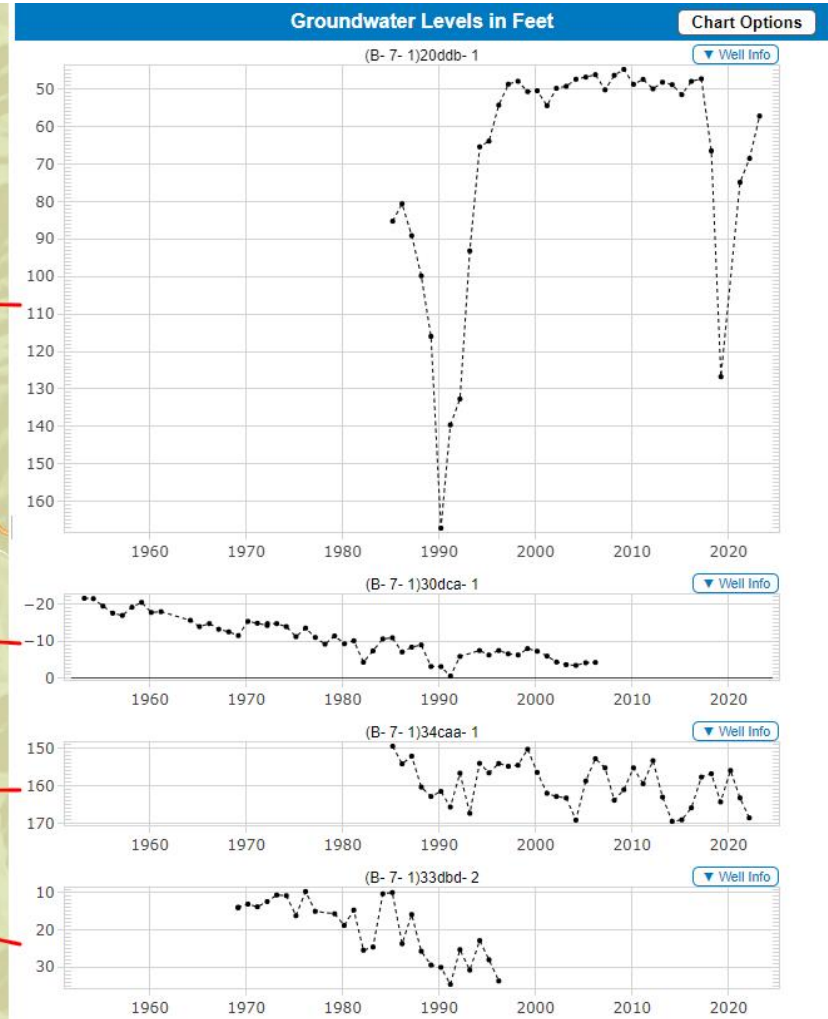
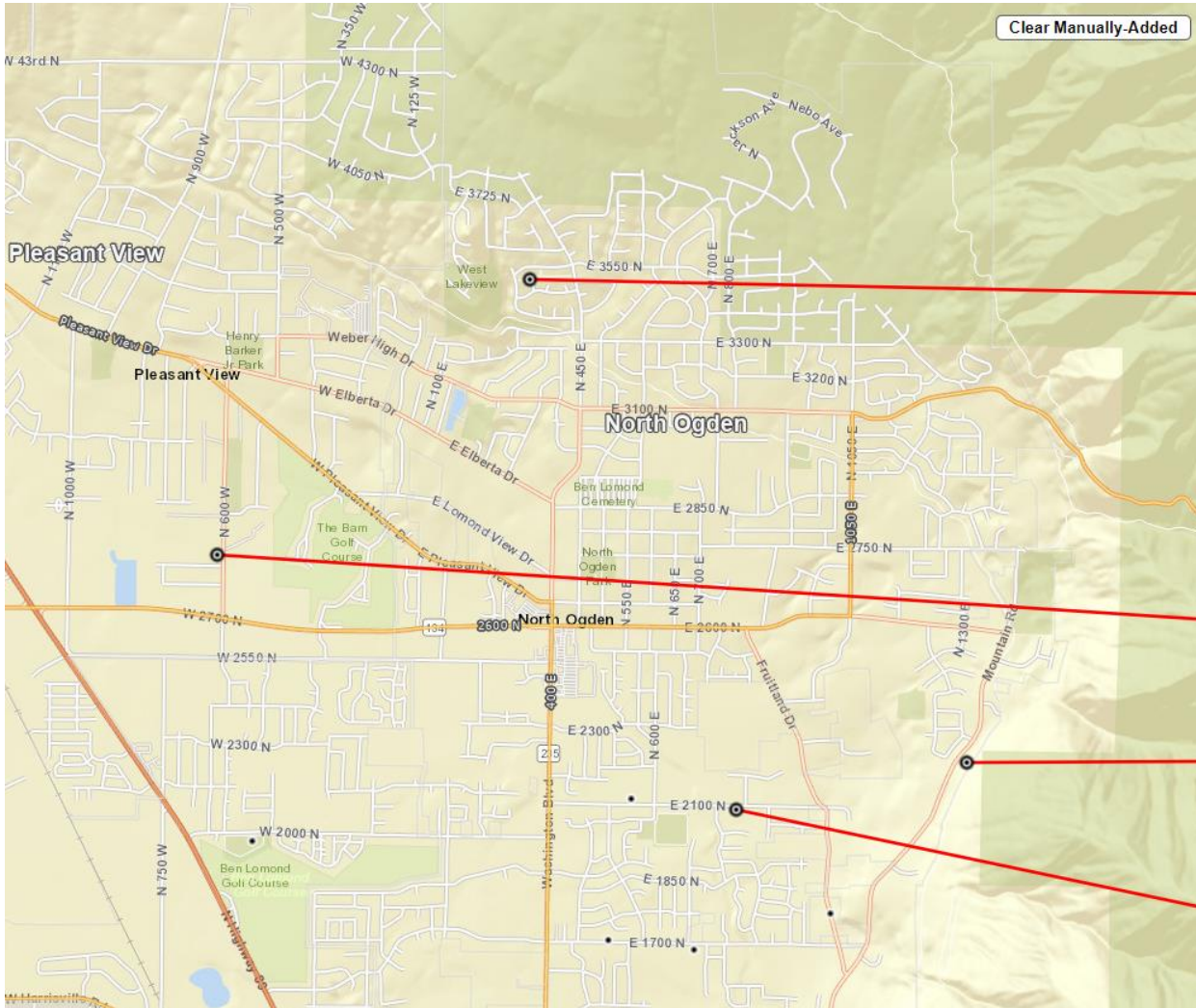
### PINEVIEW WATER

