

2019 Planning Department Annual Report

General Plan Overview and Action

The North Ogden City General Plan was adopted September 22, 2015. A clean-up amendment was adopted on August 23, 2016.

The General Plan is the guiding document for the future of North Ogden. In 2019, the following projects and activities were specific to the General Plan's implementation.

Moderate Income Housing Plan

The City established a General Plan Steering Committee in 2015 as part of the initial Plan effort. The Steering Committee has been reestablished in order to address specific topics. Among those was the updating of the Moderate Income Housing section. Utah Code requires that each city update this section of their General Plan every two years. The Committee was given this task and after a review of new data and analysis presented its recommendation to the Planning Commission and City Council on October 23, 2019. The Planning Commission conducted a public hearing and recommended adoption. The City Council adopted the amendment on November 11, 2019.

Form Based Code

The Planning Commission worked diligently to consider a form based code for the Downtown and Southtown Districts. The basis for the form based code was to address development standards in a holistic way with an emphasis on design. The Planning Commission presented two options for this proposal. Ultimately, the City Council on May 28, 2019, determined to pursue a different alternative for zoning in these districts.

Washington Boulevard Streetscape Standards

Creating a vibrant image for Washington Boulevard has been an ongoing project. The City has installed new pedestrian lighting and street furniture as a kick-off to this effort. The next step was to create standards for the cross section design for Washington Boulevard. An initial presentation was made to the Economic Development Committee. Design alternatives were considered which included the new improvements and wider sidewalks, landscaping design, and possible planted islands. These standards were adopted on June 25, 2019.

The next step will be to create streetscape standards for all roadways in the city.

Complete Streets Policy

A companion project to the Streetscape project was to consider adoption of a complete streets policy. The premise for this policy is that all modes of transportation should be considered in designing the city's roadways. The Planning Commission conducted a public hearing and recommended adoption. The City Council adopted the policy on June 25, 2019. The Policy is now part of the City Public Works Standards. As each development project is reviewed the Complete Streets Policy is consulted.

Mayor and City Council

North Ogden City welcomed newly elected S. Neal Berube, Mayor and Charlotte Ekstrom to the City Council.

There are five elected City Council members. The Council's role in planning matters is to set land use policy, i.e., legislative matters. This includes adoption of the City General Plan, implementing the General Plan by adopting standards in the zoning and subdivision ordinances, assigning zone designations to properties, and considering special exceptions. The Planning Commission must make recommendations on legislative items prior to the City Council making a final decision. For example, the City Council worked with the Planning Commission in approving a zone designation and development agreement for the Patriot Pointe project. Once the Planning Commission makes a recommendation to the Council, the Council has the authority to vote in favor of their recommendation, modify the recommendation, or deny it.

Planning Commission

The Planning Commission membership is comprised of seven residents. Planning commissioners serve for five year terms. When planning commissioner terms expire, residents are invited to apply to serve on the Commission. The mayor reviews the applications and makes a recommendation to the City Council, who approves the appointments.



Pictured L to R: Don Waite, Alan Lunt, Chairman Eric Thomas, Vice Chairman Brandon Mason, Nicole Nancarrow, Lisa Arner, Scott Barker.

The Planning Commission has the responsibility to oversee the development of land use policies, legislative decisions, including the North Ogden City General Plan and land use ordinance language, e.g., zoning and subdivision ordinances. Once the Planning Commission is satisfied with a land use policy the Planning Commission makes a recommendation to the North Ogden City Council for adoption. These are all referred to as legislative decisions. Policy decisions are more general in nature and are based upon compliance with the General Plan, data and other analysis.

The Planning Commission also makes decisions regarding land use applications, e.g., subdivisions, conditional uses, and site plan reviews, etc. These administrative decisions have specific criteria that must be met in order to gain approval.

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During 2019, the Planning Commission held 21 regular meetings. They also held two joint work sessions with the City Council as follows:

- March 20: Discussed the Form Based Code amendment.
- September 3:
 - Village at Prominence Point Corner Building 1700 North
 - 1700 North Property to the South
 - Land Development Code project
 - Housing Types Presentation

Commissioners and/or Planning Staff participated in the following professional development trainings:

- American Planning Association (APA) Conference in San Francisco was attended by Commissioners Lisa Arner and Alan Lunt
- UT Chapter APA Fall Conference
- Utah Land Use Institute
- Land Use 101 Training

Planning Staff



Pictured L to R: Brandon Bell, Assoc. Planner; Kai Johnsen, Planning Tech; Lynne Bexell, Administrative Asst.; Rob Scott, Planning Director. Not pictured: Evan Nelson, Dept. Head.

