



## **Land Use Survey**

Fall 2020

North Ogden City, UT

Robert O. Scott, AICP, Planning Director

Kai Johnsen, Planning Technician

Julian Berg, Planning Intern

## Contents

General Information	2
Land Use Groups	2
Urbanized Land Uses	.2
Residential	3
Institutional	3
Parks and Recreation	4
Commercial	4
Open and Common Space	.4
Roadways	4
Non-Urbanized Land Use	5
Agriculture or Pasture	5
Vacant or Undeveloped	5
Unincorporated Land	5
Conclusion and Discussion	6
Figures and Tables	8
Figure 1 - Land Use Map	8
Table 1 - 2020 Survey Data	9
Table 2 - Comparison of 2014 and 2020 Surveys	9
Appendix	10
List of Land Use Category Definitions	10
Land Use Survey Assumptions and Guidelines	11

## **General Information**

In the fall of 2020, the North Ogden City Planning Department conducted a periodic update land use survey to measure growth trends in North Ogden City. The survey is a measuring tool to monitor growth in relation to the city's General Plan. The first land use survey was conducted in 2014.

Aerial and street photographs, city parcel data and boundaries, and field analysis were used to complete this survey. GIS software was used to compile and process data, update the previous land use map, and calculate the land area totals for different land use categories. Figure 1 and Tables 2 and 3 summarize the results of the survey.

As of October 2020, the amount of land incorporated by North Ogden City is approximately 4,811 acres, or just over 7.5 square miles. The city has annexed 61 acres from its 2014 size of 4,750 acres, an increase of 1.3%. The city has the potential to increase its size to over 5,600 acres when potential annexation lands are included.

## **Land Use Groups**

The 2014 Land Use Survey format was used in order to make an effective comparison. The survey land uses have been grouped into two categories: *Urbanized* and *Non-Urbanized*. The *Urbanized* land category includes all urban and suburban uses of land (e.g. schools, roadways, residential, parks, commercial etc.). The *Non-Urbanized* category includes land used for agriculture/pasture, vacant or undeveloped land, and unincorporated land within and adjacent to the city.

## **Urbanized Land Uses**

Land uses within the Urbanized group are *Residential*, *Institutional*, *Parks and Recreation*, *Commercial*, *Open and Common Space*, and *Roadways*. Altogether these land uses account for 65% of the total land in North Ogden, approximately 5.75 square miles or 3,568 acres (Table 1). The amount of urbanized land has increased from 3,172 acres in 2014 to 3,568 acres in 2020, a growth of 11%, continuing the city's trend of becoming increasingly urban.

## **Residential Use**

Residential land use is the most significant land use within the urbanized land group. The total land area for residential land use is 3.5 square miles or 2,261 acres, making up 40% of all the urbanized land in North Ogden City. The residential land use category has been separated into three categories based on density.

### Low Density Residential (Single Family)

This category represents single family housing and is the largest land use within the city. It comprises 61% of all urbanized land and 39% of the total land area of North Ogden City. Single family housing is located throughout the city. It has increased from 1,925 acres in 2014 to 2,193 acres in 2020.

### Medium Density Residential (Multi Family)

Land is considered *Medium Density Residential* wherever there are two dwellings that share a common wall, a house has been converted into a two-dwelling structure, or townhomes are found. The total area for this category represents .63% (36 acres) of the total land area of North Ogden City. This category is mainly townhomes and two-dwelling structures situated mostly in the west central part of the city but are present elsewhere.

### High Density Residential (Multi Family)

Land is considered *High Density Residential* wherever 3 or more dwellings share a common wall or are on the same property, excluding townhomes. The total land area of this category represents .57% (32 acres) of the total land area of North Ogden City. Apartment complexes and buildings are the most common instance for this category, but others such as retirement homes are within this category as well.

## **Institutional Use**

The primary feature of the *Institutional Use* category is government owned buildings or facilities.