- 9,000-10,000 AF



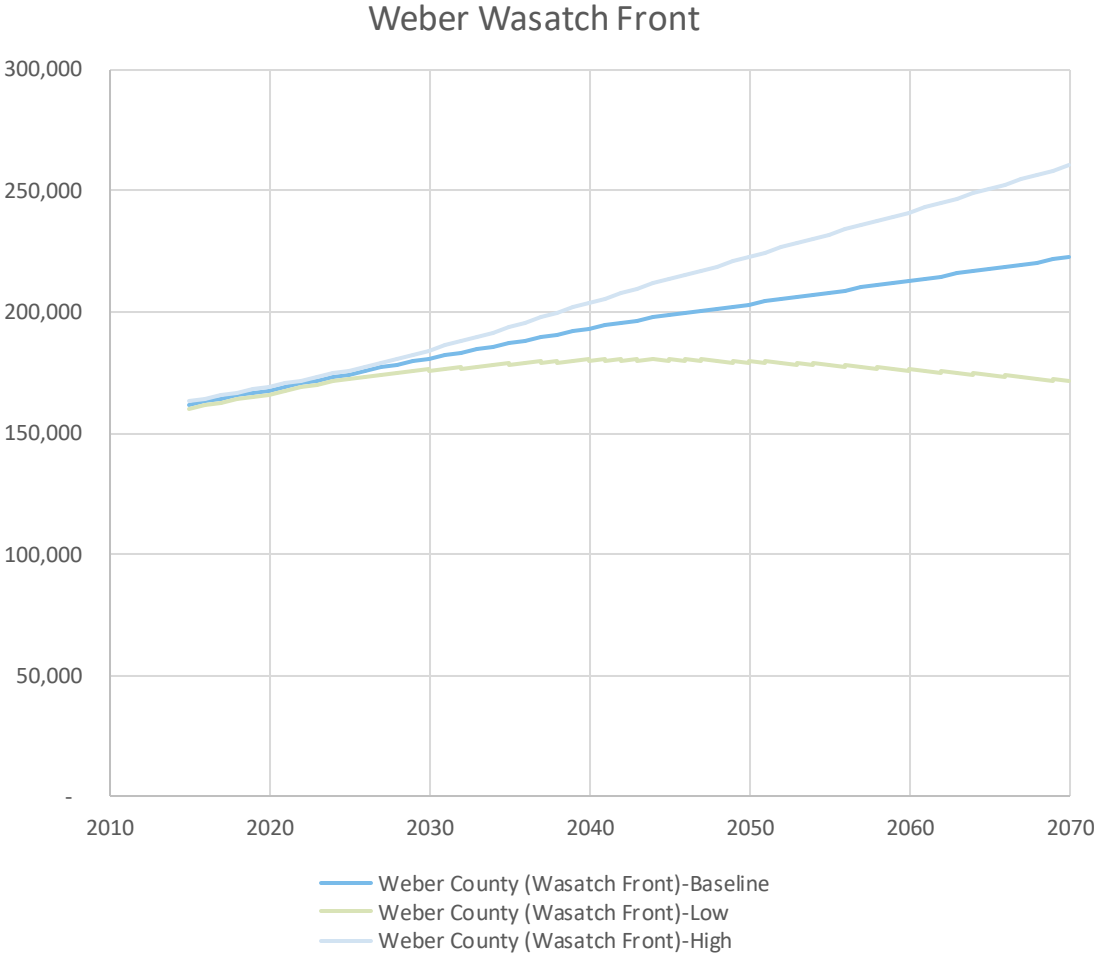
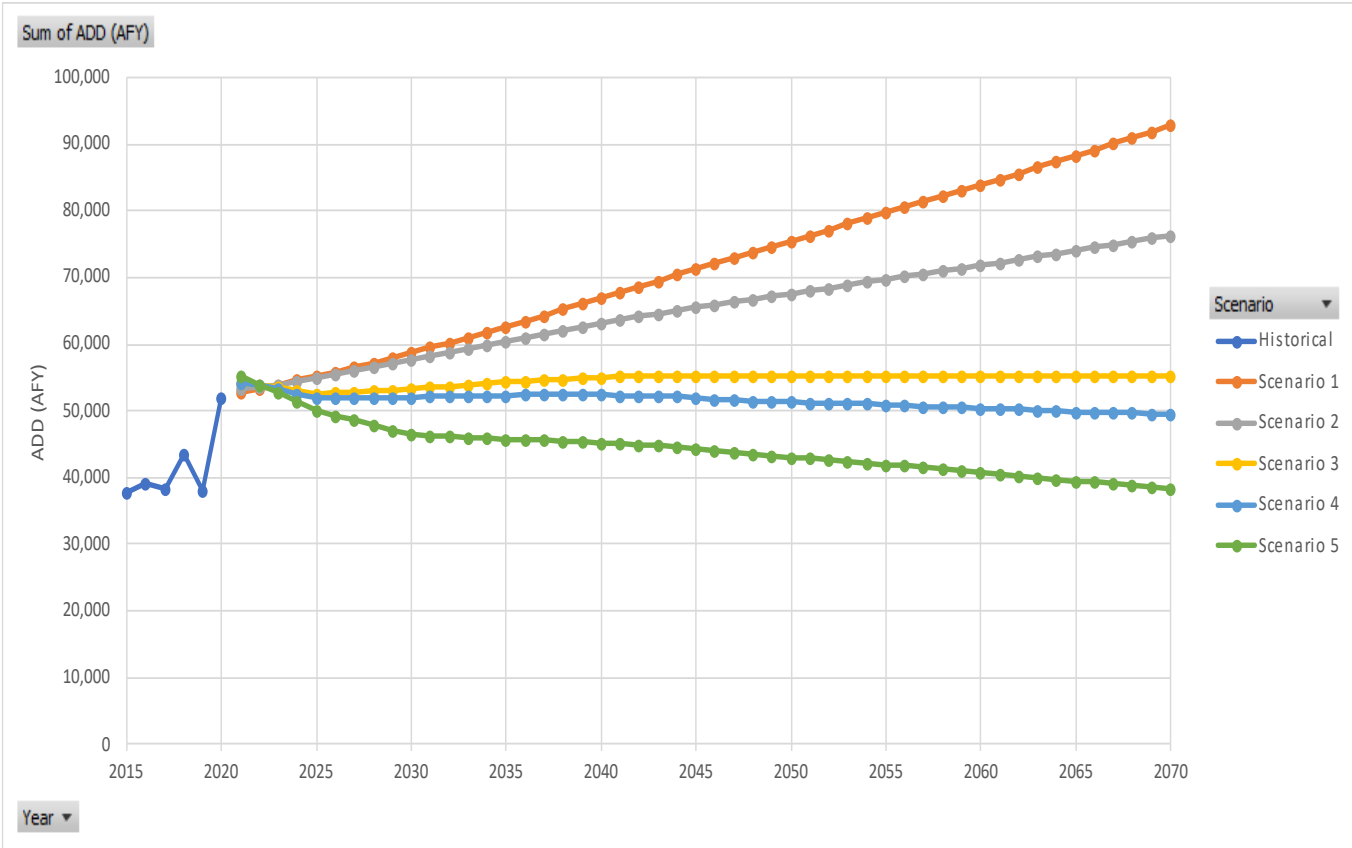
# WEBER BASIN WATER CONSERVANCY DISTRICT

## NORTH OGDEN WATER SUMMARY



# WEBER BASIN WATER CONSERVANCY DISTRICT

## SUPPLY AND DEMAND





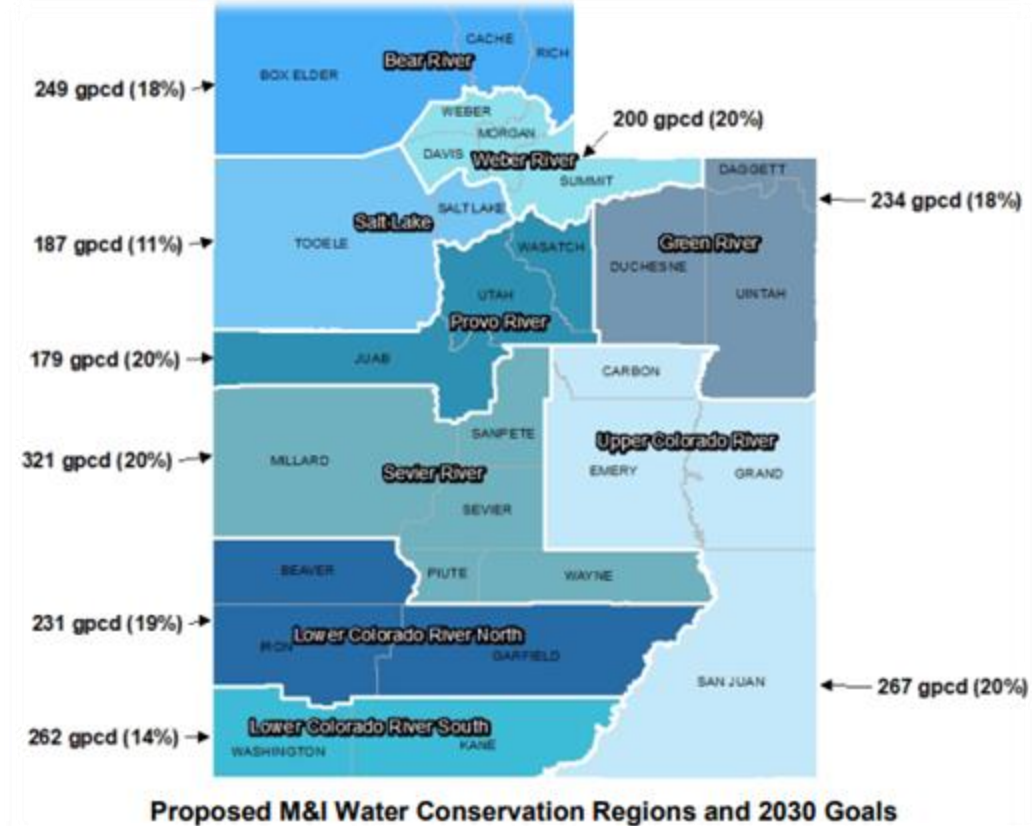
# WEBER BASIN WATER CONSERVANCY DISTRICT

