PLANNING COMMISSION MEETING
JUNE 17, 2020 AT 6:30 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

Please click the link to join the webinar: https://us02web.zoom.us/j/84918499633
Or Telephone: 646 558 8656 or 301 715 8592 or 312 626 6799
Webinar ID: 849 1849 9633

Welcome: Chairman Thomas
Invocation: Commissioner Waite
Pledge of Allegiance: Commissioner Nancarrow

1. Roll Call
2. Opening Meeting Statement
3. Ex parte communications or conflicts of interest to disclose
4. Public comments for items not on the agenda

ADMINISTRATIVE ITEMS

5. SPR 2020-07 Consideration and action regarding site plan approval of improvements to the parking area located at approx. 2560 N Washington Blvd.
   Presenter: Brandon Bell, Associate Planner

LEGISLATIVE ITEMS

6. Discussion regarding Temporary Land Use Regulation for Downtown/Southtown syllabus
   Presenter: Rob Scott
7. Remarks - Planning Commissioners
8. Report - City Planner
9. Remarks - City Manager/Attorney
10. 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 11th day of June, 2020 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, at http://www.northogden.com, and faxed to the Standard Examiner. The 2020 meeting schedule was also provided to the Standard Examiner on December 22, 2019.

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 Annette Spendlove, City Recorder, at 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. S. Annette Spendlove, MMC, City Recorder
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 improvements to the Cross Roads at North Ogden Parking Area located at approximately 2600 North Washington Boulevard

Agenda Date: June 17, 2020

Applicant: Nogden BP, LLC, McKenna Christensen

File Number: SPR 2020-07 Crossroads – UDOT Project

PUBLIC NOTICE

Mailed Notice:
Newspaper: N/A
City Website: June 11, 2020

PROPERTY INFORMATION

Address: Approximately 2560 North Washington Boulevard
Project Area: Approximately 1 acre or less
Zoning: CP-2 / C-2
Existing Land Use: Commercial
Proposed Land Use: Commercial
Parcel ID: 181540001, 181540005

ADJACENT LAND USE

North: Commercial South: Commercial
East: Commercial West: Commercial

STAFF INFORMATION

Brandon Bell, CNU-A
bbell@nogden.org
(801) 737-2216

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-8B Planned Commercial Zone CP-2
North Ogden Zoning Ordinance 11-8B Planned Commercial Zone CP-2
North Ogden Zoning Ordinance 11-8B-4 Site Development Standards
North Ogden Zoning Ordinance 11-26 Site Plan Review
North Ogden Zoning Ordinance 11-8D Design Standards for Commercial Development
North Ogden Zoning Ordinance 11-10-25 Trash Enclosures
TYPE OF DECISION
When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has a narrow degree of 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 Crossroads at North Ogden project is making improvements to the parking area on the north end of the center, adjacent to 2600 North. In 2016, the site was purchased and the new owners stated they would be upgrading the shopping center in 2 phases. The first phase already occurred with the reskinning the building’s exterior. This application is being applied for in connection with the upcoming improvements to the intersection at 2600 North is the second of the two upgrades to the property.

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

11-8B (PLANNED COMMERCIAL ZONE CP-2)
Staff comment: The uses are already in place in this shopping center. This is an adjustment of the parking to better accommodate those uses.

11-8B-3 SITE DEVELOPMENT STANDARDS
Staff Comment: The site plan shows the location of this project at the North end of the overall site just south of 2600 North.

The minimum standards for lot area, width, setbacks, building height, are met. The lot coverage requirement of only 80% buildings and hardscape are met in the overall project. See the comments regarding landscaping below.

11-26-2 SITE PLAN APPROVAL REQUIRED
Site plans are required for all permitted uses other than single family residences.

11-8D-2: SCOPE (A) (2)

11-8D-2: SCOPE

All development proposals in commercial or manufacturing zones, including all new structures and parking lots and expanded structures, remodels and renovations when the cost of such expansion, remodel or renovation (as determined by the building inspector) is equal to or exceeds fifty percent (50%) of the current assessed value of the structure, shall be subject to the standards and regulations of this article. Such standards and regulations are intended to be in addition to existing standards and regulations of the underlying zone of the property and other applicable regulations of this title. In cases of expansion, remodel or renovation costing less than fifty percent (50%) of the current assessed value of the structure, though not required, it is recommended that these standards be considered.