North Ogden City has hired a professional planning staff to assist the Planning Commission and City Council in land use issues. Staff's role is to assist decision makers to make informed decisions.

PROJECT HIGHLIGHTS FROM 2019

North Ogden City has a development review process to insure the safety of residents and businesses and to create compliance with City Zoning, Subdivision, and Design Standards. The Planning Department coordinates these reviews. Below are some examples of these projects that reflect the diversity of activity within the City.

White Rock Debris Basin

The debris basin was constructed at the mouth of Flood Canyon as part of the North Ogden City storm drain plan to address debris flow concerns for this area including the White Rock and Camarren Cove Estates subdivisions.

North Ogden City partnered with the applicant of the White Rock subdivision and FEMA to build the debris basin. It is designed to accept the runoff and debris from flood events originating in Flood Canyon.

The following pictures show how the flood and debris flows will come from Flood Canyon, go through a series of silt fences, enter a two tiered set of basins before going into the city storm drain system.



Patriot Pointe Project

On December 17, 2019 the City Council approved a rezone for the property , known as the Double OTT Ranch, at approximately 200 East 2550 North from Suburban Residential (RE-20) to Master Planned Community Zone (MPC/PP). A development agreement outlines specific conditions of the rezone and site plan.



The Patriot Pointe/Double OTT Ranch project is a mixed use project (residential and commercial) that will be built in multiple phases. The site plan shows the Patriot Pointe project surrounding the future city park/detention pond. The residential component has three housing types, townhomes, twin homes, and apartments. The commercial development will be two buildings on a little over 2 acres. There will be 6 phases to the project. The initial 3 phases are townhomes (197 units), twin homes (24 units), apartments (144 units), and commercial (approximately 14,00 square feet).

KT&T Ventures Group Home

North Ogden approved a residential facility for residents with disabilities at 679 East 3350 North. Federal law requires that persons with disabilities are a protected class which means cities cannot discriminate regarding these facilities. North Ogden City considered comments from neighbors prior to approving this facility that transitioned an existing home to a group home. There are 5 – 7 residents with full time staffing.



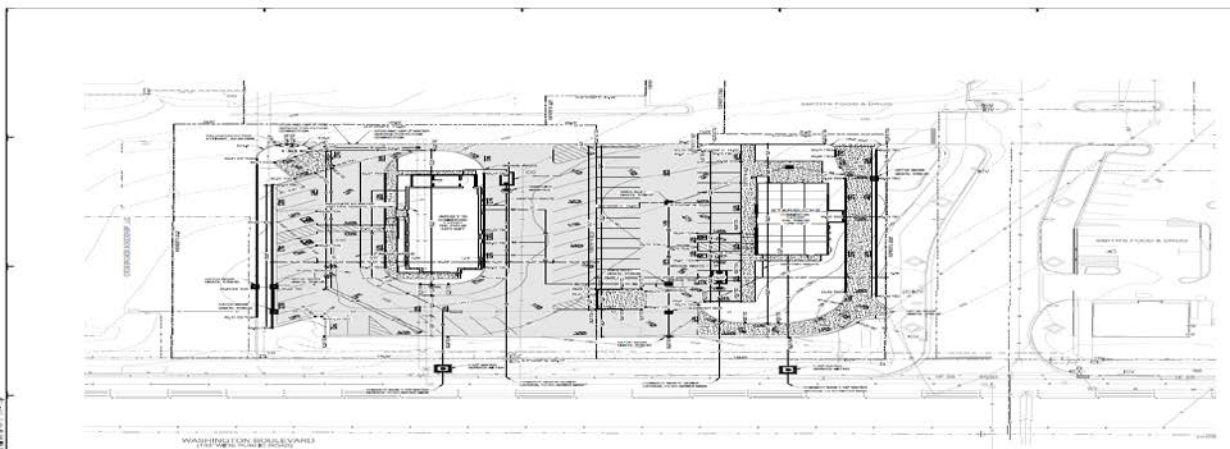
Northview Estates Subdivision

North Ogden City continues to be an attractive place for new subdivisions. An example is the latest phase of the Northview Estates project at approximately 3700 North 300 East. This phase contains 50 lots and below is an example of a recently completed home within the subdivision.