## CONSERVATION PROGRAMS

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

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

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



# WEBER BASIN WATER CONSERVANCY DISTRICT

## CONSERVATION PROGRAMS

- EDUCATION
- INCENTIVES
- METERING/POLICY

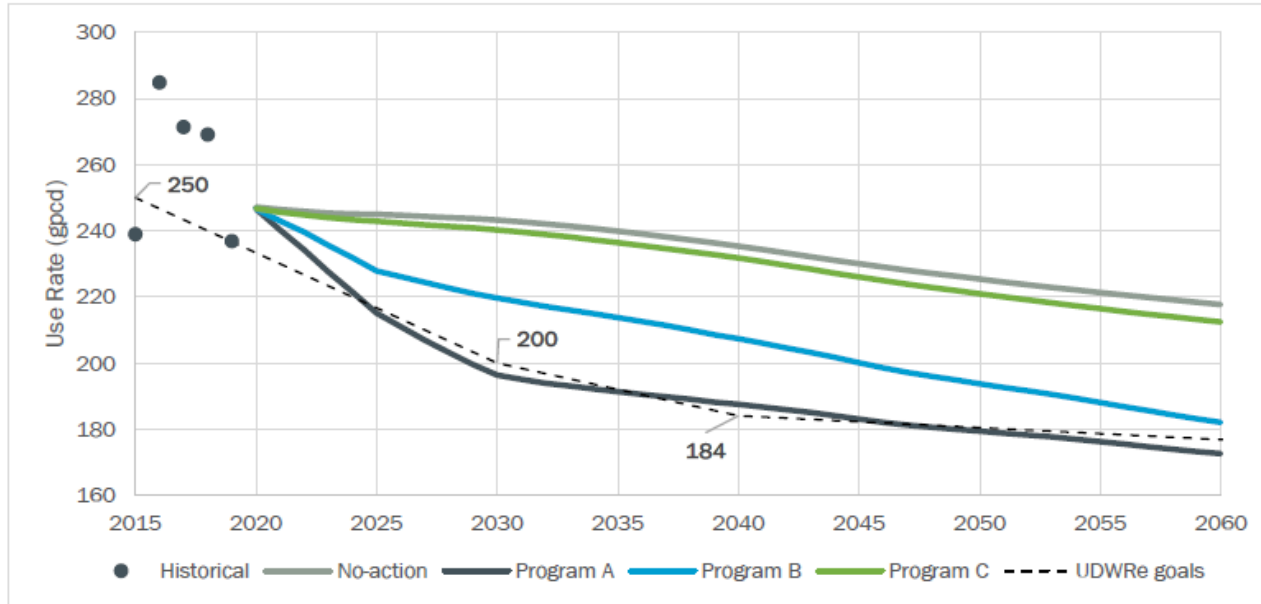
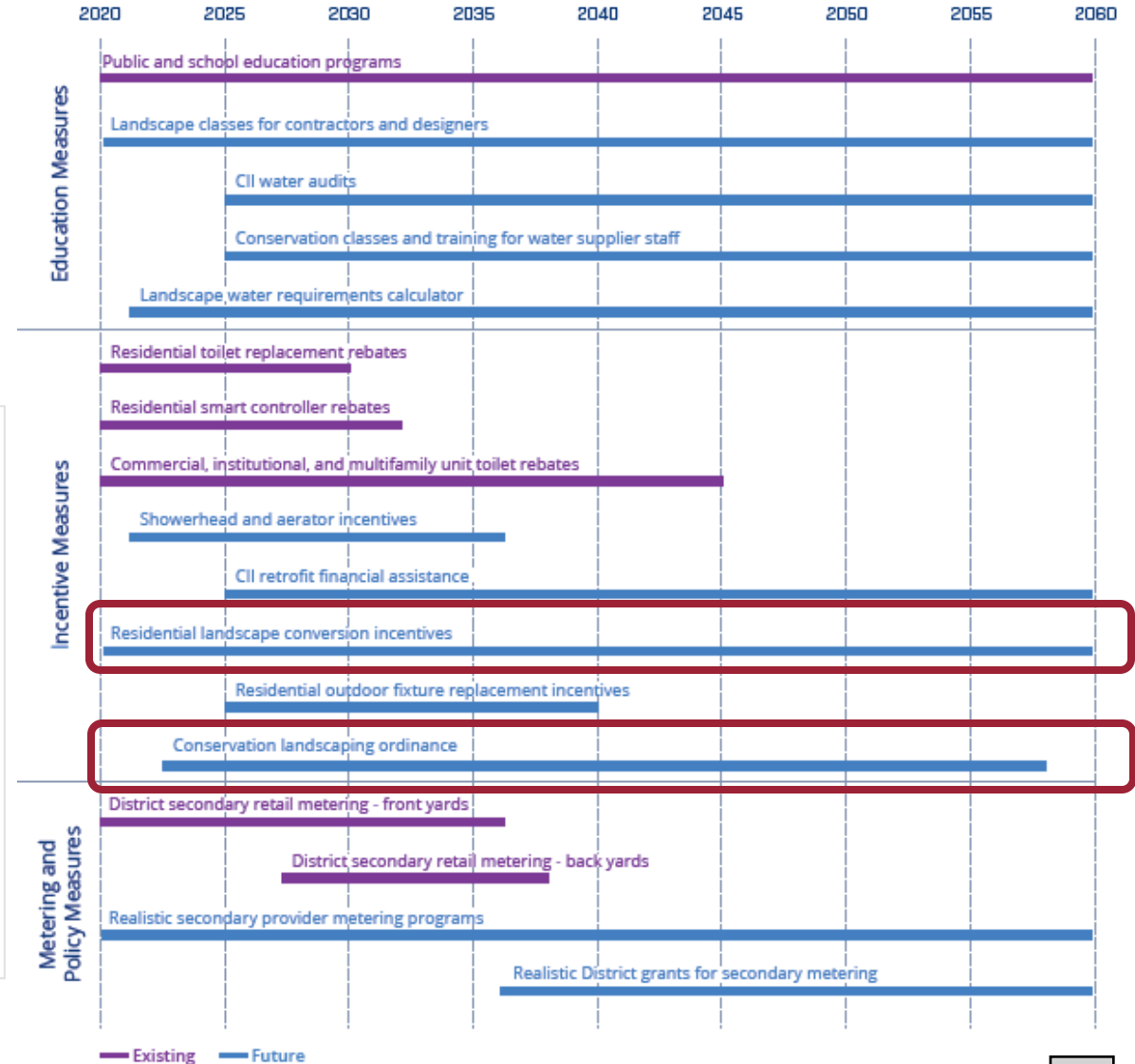