A. This article establishes two (2) kinds of design criteria: design standards and design guidelines.
1. Design standards are required in addition to all other standards set forth in this title and are indicated by the verb "shall". In the event of conflict between this article and other applicable provisions of this title, the more restrictive provision shall apply.

2. It is the intent of the city that every development subject to this article be designed in conformity to the purpose and requirements of this article. However, the city also recognizes that it cannot anticipate all possible circumstances, nor the best means for dealing with them, in the preparation and adoption of these regulations. For example, criteria established herein may be more germane to larger projects than to smaller ones, depending on the individual characteristics of the site, such as size, configuration, topography and location.

Therefore, the approval authority, unless expressly stated to the contrary in this article, shall have reasonable discretion in implementing the purpose of this article by modifying both mandatory and recommended criteria as individual circumstances may merit. In deviating from the adopted standards, it shall be the responsibility of the applicant to show why the requirements would be an unreasonable burden, and how the project would still meet the purpose and intent of this article. In the same vein, the approval authority may also require that certain provisions of this article, which are not mandatory, be included in a project based on individual circumstances.

**Staff Comment:** Given the above ordinance, and that this is a renovation of a parking area of an existing shopping center, the following ordinances in the report below are the standards that Staff is of the opinion should be enforced in this specific situation. The intent of the project is to enhance the parking for the shopping center. The applicant has stated that the value of the work will be far less than 50% of the value of the buildings on site. The Planning Commission may ask the applicant how the project would meet the purpose of the design standards.

11-26-7: DEVELOPMENT PLAN

**Staff Comment:** A development plan must be approved by the Planning Commission. The submitted site plan shows the northern portion of the Crossroads at North Ogden project and this particular parking area.

Since the new ATM’s have been approved, the existing Wells Fargo drive-ups and ATMs will be demolished as part of this expansion of the 2600 North and Washington Boulevard. The bank building will remain in place while the ATMs are being relocated. There will not be any drive-up windows at the bank building in the new plan.

This site plan review includes a renovation of the northern parking area on this site. The contract that the applicant has with Smith’s requires a specific number of parking spaces. The site plan complies with the contractual obligation. The parking stalls will have increased on the site overall from 207 to 261 stalls, after this and the work in the newly approved ATM area are completed.

11-8D-5 LANDSCAPING

**Staff Comment:** The landscape plan for the Cross Roads at North Ogden complies with the 20% requirement if the city owned property that is landscaped is included. The city owned property...
landscaping is in place and is being maintained by the applicant. The applicant has stated that the total landscape amount being maintained in the project is 20.4%.

11-10-25 TRASH ENCLOSURES
A permanent enclosure for temporary storage of garbage, refuse and other waste materials shall be provided for every use, other than single-family dwellings and multiple-family dwellings of less than four (4) units. The enclosure shall be entirely surrounded by screen walls or buildings. Trash enclosures shall comply with the following regulations:

1. Construction: Trash enclosures shall be so constructed that contents are not visible from a height of five feet (5') above grade from any abutting street or property, and shall be constructed of solid or ornamental pierced masonry walls with solid concrete floor sloped for drainage and maintenance of sanitary conditions. Enclosures shall be of sufficient height to conceal contents, including containers, but in no case shall any enclosure be less than four feet (4') in height above grade. Gates are required and shall be solid or baffled, equal in height to the enclosure and equipped with latches to ensure closure when not in use.

2. Location: Trash enclosures shall not be located in any required front or side yard.

Staff Comment: Currently, there are 4 trash enclosures being used by the Crossroads at North Ogden project. The trash enclosures shown on this proposed plan are being moved from their current location on the east side of the access lane on the east side of the property, to the west side of that same access lane, and more to the north, closer to the buildings.

The side setback in the CP-2 zone is 10 feet. The proposed location is not in a required side yard.

Staff recommends that the Planning Commission delegate to Staff the review of the trash enclosure design, with the applicant being allowed to submit a design for the trash enclosures to Staff. The ordinance requires that the trash bins be gated, with either a solid or baffled gate, and that the gate be equal in height to the enclosure.