Arby's and Starbucks

The Cross Roads at North Ogden Center at 2600 North Washington Boulevard saw the construction and opening of a new Arby's and Starbucks.



APPLICATIONS PROCESSED FROM 2019

Applications processed include annexations, building permits, conditional use permits, development agreement amendments, site plan reviews, land use permits, rezone map amendments, subdivision special exceptions, recorded subdivisions, subdivisions in progress, and variance/administrative interpretations. These applications are as follows:

Annexations

There were two annexations recorded in 2019.

- Brown Annexation (1100 East 2600 North), 23.877 Acres
- North Ogden Public Works Annexation (165 E. Lomond View), 6.54 Acres

Building Permits

There were **x** building permits issued for new homes and commercial buildings.

Conditional Use Permits

There was one conditional use permit issued for the White Rock Debris basin. (See Highlight Section)

Development Agreement and Amendments

The Village at Prominence Point had four amendments. The first amendment made car washes an allowed use, the second request was for a reduced rear yard setback to allow for larger cottages to be built. The third amendment clarified that the City Council is the approving authority for commercial site plans. The fourth amendment revised the number of townhomes and apartments with no increase in the total number of units.

The Patriot Pointe project development agreement was approved.

Site Plan Reviews

The following is a list of the 2019 site plan reviews that were approved:

- Cross Roads at North Ogden, Arby's and Starbucks
- Village at Prominence Point Express Ultimate Car Wash
- KT&T Ventures Group Home/included special accommodation
- Physical Therapy & Sports Medicine
- Village at Prominence Point Townhomes
- Village at Prominence Point Cottages

Land Use Permits

There were 50 land use permits processed. Land use permits are issued for such things as fence permits and accessory buildings.

Rezone Map Amendments

The Zoning Map designates areas for residential, commercial, manufacturing, and institutional uses. The residential zones are segregated into single family zones and multi-family zones with varying requirements for lots sizes, frontages, building setbacks, and housing types (single family, townhomes,

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patio homes, and apartments), and densities. The typical single-family zones range from two units per acre, up to 10 units per acre. Multi-family zones range from eight to 20 units per acre.

There are four commercial zones and two manufacturing zones. These zones contain development standards regarding lot area, frontage, building materials, parking, and landscaping.

Rezone map amendments for 2019 include:

- Hart Plaza Rezone 430 East 1625 North from RE-20 (Residential) to C-2 (Commercial)
- Howell Rezone 250 East 2550 North from RE-20 (Residential) to C-2 (Commercial)
- Patriot Pointe Rezone 200 East 2550 North from RE-20 (Residential) to MPC-PP (Mixed Use)

Recorded Subdivisions

- North Pointe Center, 7th Amendment (2 lots)
- Woodfield Farms Ph 3 (27 lots)
- Village at Prominence Point Phase 1 (49 lots)
- Village at Prominence Pont Phase 2 (44 lots)
- North Ogden Business Center (1 lot)
- Majestic View (30 lots)
- North Ogden Commercial 300 East 2600 North, 1 lot
- Ultimate Car Wash (1 lot)
- Roylance Farms, Ph 2 5th Amendment and Mystery Meadows, Ph 3, 1st amendment (no new lots)

Subdivision Special Exceptions

There were no subdivision special exception applications in 2019.

Variance/Administrative Interpretations

This is a quasi-judicial proceeding wherein the hearing officer rules on interpretations and or grants relief from specific ordinance standards.

There was one variance granted in 2019, a reduced setback for a lot in the Cold Water Meadows subdivision due to the constraint of Cold Water Creek intruding on the buildable area for the lot.

Ordinances Adopted in 2019

- Accessory Building Setbacks (February 26, 2019)
- Fence Heights on Retaining Walls (February 26, 2019)
- Commercial Standards, Streetscape, Convenience Stores as permitted use (February 12, 2019)
- Accessory Dwelling Units permitted in all zones; RE-20 zone consistent (February 12, 2019)
- Menu Board Signs (March 26, 2019)
- Building Orientation and Utilities (June 11, 2019)
- Streetscape (June 25, 2019)
- Complete Streets Policy (June 25, 2019)
- Site Plan Review Process (July 23, 2019)
- Rear Lot Exception Definition (July 23, 2019)
- Accessory Building Setback Clarification for corner lots (September 24, 2019)