Figure 20. Usage rate projections

All projections include plumbing code improvements and exclude NRW



# WEBER BASIN WATER CONSERVANCY DISTRICT

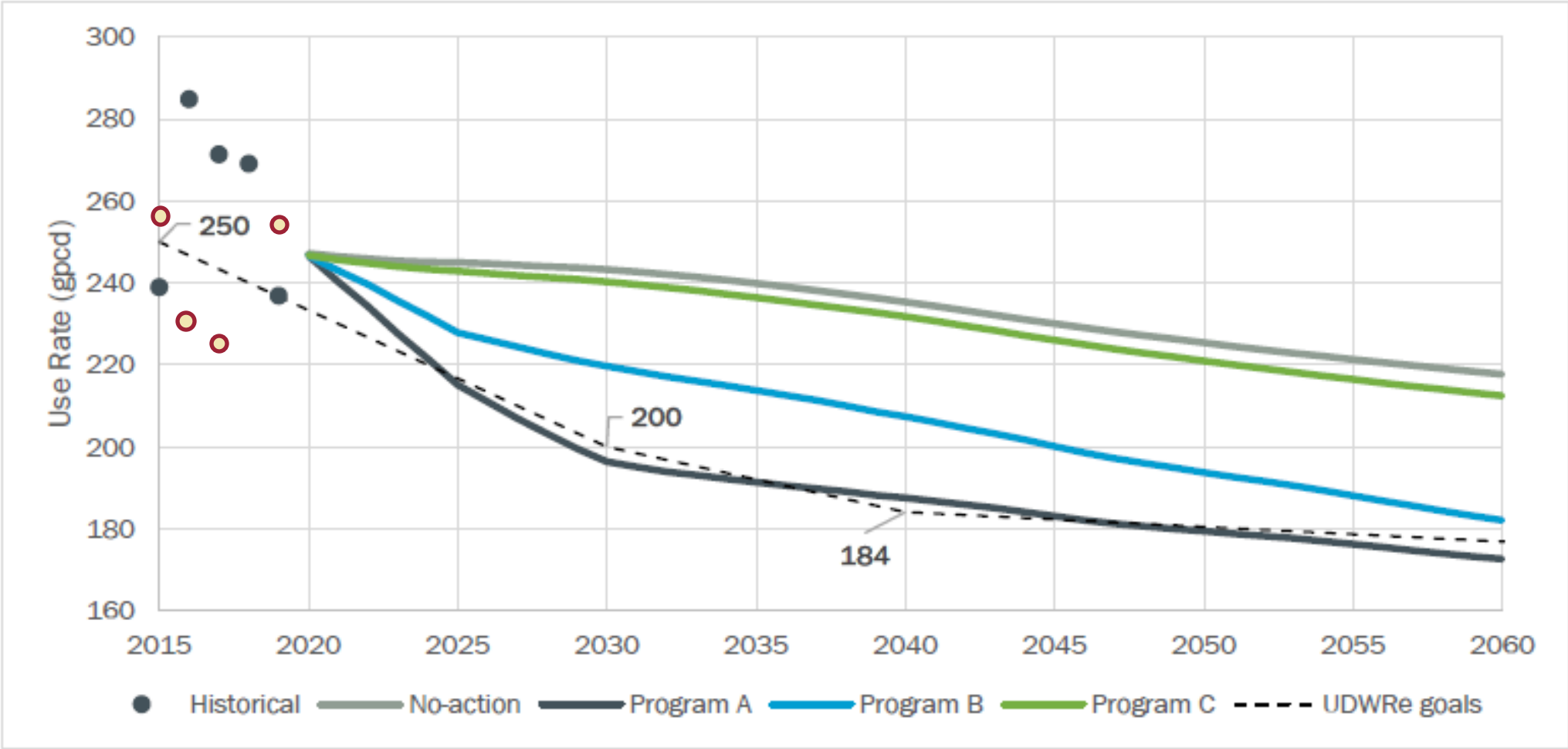
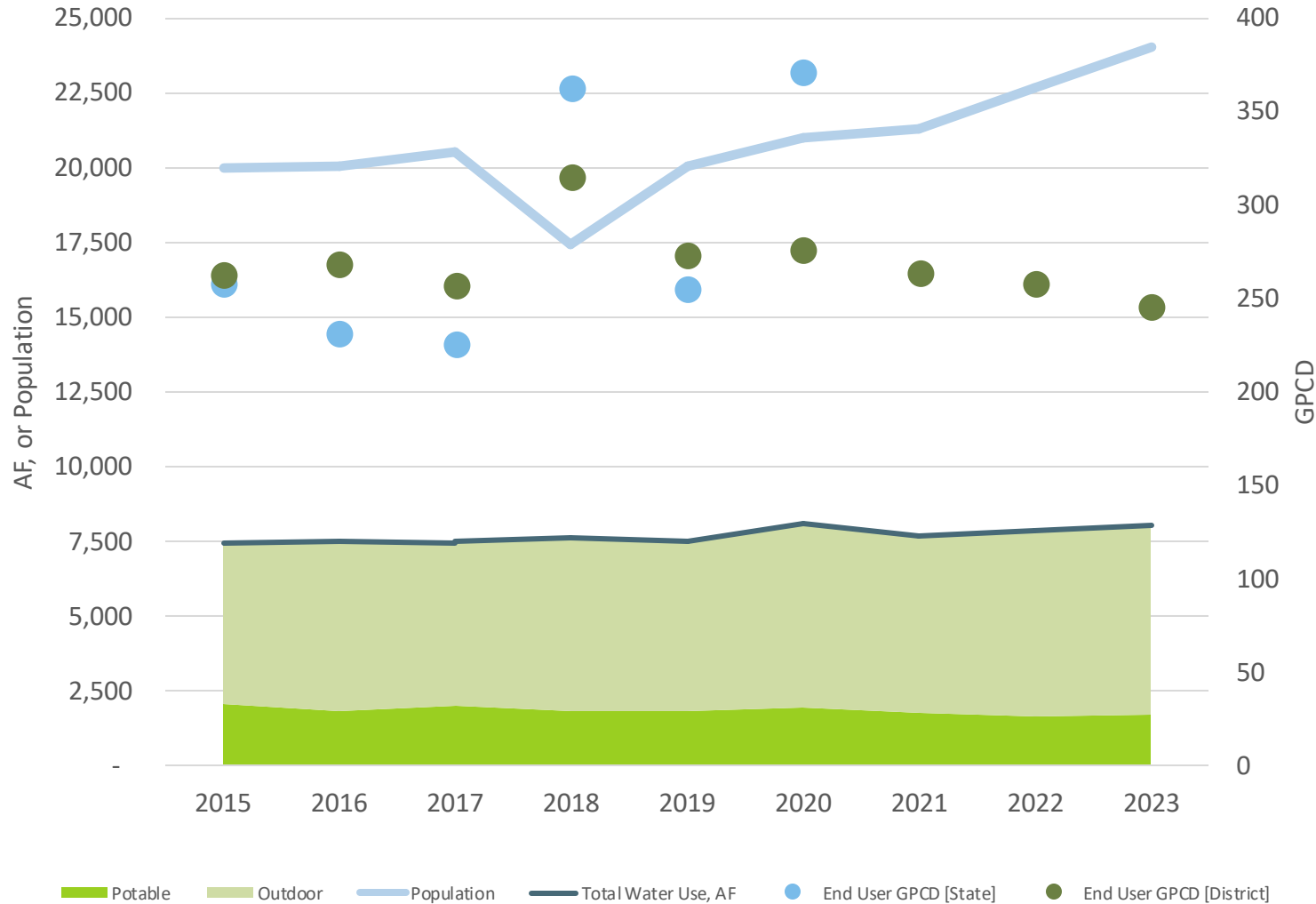


Figure 20. Usage rate projections

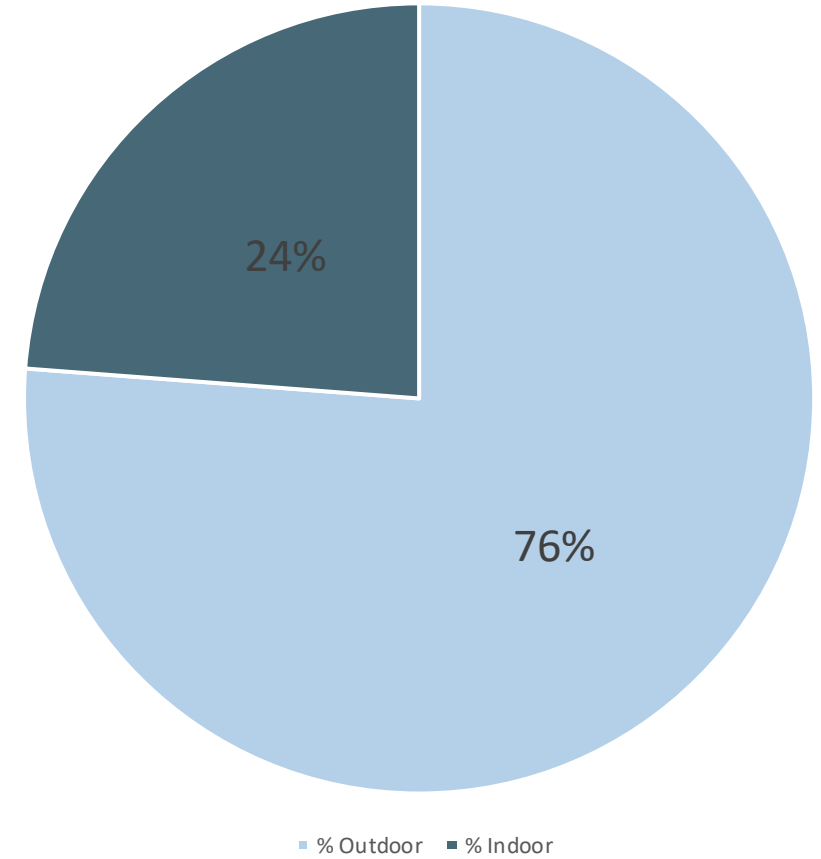
All projections include plumbing code improvements and exclude NRW