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 part of the Downtown as a commercial center.

RECOMMENDED CONDITIONS OF APPROVAL

• The Planning Commission delegate to Staff the review of the trash enclosure design, with the applicant being allowed to submit a design for the trash enclosures to Staff.

• The trash bins be gated, with either a solid or baffled gate, and that the gate be equal in height to the enclosure.

• The conditions listed in the Engineer’s report.
Staff recommends approval of this adjustment to the site plan for the North Ogden Crossroads Center as identified in this Staff report and the Engineer’s Report.

EXHIBITS
A. Application
B. Proposed Site Plan – Northern Area
C. Engineer’s Report
D. Overall Site Plan (from previous meetings)
Exhibit A

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

APPLICANT INFORMATION
Name: McKenna Christensen
Company: Garn Development
Address: 748 W Heritage Park Blvd, Layton, UT 84041
Email: mckenna@gardev.com
Phone: 801-907-1745

OWNER INFORMATION
Name: Nogden Corner BP, LLC
Address: 748 W Heritage Park Blvd, Layton, UT 84041
Email: mckenna@gardev.com
Phone: 801-907-1745

PROJECT INFORMATION
Project Name: Wells Fargo Branch - Site Work
Project Address: 2596 North 400 East
Parcel #: 18-154-001
Subdivision: North Pointe Center Lot #: 601
Acreage: 2.0
Current Zoning: CP-2

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ Subdivision:
  ☐ Preliminary Approval - $500 plus $50 per lot
  ☐ Final Approval - $500 plus $30 per lot
☐ Minor Subdivision - $750
☐ Amendment or Vacation of Subdivision - $300
☐ Boundary Line Adjustment - $350
X Site Plan Review:
  X With Technical Review - $1,100
  ☐ No Technical Review - $350

☐ Zoning Amendment:
  ☐ Text - $725
  ☐ Map - $800
  ☐ Annexation City - $800 plus actual cost of postage and publication

☐ Hearing Officer
  ☐ Variance - $400
  ☐ Appeal - $400

☐ Conditional Use Permit:
  ☐ City Fee (with technical review) - $1,100
  ☐ City Fee (no technical review) - $350
  ☐ Planned Residential Unit Development (PRUD) - $1,375

McKenna Christensen
Applicant’s Signature
5-1-2020
Date

Michael R. Christensen
Owner’s Signature
5-1-2020
Date

To be filled out by North Ogden City

Date Received
Received by
☐ Fees paid:

5.
# SITE PLAN REVIEW APPLICATION

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

Please attach two (2) copies of a site plan on 24” x 36” paper and an electronic copy (PDF) of a site plan. The site plan shall be drawn to scale and prepared by a Utah registered land surveyor civil engineer with the following information:

<table>
<thead>
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<th>Required</th>
<th>Submitted</th>
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1. Existing and proposed contours at two-foot intervals.
2. Location of main accessory buildings on the site and in relation to one another.
3. Height, bulk, and character of building(s).
4. Off-site parking area(s) and striping patterns.
5. Traffic circulation features within the site.
6. All driveways.
7. Provisions for open space on site.
8. Signage plan.
9. Landscape plan
10. Fencing.
11. Drainage flows and structures.
12. Location of all existing and proposed utility lines.
13. Vicinity of the site.
14. Property ownership and surrounding property owners.
15. Existing zoning classification(s)
16. Existing surrounding land uses.

Applicant’s Signature: [Signature]    Date: 5-1-2020

Updated April 2021
REVIEW MEMORANDUM

TO: Rob Scott, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Lorin Gardner, P.E., City Engineer

RE: Crossroads at North Ogden - North Parking Lot Preliminary Review

DATE: June 4, 2020

DESCRIPTION:
2596 North 400 East, North Ogden, UT.