# NORTH OGDEN WATER USE SUMMARY

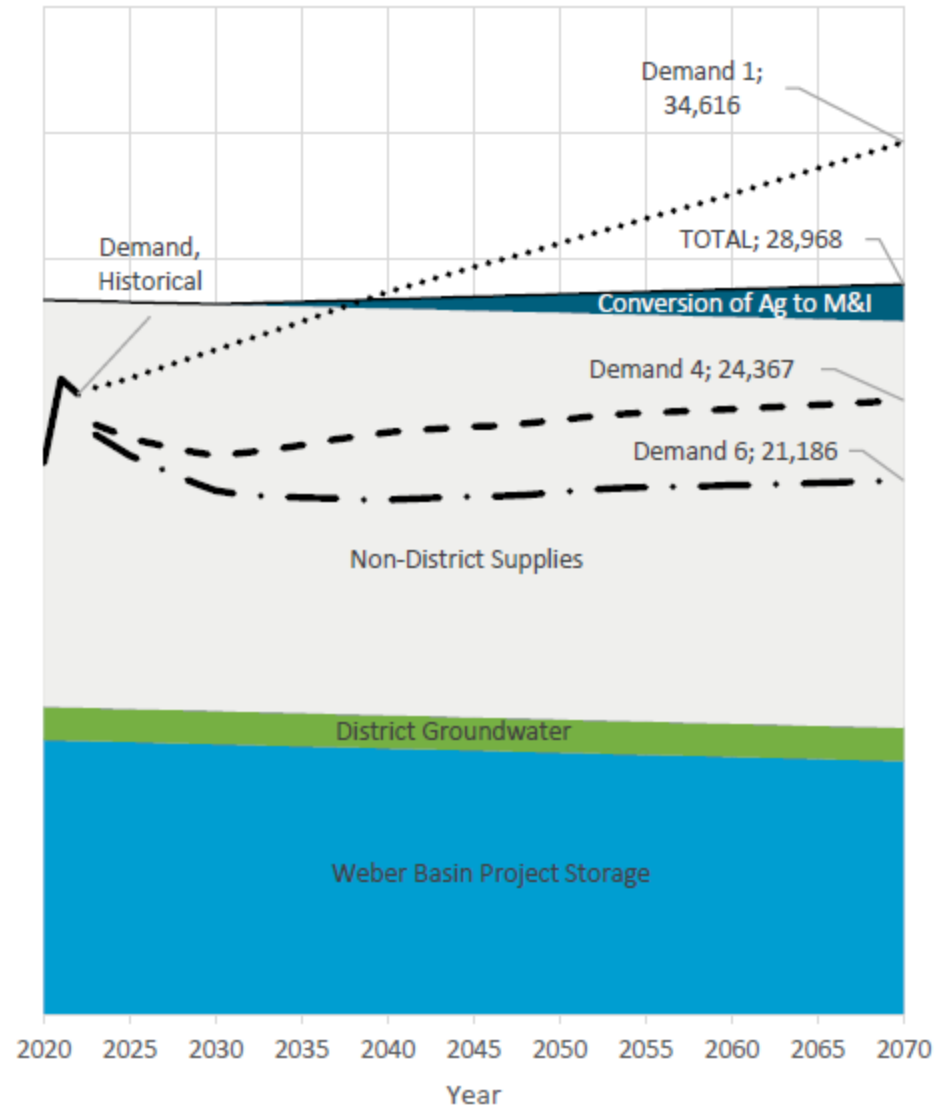
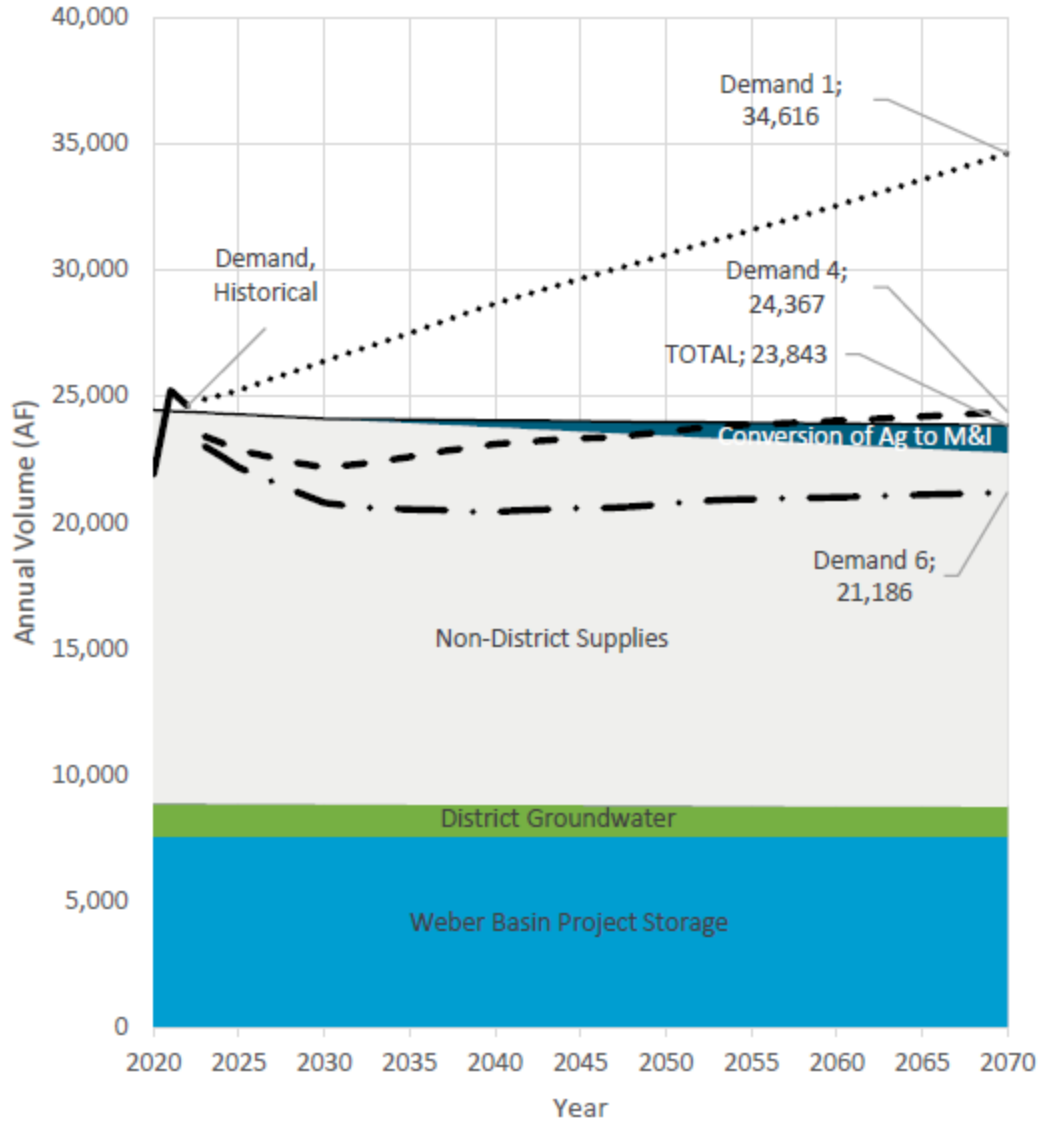
North Ogden Water Usage Summary