<table>
<thead>
<tr>
<th>Comment</th>
<th>Status as of June 4, 2020</th>
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<tr>
<td>1. Insufficient stacking provided for drive through. Propose alternative that doesn't extend into drive lanes. Currently stacking extends into existing easterly north/south drive and sometimes into 2600 North.</td>
<td>Completed</td>
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<td>2. Extend north/south sidewalk/pedestrian path across west end of angled parking area. Extend and connect to sidewalk on 2600 North. Add ADA ramps.</td>
<td>Completed</td>
</tr>
<tr>
<td>3. Shift separator island on west end of angle parking eastward to avoid encroachment into north/south drive lanes.</td>
<td>Completed</td>
</tr>
<tr>
<td>4. Connect and add a 6' concrete sidewalk/trail along the east side of 450 E connecting with the gravel pathway and the sidewalk along 2600 North.</td>
<td>Completed</td>
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<td>5. Shift stop bar and signage eastward on the east/west drive lanes to avoid encroachment into north/south pedestrian path on the west end.</td>
<td>Completed</td>
</tr>
<tr>
<td>6. Add a controlled stop at the east end of the east/west drive lanes as it intersects with 450 East.</td>
<td>Completed</td>
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<tr>
<td>7. Provide site grading and utility plans following preliminary approval for review, approval and permitting.</td>
<td>Outstanding</td>
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Should you have any questions, please feel free to contact me.
CROSSROADS AT NORTH OGDEN PROPERTY
5.61 AC. (244,531 S.F.)

NORTH OGDEN CITY PROPERTY
0.34 AC. (14,764 S.F.)

TOTAL 259,295 S.F.

LANDSCAPE AREA - CROSSROADS AT NORTH OGDEN  46,584 S.F.

LANDSCAPE AREA - NORTH OGDEN CITY  6,291 S.F.

TOTAL  52,875 S.F. = 20.4%

SITE PARKING STALLS 246

REQUIRED

PROVIDED

TREES: 1 PER 10 STALLS = 25

COMMON NAME

BUTTERFLY JAPANESE MAPLE ACER PALMATUM 'BUTTERFLY'

SPRING FLURRY SERVICEBERRY AMELANCHIER X GRANDIFLORA 'SPRING FLURRY'

GOLDEN RAIN TREE KOELREUTERIA PANICULATA

PRAIRIFIRE CRAB APPLE MALUS X 'PRAIRIFIRE'

SPRING SNOW CRAB APPLE MALUS X 'SPRING SNOW'

EMERALD ARROW BOSNIAN PINE PINUS LEUCODERMIS 'EMERALD ARROW'

CHANTICLEER PEAR PYRUS CALLERYANA 'CHANTICLEER'

ALLEE LACEBARK ELM ULMUS PARVIFOLIA 'ALLEE'

CITY SPRITE SAWLEAF ZELKOVA ZELKOVA SERRATA 'CITY SPRITE'

SHRUBS

OLD MAN WORMWOOD ARTEMISIA ABROTANUM 'LEPRECHAUN'

ARCTIC FIRE DOGWOOD CORNUS SANGUINEA 'ARCTIC FIRE' TM

MONARD JUNIPER JUNIPERUS SABINA 'MONARD'

HIDCOTE BLUE LAVENDER LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'

TALLHEDGE BUCKTHORN RHAMNUS FRANGULA 'COLUMNARIS'

GRO-LOW SUMAC RHUS AROMATICA 'GRO-LOW'

LIMEMOUND SPIREA SPIRAEA X BUMALDA 'LIMEMOUND' TM

ORNAMENTAL GRASSES

EL DORADO REED GRASS CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'

ICE DANCE SEDGE CAREX X 'ICE DANCE'

MORNING LIGHT MAIDEN GRASS MISCANTHUS SINENSIS 'MORNING LIGHT'

BURGUNDY BUNNY DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY'

ORIENTAL FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'MOUDRY'

GRASSES AND PERENNIALS

MARKUS SALVIA SALVIA NEMOROSA 'MARKUS'

PLANT SCHEDULE

L1.01

L1.02

L1.03

L1.04

Exhibit D
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTICE!
1-800-662-4111 BEFORE YOU AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTICE!
1-800-662-4111
BEFORE YOU AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

SCALE: 1" = 10'
The contractor shall be responsible for the location, protection, and restoration of all buried or above-ground utilities, shown or not shown on the plans.

Notice! 1-800-662-4111

Before you avoid cutting underground utilities. It's costly.

Scale: 1" = 20'

Washington Boulevard
(132' wide public road)
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVEGROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTICE!
1-800-662-4111
BEFORE YOU AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Options for Downtown and Southtown Zoning

The Vision for North Ogden

- Assure that North Ogden remains a beautiful place to live, work, and recreate.
- Create a unique downtown that complements the desires of the community with an improved appearance and public spaces.
- Promote housing variety with a broad spectrum of high quality housing options along Washington Boulevard, 2700 North, and especially within and adjacent to the Downtown and Southtown.
- Assure improved visual quality for all types of development.
- Improve current and future streets in terms of appearance, connectivity, and by providing additional city wide choices for travel in addition to Washington Boulevard and 2700 North.
- Continue to provide a variety of parks, trails with connections to the mountains and within the community, and open spaces for the community to enjoy.
- Recognize that the proximity to the mountains also results in many environmental issues that need to be proactively addressed through community policies, incentives, and ordinances.
- Engage and connect with the community through active governmental transparency, public WIFI systems, and places for people to gather.
- Strive to create a more balanced community that results in a better, more sustainable tax base; which anticipates and reflects the diversity of housing and services necessitated by changing population life cycles, norms and preferences.
- Preserve the essential characteristics of a family friendly community that assures an enduring legacy, small town feel, and high quality of life in North Ogden.

Top Priorities

Economic Development

*Increase revenue at a rate that matches or exceeds population growth*

Allow higher density development near Downtown and Southtown than currently exists in the City if it meets community goals and plans. (See Housing and the Downtown chapters for more detail.)

Encourage a wider variety of housing types than currently exist in the City.

Reduce the regulatory burden and processing time on retail development by amending zoning regulations and streamlining processes. Consider the suggestions made in this chapter.

“Growth is vital, but should maintain the values that has made this town such a great place to reside.” - North Ogden Resident
**Downtown and Southtown**

**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.

**Southtown**

*Provide a support function to the Downtown*

Promote mixed use housing concepts that add quality developments to the area and provide more rooftops to support business.

Determine a clear role through policies and practices that support Southtown, but do not compete with the Downtown, such as event programming that occurs in Downtown, but not in the Southtown area.
DOWNTOWN AND SOUTHTOWN

Downtown Development

A downtown can take many different forms and fulfill many different roles. However, most people will agree that a downtown should be "the heart of the community" and the place that establishes the community’s identity.

Where should "Downtown North Ogden" be located?

The intersection of Washington Boulevard and 2600/2700 North represents the major crossroads connecting North Ogden with other communities and has the greatest concentration of commercial growth and the highest traffic counts. As such, it has become the defacto commercial center of the City, and when combined with other historical factors, merits becoming the City’s “Downtown.”

A secondary node should be considered near Kirt’s and the Old Cannery; that area is the gateway to North Ogden from the south and should be designed to evoke a sense of distinction and demarcation. Commercial development in between the two areas should be discouraged in order to create focused, viable activity centers at both nodes.

What components should the Downtown incorporate?

Main streets have been an essential, but less appreciated asset of communities for a long time. Their resurgence in importance has been due to the disappointment associated with suburban shopping malls and a reinvestment in Main street. The interest in living in a more walkable community and downtown continues to grow. DOWNTOWNS when done correctly, have been proven to be a resilient and valuable part of communities. Main streets have many different important characteristics which may include:

- Transit and excellent pedestrian connections
- A variety of stores
- Residences
- Offices
- Wide pedestrian friendly and attractive sidewalks
- Well lit streets with unique light fixtures
- A variety of restaurants
- Gathering places that include events and entertainment
- People of all ages

In the community workshops, online design preference survey, and public open houses conducted in North Ogden, participants expressed a strong interest in creating a downtown that incorporated the previously mentioned characteristics plus an emphasis on community history.
The Importance of Streets

Great streets make for great downtowns and neighborhoods. Proper street design is probably the most important factor in creating a downtown as streets set the tone for future buildings and are the forum in which citizens interact with private development. In particular, most historic downtowns have a grid-like street pattern with relatively short blocks, narrow streets, and wide sidewalks. This configuration is comfortable and convenient for pedestrians and encourages primarily local vehicle traffic. Some areas of North Ogden were originally designed with a grid pattern which could be reintroduced and expanded into the future commercial and residential developments in the downtown area.