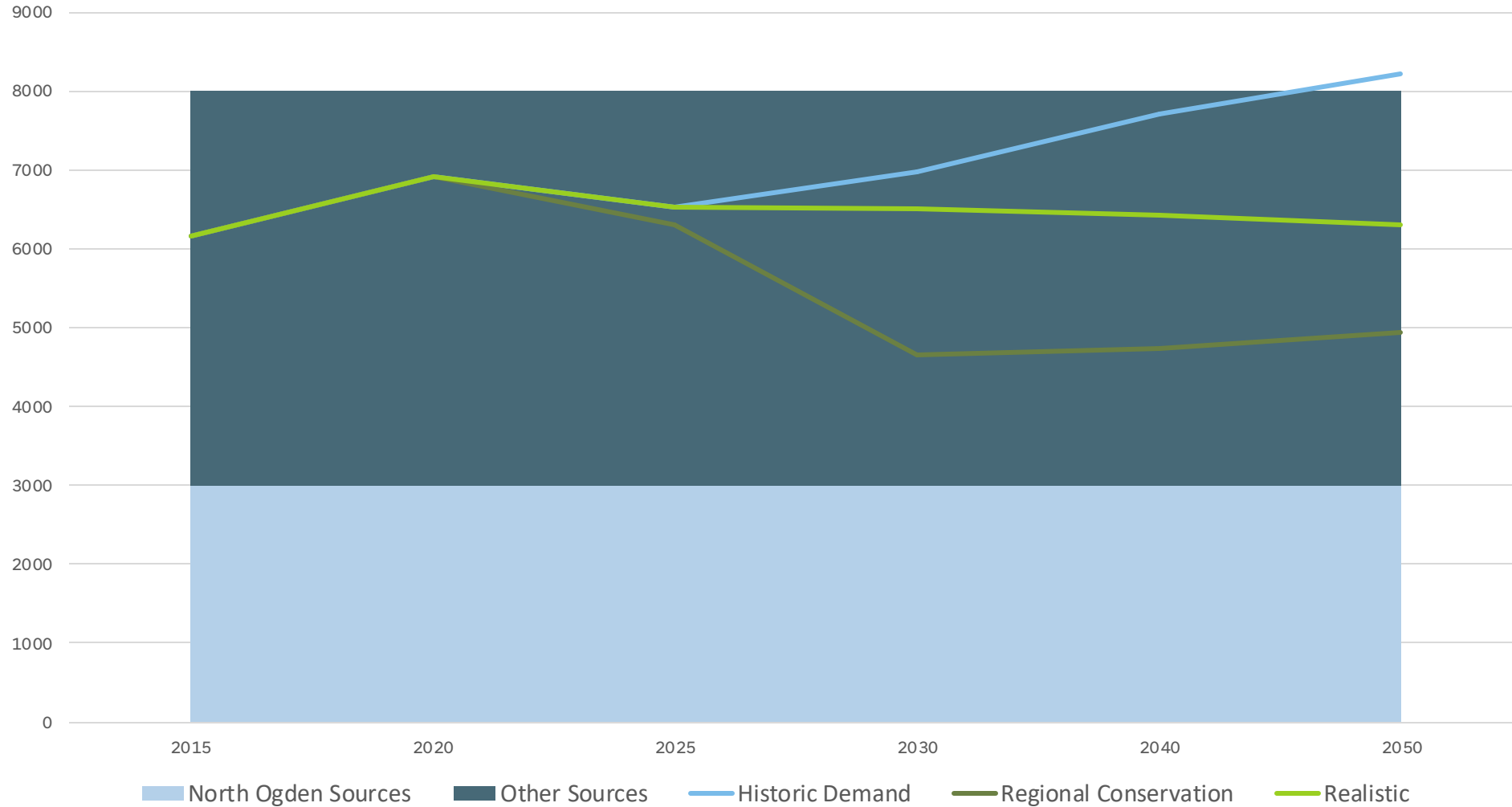
North Ogden Indoor/Outdoor %



# WEBER BASIN WATER CONSERVANCY DISTRICT



# NORTH OGDEN WATER USE SUMMARY



**PROBLEM**

**WHY IS THERE A NEED FOR AN INCENTIVE PROGRAM?**

**LANDSCAPE WATER CONSUMPTION**

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

**INEFFICIENT IRRIGATION**

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

**WATER SUPPLY AND DEMAND**

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

**CUSTOMERS**

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



## A SOLUTION

Item 6.

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

### SB 118 - 2023

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

### TARGET PARTICIPANTS

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

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





LANDSCAPE  
INCENTIVES  
OVERVIEW

# LANDSCAPE INCENTIVE PROGRAMS

## WHAT ARE THEY?

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



## FLIP YOUR STRIP BASICS

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



# LANDSCAPE INCENTIVE PROGRAMS

## WHAT ARE THEY?

## HOW DO I KNOW IF QUALIFY?

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



# LANDSCAPE INCENTIVE PROGRAMS

What is the Incentive?

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



## Program Requirements

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

# TURF INCENTIVES BY THE NUMBERS

WEBER BASIN WATER CONSERVANCY DISTRICT

1985

Total Applications

630

Completed Projects

543,264

Square feet of lawn  
replaced

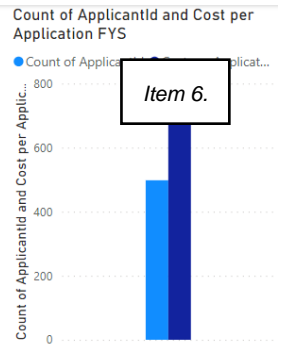
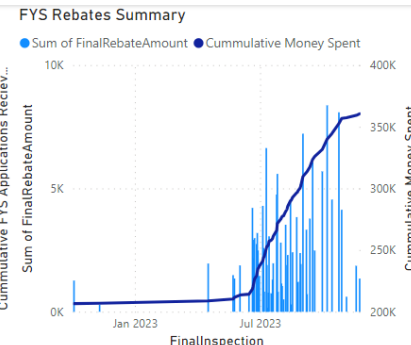
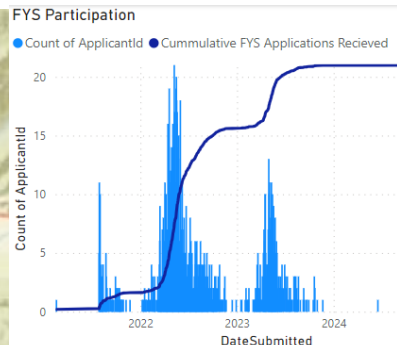
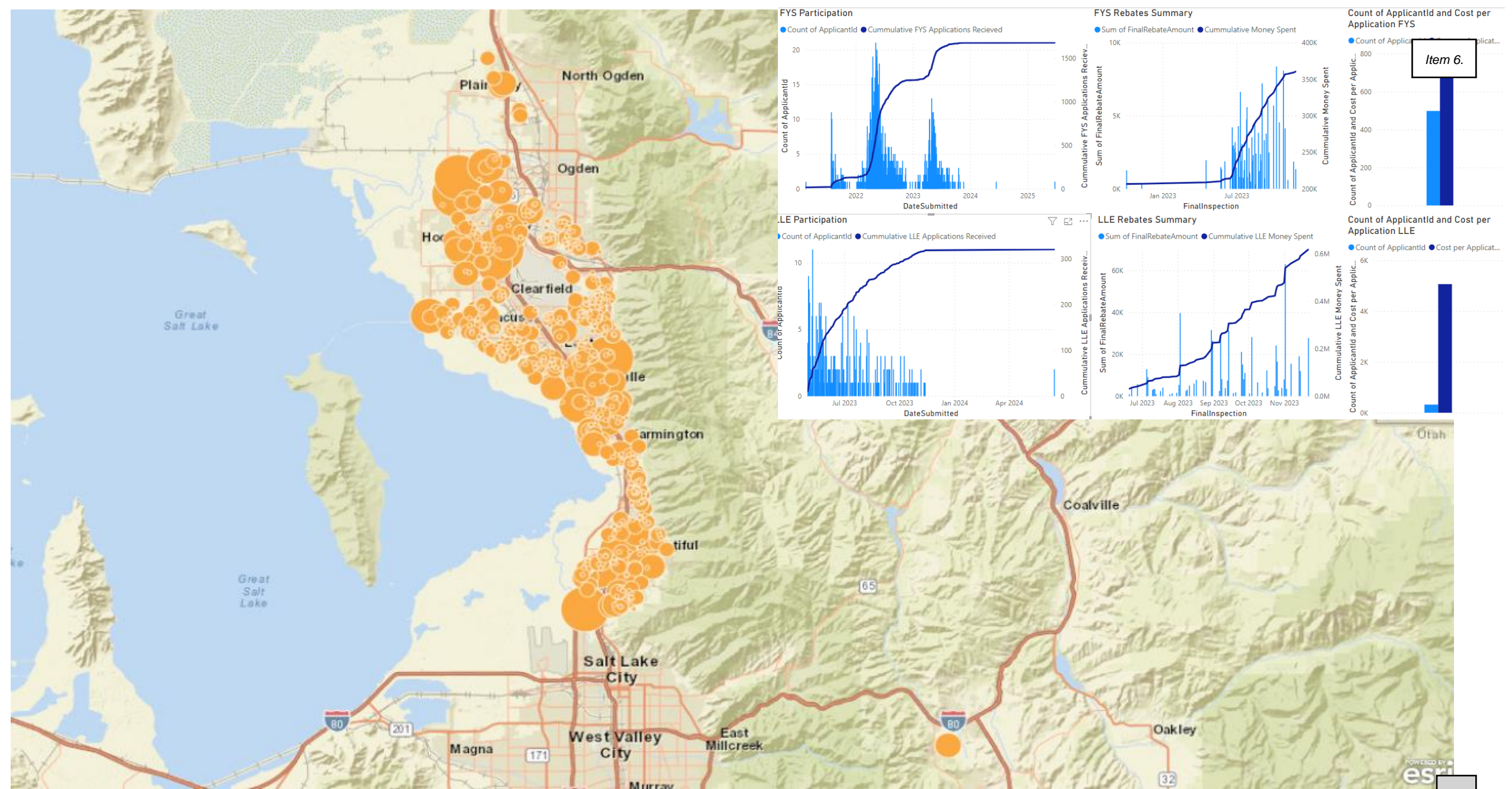
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Incentives Paid