Traffic and Vehicle Circulation

Vehicle traffic in a downtown is both a bane and a blessing; too much traffic and people will avoid the area, too little traffic and businesses won't locate there. The current intersection of Washington Boulevard and 2600 North has too much traffic to create the type of downtown North Ogden residents desire, while the balance of the community currently has too little traffic to create a downtown.
What land uses and design principles are appropriate for the Downtown?

In the community workshop mapping exercise, participants put down "chips" representing different types of land uses on a map of the area near the intersection of 2600 North and Washington Boulevard. While every map was different, there were readily identifiable trends, such as a need for more road connections and a desire for more residential and retail uses. The following section takes many of the suggestions from the workshops and then provides land use recommendations for sub-districts (or quadrants) within the downtowns.

10 Land Uses Identified
**Southtown (Kirt’s area)**

The area around Kirt's Drive Inn is effectively the southern gateway to the City and was once an active commercial area. However, increased traffic volumes at the intersection of 2600 North and Washington Boulevard have driven commercial development to that location. To revitalize the area, the City should promote uses and development forms that are distinct, to create a sense of entry to the City. The North Ogden Cannery building on the northwest corner of 2000 North and Washington Boulevard is an excellent example of an eclectic, non-standard development that could form the nucleus for future development of the area. Such development should include a mix of residential and commercial uses with primarily commercial uses immediately adjacent to Washington Boulevard and residential uses facing side streets and on interior blocks. Multi-family uses that display repetitive designs and large scale commercial developments are not recommended, instead the area should be developed with buildings and developments that embrace the public realm rather than facing inward. Buildings located close to the sidewalk could help create part of that “gateway effect”. Streetscape enhancements including wider sidewalks, public art, themed street lights, and public landscaping would announce one’s “arrival” (and departure) from the City.

**7 Land Uses Identified**
Implementation of the General Plan Vision, Goals, and Strategies

General Plan Excerpts

The Vision, Top Priorities, Downtown and Southtown (goals and strategies)

- **Vision** – Page 6
  Create a unique downtown that complements the desires of the community with an improved appearance and public spaces.

- **Top Priorities** – Page 7
  Allow higher density development near Downtown and Southtown than currently exists in the City if it meets community goals and plans. *(See Housing and the Downtown chapters for more detail.)*

- **Strategies** – Page 9
  Create design codes that encourage quality development through improved design and construction.

- **Downtown Goals** – Page 76
  Goal #1 – Create a unique, pedestrian friendly "Downtown" near the intersection of Washington Boulevard and 2700 North with amenities, resources, attractions, and programming that makes this area function as the ‘heart of the community’.

- **Southtown Goals** – Page 78
  Create design features that announce you have arrived in North Ogden.

General Plan implementation goes beyond regulation; it includes city programs (Washington Boulevard Streetscape), partnerships with the public and private sectors (Developers, UDOT, and UTA), city economic development and redevelopment (Outreach, etc.).
Land Development Code

Due to budget constraints it is not possible to have consultants write either of the new commercial or multi-family zones.

Challenges with existing Downtown and Southtown Zoning

- 10 Land Use Categories Listed on the Downtown General Plan Map
- 7 Land Use Categories on the Southtown General Plan Map
- Hodge Podge, combination of 4 commercial zones and one manufacturing zone and one residential zone with corresponding variety of uses
  - C-1, C-2, CP-1, CP-2
  - MP-1
  - R-4

Commercial Code Options

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.

1. Commercial zones / combine the C-1, C-2, CP-1, CP-2 zones into one zone, a convenience / neighborhood commercial zone to be located outside of Downtown or Southtown.

2. Create a Community Commercial Zone – Overlay for Washington Boulevard and 2600 North

General Comments

What are 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.?

Assignment for June Meeting:

Review Articles A and C regarding allowed uses and Article D design standards and compare to the General Plan vision, goals, and strategies.

Identify the use categories for both Downtown and Southtown that should be included

Identify the design standards that you like or would suggest to be changed
Review: Articles A and C regarding allowed uses and Article D design standards and compare to the General Plan vision, goals, and strategies. A draft purpose statement is provided followed by a table addressing each topic to allow committee members to write notes about each standard.

At this time we should be identifying about general principles and not specific language.

Interspersed are various General Plan and Zoning Ordinance Statements to help frame each potential circumstance. A link to the existing city codes is provided.

A draft purpose statement is provided to give parameters for the eventual amendment.

Purpose Statement:

The purpose of the commercial zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. The intent of the commercial zones is to promote the establishment of a well-designed facilities and services which will provide goods and services for neighborhoods, the community, and region.

The two (2) types of commercial zones provided for in this chapter are as follows:

1. Neighborhood Commercial (CN): Provides for the sale and supply of daily living needs for the people in the neighborhood.
2. Community Commercial (CC): Provides, in addition to convenience goods, a wider range of facilities for the sale of retail goods and personal services for the community and region. The Community Commercial center is generally located along Washington Boulevard from 2600 North to the south city boundary. The designation is further defined between the Downtown and Southtown subdistricts in order to promote a creative and vibrant city center which further enhances the beauty, character, and unique identity of North Ogden by:
   A. Recognizing the existence of areas with unique development needs or opportunities requiring special development standards;
   B. Fostering orderly growth and redevelopment;
   C. Providing for a mixture of land uses;
   D. Promoting a Community Center which attracts and supports a vigorous business community;
   E. Promotes a human scale streetscape which is inviting to pedestrians, to promote quality landscape and open space development; and
   F. Promotes architectural compatibility and protect important architectural qualities.

Uses:

Article A: Commercial Zones (C-1 and C-2)

https://northogden.municipalcodeonline.com/book?type=code#name=ARTICLE_A:_COMMERCIAL_ZONES_C-1,_C-2

Article C: Planned Manufacturing Zone (MP-1)

https://northogden.municipalcodeonline.com/book?type=code#name=ARTICLE_C:_PLANNED_MANUFACTURING_ZONE_MP-1
Categories are identified within separate tables to assist in identifying which uses should be allowed in either the Downtown or Southtown subdistricts. The categories are sales, services, institutional, residential, cultural, transportation, manufacturing, and temporary uses.

Place a P for permitted or N for not permitted. Make notes as appropriate. Two blank spaces are provided for other suggestions.

### Sales

<table>
<thead>
<tr>
<th>Category</th>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>No onsite outside display vs. limited outside display</td>
<td></td>
<td></td>
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<tr>
<td>Mobile food trucks</td>
<td></td>
<td></td>
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<tr>
<td>Restaurants</td>
<td></td>
<td></td>
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<tr>
<td>Cabarets and Alcohol</td>
<td></td>
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<tr>
<td>Building Materials</td>
<td></td>
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<tr>
<td>Vehicles, boats, motorcycle</td>
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<td></td>
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<tr>
<td>Sales with outside displays</td>
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<tr>
<td>Seasonal sales</td>
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</tbody>
</table>

### Services

<table>
<thead>
<tr>
<th>Category</th>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Veterinary, pet grooming</td>
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<tr>
<td>Rental Equipment</td>
<td></td>
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<tr>
<td>Personal services (barber / beauty shops, laundry, dry cleaning, funeral homes, professional offices, daycare)</td>
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<tr>
<td>Short term loan</td>
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</tbody>
</table>

### Institutional

<table>
<thead>
<tr>
<th></th>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Halfway Houses</td>
<td></td>
<td></td>
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<tr>
<td>Public uses: instruction, education, worship, daycare, schools, libraries, government buildings, courts, plazas, churches</td>
<td></td>
<td></td>
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<tr>
<td>Post High School</td>
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<tr>
<td>Transitional housing, assisted living facility</td>
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</tbody>
</table>

### Residential

<table>
<thead>
<tr>
<th></th>
<th>Downtown</th>
<th>Southtown</th>
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</thead>
<tbody>
<tr>
<td>Residential located above commercial</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments, condominiums, retirement homes (independent living facility)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single or two family dwelling unit</td>
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</tbody>
</table>

### General Plan densities

Low Density Residential – typical single family development with homes built on lots with 8,000 square feet and larger. Densities will be in the range of 1 to 6 units per acre.