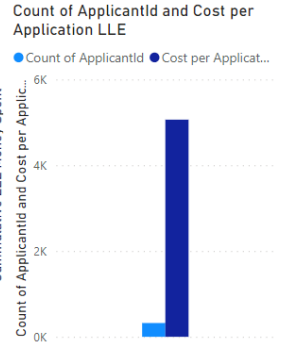
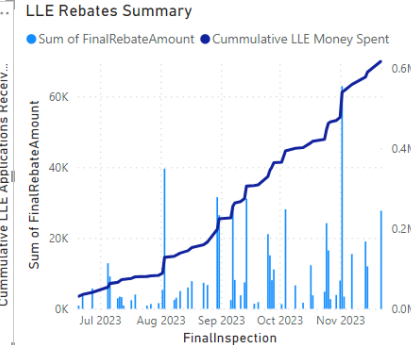
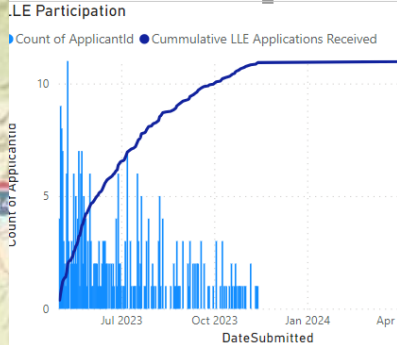


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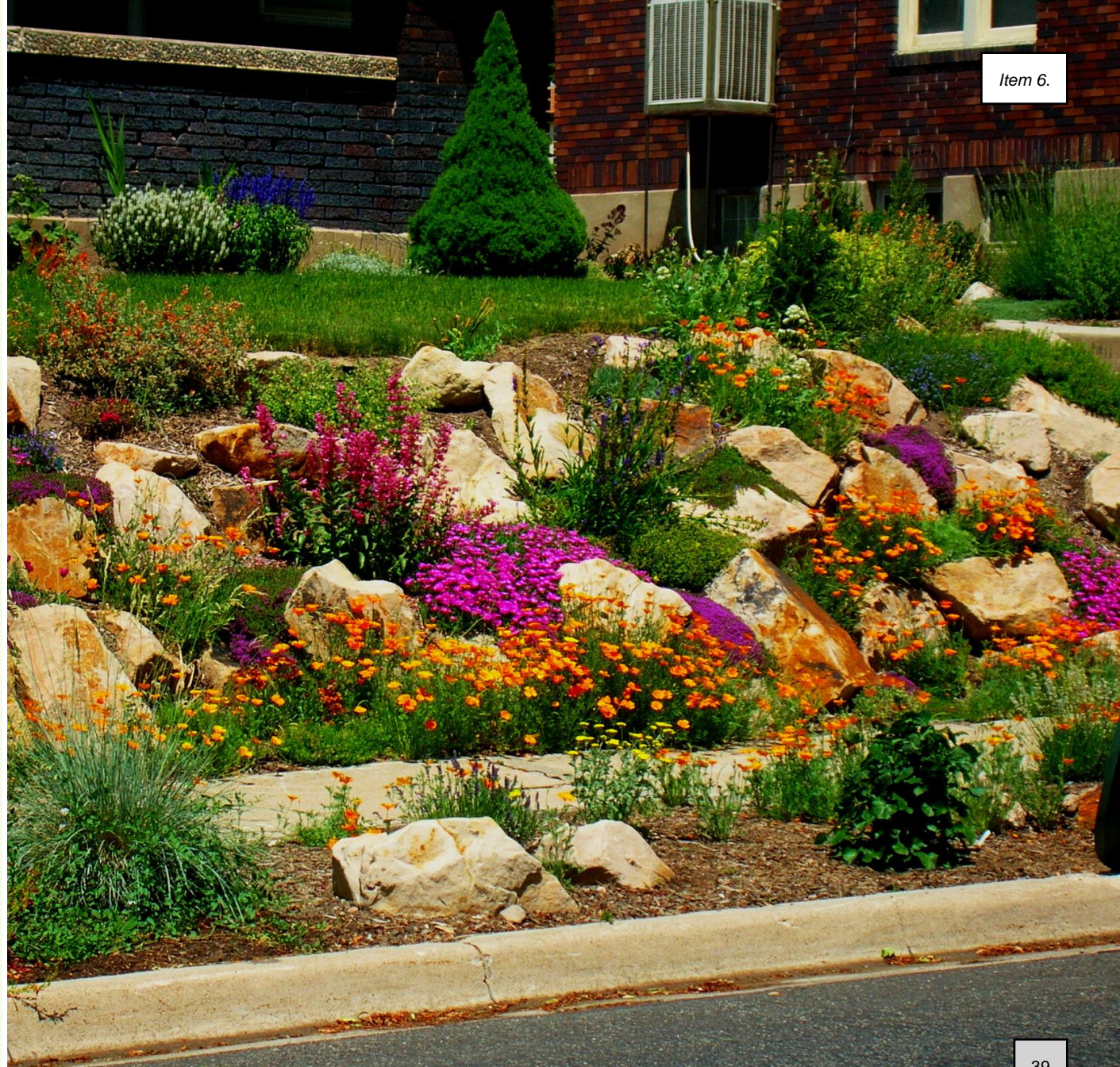
Gallons not applied on  
landscapes annually



Item 6.



EXAMPLES



Item 6.

















## NEXT STEPS

### 1. Drafting of Ordinances

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

### 2. District Review/Approval

### 3. City Adoption of Ordinances

### 4. Notify Weber Basin

### 5. City Added to Eligible Communities

### 6. Residents Start Applying

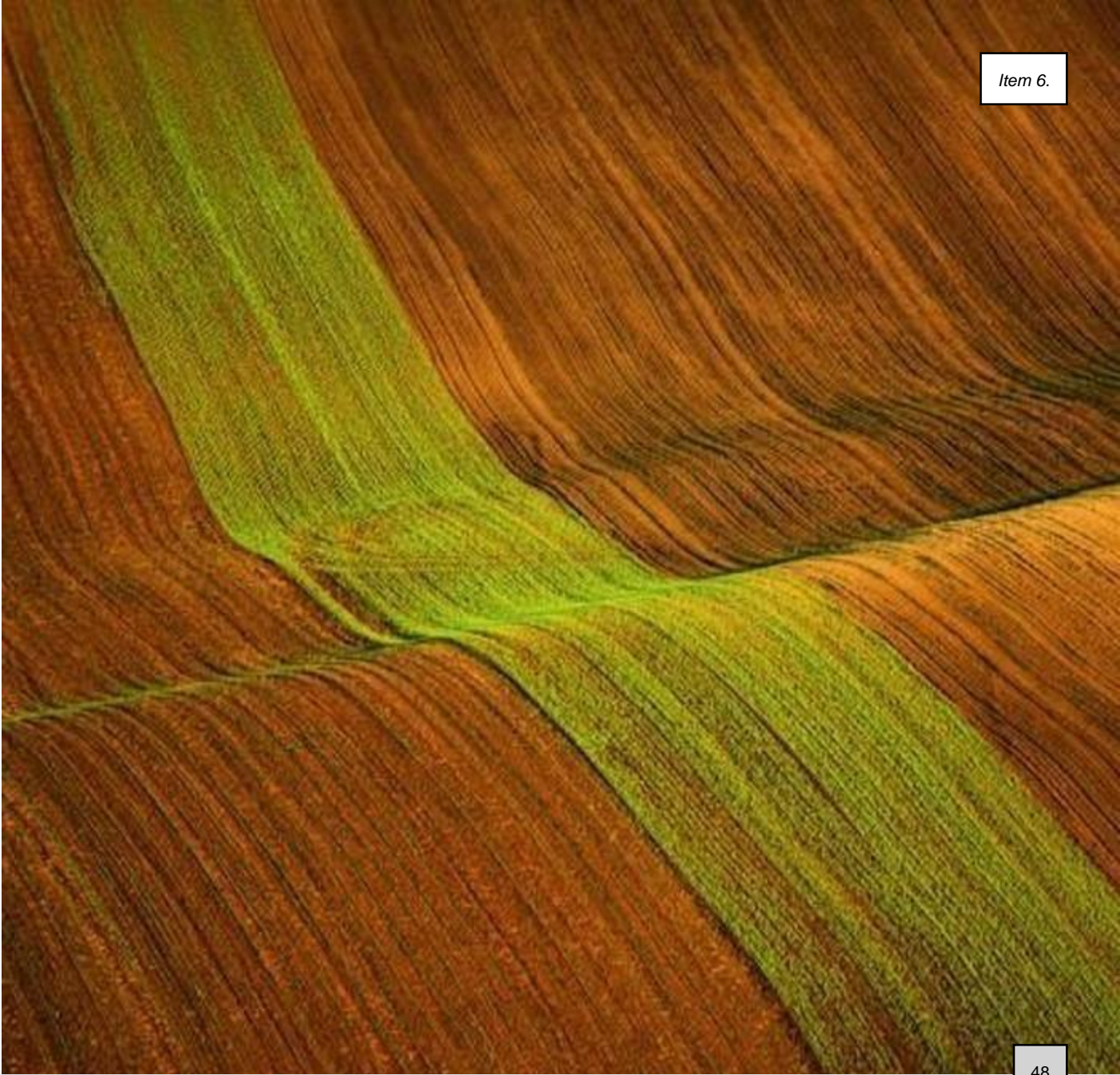
# Questions?

**THANK YOU**

Jon Parry, PE

801-771-1677

[jparry@weberbasin.gov](mailto:jparry@weberbasin.gov)







## 19.16.036 Plant Material Specification and Installation

1. Planting Design Standards. The following standards apply to all commercial, industrial, mixed-use, multi-family, townhome, community use and PRUD developments, and common areas managed by a homeowner's association or community association:
  - a. the maximum percentage of turf grass (lawn) area applied to nonresidential uses, and townhome, multi-family, or mixed-use residential development landscape areas shall be 15%, except for additional turf grass area that may be applied to outdoor recreational use areas or a quasi-public facility such as a cemetery;
  - b. turf grass area applied to a single family residential use within a PRUD development shall be limited to 35% of the total landscape area of the lot;
  - c. turf grass shall not be installed in areas less than eight feet wide;
  - d. turf grass shall not be allowed in landscape buffers, parking lot landscaping and other planted bed landscape areas;
  - e. turf grass shall not be allowed on slopes with a grade over 25%;
  - f. at least 80% of shrubs and ornamental grasses shall be planted and maintained in groupings of at least three to increase the microclimate shade area above plant root zones, and to provide a pleasing and balanced aesthetic of plant material massing in the landscape. Groupings may consist of straight rows, grids or triangulation planting patterns;
  - g. Water-wise plant materials. At least 90% of the plants and trees specified for a project landscape plan shall be selected from the WBWCD recommended plant list. These plant materials are suitable for the local climate with respect to temperature ranges and moderate to high drought tolerance;
  - h. Soil Scarification, Soil Amendments, and Tilling.
    - i. Soil scarification, the process of breaking up soil by fracturing or tilling, is required to a depth of at least six inches to allow for water and air exchange in soil following site work compaction.
    - ii. Soil amendments (organic material) shall also be added and tilled into the soil to a minimum depth of six inches to increase organic content and improve water retention.
    - iii. Soil amendment type and quantity shall be recommended by the Landscape Architect (designer) based on a review of the soil conditions.
  - i. All buildings shall incorporate plant beds with foundational plantings along elevations visible from street(s), except where pedestrian and loading access approaches require a paved surface, patio or walkway adjacent to the building.
    - i. The typical plant bed width shall be a minimum of three feet; the minimum plant bed width shall be one and a half feet for ornamental grasses, perennials, and ground covers, and one foot for planters for climbing vines.
    - ii. Plant beds may be substituted by planters and streetscape amenities as approved by the Zoning Administrator and detailed in Table 16-1, Footnote 5 - Urban Streetscape Alternative.
  - j. Deciduous trees shall have a minimum two inch caliper trunk measured at a height of 48" and coniferous trees shall be balled and burlapped and a minimum of 48" in height. All heights to be measured from the finished landscape surface.
2. Irrigation Design Standards.

- a. Irrigation Controller. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities (WBWCD).
- b. Each valve shall irrigate a landscape with similar site, slope and soil conditions, and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves (WBWCD).
- c. Drip emitters or bubblers shall be provided for each tree planted in landscape beds. Bubblers shall not exceed one and a half gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the City due to the limited number of trees on the project site.
- d. Drip irrigation or bubblers shall be used to irrigate plants in all non-turf areas.
- e. Pop-up spray heads shall be at a minimum of four inches in height to clear turf.
- f. Sprinklers shall have matched precipitation rates with each control valve circuit.
- g. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- h. Valves with spray or stream sprinklers shall be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.
- i. Valves shall be programmed for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

HISTORY:

Ord. No. [21-07](#), Adopted 6/17/2021



## 19.16.038 Single Family Residential Lot/Parcel Landscaping Requirements

1. As required in 19.16.030.2, landscaping shall be completed for detached single family dwellings on individual lots within a period of one year for the front yard area and a period of two years for the rear yard area beginning at the time of final certificate of occupancy is issued.
  - a. Landscaping areas on single family residential lots with slopes greater than ten percent shall be completed within a period of one year.
  - b. Landscaping shall be installed in front yards between the front line of the house and the front property line along the entire width of the property, excluding the driveway. On corner lots, landscaping shall be installed in all areas between the property line and the side of the house between the front and rear property lines which are visible from the public right-of-way.
  - c. The net landscaped area in a front yard shall include:
    - i. a minimum of one tree;
    - ii. 50% coverage of plant materials using a combination of shrubs, annual plants, perennial plants, ground cover, and/or turf grass. Species, size, and placement of landscape elements shall be determined by the homeowner.
  - d. The following park strip design and landscaping standards shall apply:
 

No more than 50% of the park strip may be poured concrete or similar solid paving surface for driveway, walkway approaches, and vehicle drop off areas. Asphalt is not allowed in the park strip. Rock or bark mulch may be used in single family residential park strips. To prevent mulch from spreading onto sidewalks or street areas, bark/wood mulch and pea gravel or similar rock mulch less than a minimum sorted size of one inch, shall not be allowed in the park strip or adjacent to a street or sidewalk, except for the following:

    - i. rock mulch of the same type, color and texture may include a variety of cobble sizes; or
    - ii. crushed aggregate fines intended for pathway, or similar application may be applied.
2. Where secondary water is not available, at the time the water supply line to a house is installed, the builder shall furnish and install a stop-and-waste valve with an access sleeve and capped mainline to the surface to facilitate future sprinkler system installation. The stop-and-waste valve may also be located inside the home with a mainline extended to the exterior of the foundation wall and capped (see Development Plan Requirements in Section 19.13.050.3.f.iii)
3. It is highly recommended, but not required, that single family residential properties install a water-wise landscape using the following elements:
  - a. soil scarification and soil amendment as outlined in 19.16.036.1.i;
  - b. irrigation design standards as outlined in 19.16.036.2;
  - c. park strip design as outlined in 19.16.070.a. and 19.16.075;
  - d. turf grass should not exceed 35% of the lot landscape area property and not placed in an area less than eight feet wide as outlined in 19.16.036.1.c;
  - e. 90% of plant materials should be water-wise as outlined in the WBWCD recommended plant list as outlined in 19.16.036.1.h;
  - f. rock/bark mulch used in plant beds should have a depth of three to four inches to prevent weed growth and retain soil moisture as outlined in 19.16.050.2.

HISTORY:

Ord. No. [21-07](#), Adopted 6/17/2021