Medium Density Residential – encompasses smaller single family lots between 4,000 and 7,999 square feet as well as attached housing types and densities in the range of 6 to 18 units per acre.

High Density Residential – attached housing types in the range of 18 units per acre to 40 units per acre.

### Zoning densities

- R-4 (12 du/a)
- MPC (medium density 6 – 18 du/a; high density 18 – 40 du/a)

Identify the use categories for both Downtown and Southtown that should be included
### Cultural, entertainment and recreation

<table>
<thead>
<tr>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation with motorized vehicles (indoors)</td>
<td></td>
</tr>
<tr>
<td>Cultural, entertainment and recreation (movie theaters, live theater, dance halls, sporting events, arcades)</td>
<td></td>
</tr>
<tr>
<td>Spook Alleys or haunted houses</td>
<td></td>
</tr>
</tbody>
</table>

### Transportation, utilities, communications

<table>
<thead>
<tr>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking lots, parking terraces, bus terminals</td>
<td></td>
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<tr>
<td>Substations and Relay Towners</td>
<td></td>
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</tbody>
</table>

### Manufacturing

<table>
<thead>
<tr>
<th>Downtown</th>
<th>Southtown</th>
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</thead>
<tbody>
<tr>
<td>Processed materials</td>
<td></td>
</tr>
<tr>
<td>Warehousing and Storage</td>
<td></td>
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<tr>
<td>Contractor Yard</td>
<td></td>
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<tr>
<td>Junk yards, scrap metal</td>
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<tr>
<td>Animal byproducts</td>
<td></td>
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</tbody>
</table>

### Temporary Buildings

<table>
<thead>
<tr>
<th>Downtown</th>
<th>Southtown</th>
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</thead>
<tbody>
<tr>
<td>Construction buildings</td>
<td></td>
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</tbody>
</table>
### Article D Design Standards


Identify the design standards that you like or would suggest to be changed. You will need to call up the code in the above link to refer to the specific standards.

**Downtown** (define uses that don’t compete with Southtown, event programming) heart of the community, major cross roads, entrance from the west

**Southtown** (secondary node, commercial development should be discouraged between the nodes to create focused, viable activity centers at both nodes)

Should there be differing streetscape features for the two nodes?

Buildings located close to the sidewalk could help create part of that “gateway effect”. Streetscape enhancements including wider sidewalks, public art, themed street lights, and public landscaping would announce one's "arrival" (and departure) from the City.

<table>
<thead>
<tr>
<th>Architecture</th>
<th>Downtown</th>
<th>Southtown</th>
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</thead>
<tbody>
<tr>
<td>A. Articulation (human scale, massing, building entrances, pedestrian ways)</td>
<td></td>
<td></td>
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<tr>
<td>B. Public Amenities</td>
<td></td>
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</tr>
<tr>
<td>C. Colors and Materials (natural earth tones, nonreflective materials, building features)</td>
<td></td>
<td></td>
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<tr>
<td>D. Building Massing Height</td>
<td></td>
<td></td>
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<tr>
<td>E. Building Massing Size</td>
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<tr>
<td>F. Building Setbacks</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Design</th>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Overall Design Concepts</td>
<td></td>
<td></td>
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<tr>
<td>B. Site Grading</td>
<td></td>
<td></td>
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<tr>
<td>C. Water Elements</td>
<td></td>
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<tr>
<td>D. Art and Furnishings</td>
<td></td>
<td></td>
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<tr>
<td>E. Maintenance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>Downtown</td>
<td>Southtown</td>
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<tr>
<td>-------------------------------------</td>
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</tr>
<tr>
<td>A. General Requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. Objectives</td>
<td></td>
<td></td>
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<tr>
<td>C. Size of Materials</td>
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<tr>
<td>D. Installation and Maintenance</td>
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<td></td>
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<tr>
<td>E. Landscape Requirements</td>
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<table>
<thead>
<tr>
<th>Signage</th>
<th>Downtown</th>
<th>Southtown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliance with sign chapter</td>
<td></td>
<td></td>
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</table>