Religious buildings, cemeteries, health clinics, and schools all have been placed here as well due to their public or semi-public natures. All utility facilities, such as electrical or water works, have been deemed an institutional use based on the public services they provide. Institutional land area represents 7% of all urbanized land and 4.6% of all land in North Ogden, totaling 260 acres. This land use has decreased by 80 acres from the 2014 survey, due to corrections and clarifications in determining land use.

## **Parks and Recreation**

All public lands that have been designated for outdoor recreational uses have been included in this category, except those which have yet to be developed. This category represents 3% of all urbanized land and 2% (113 acres) of all land of North Ogden City. This land use has grown slightly from the 2014 survey, mostly due to recreational areas such as the McGriff Canal Trail being placed within this land use category.

## **Commercial**

Commercial properties are mainly found along Washington Boulevard (400 East), which accommodates the flow of traffic to and from businesses. Commercial land use accounts for about 3% of urbanized land and 1.7% of all land in North Ogden City and has increased from 90 acres in 2014 to 97 acres in 2020. Most new commercial development is continuing alongside the city's main thoroughway Washington Boulevard.

## **Open and Common Space**

This is a new land use category that was not included in the 2014 survey. Open and Common space is mostly land that is collectively used by individual communities, such as homeownership associations (HOA) and apartment complexes. This category also includes land that is commercially or institutionally owned where there is active landscaping and no fencing/barricades. As a land use it represents about 6% of all urbanized land and 3.5% of all land in North Ogden City. This land use is located primarily in the northern part of the city where there are several HOAs and west of Washington Boulevard where there are several apartment complexes/communities, however there are pockets of this land use located throughout the city.

## **Roadways**

The roadway category includes all right-of-ways pertaining to public and private transportation. Roadways account for 18% (630 acres) of all urbanized land and 11% of all land in North Ogden City. This category has grown slightly from the 2014 survey due to new subdivisions being built throughout the city. Only existing roadways were included in this category.

## **Non-Urbanized Land Use**

The Non-Urbanized land use group consists of three land uses: *Agriculture or Pasture*, *Vacant or Undeveloped*, and *Unincorporated Land*. These land use categories cover all existing agricultural fields, pasture fields, vacant lots, and some land in unincorporated Weber County within and adjacent to the city. Altogether these land uses comprise 37% of the total land use in North Ogden City, totaling 2,103 acres (3.3 sq. miles). Non-Urbanized land has decreased significantly from 2,811 acres in 2014 when it totaled 47% of land use in the city.

## **Agriculture or Pasture**

Agriculture or pastoral land uses represent 18% (373 acres) of non-urbanized land and 6.6% of all land area in North Ogden City. It has decreased from 572 acres in 2014, continuing the city's pattern of increasing urbanization. Many previous agriculture/pasture fields have been converted

into residential areas, which is an explanation for why residential land use has continued increasing since the 2014 survey.

### **Vacant or Undeveloped**

All lands that did not have a distinguishable use were placed into this category. This category represents 41% of all non-developed land, and 15% of all land in North Ogden City. Vacant land has decreased from 1,008 acres in 2014 to 870 acres in 2020, which is most likely due to increased residential and commercial development.

### **Unincorporated Land**

Unincorporated land is land that is administered by Weber County. The North Ogden City General Plan has identified unincorporated lands that are projected for annexation within the North Ogden City boundary declaration. As a land category it represents 41% (860 acres) of non-urbanized land and 15% of all land in this study. There are a multitude of unincorporated land islands within North Ogden City, but the majority of this land is located to the east and north of city boundaries.

Unincorporated land in and around North Ogden City has been used as a measurement of potential expansion of the city limits. In the 2014 survey it was estimated that potential city growth could expand to a total of 5,982 acres in cooperation with surrounding cities and Weber County. Since 2014 the potential expansion total has declined to 5,671 acres, a decrease of 312 acres, as a result of modifications made to the annexation declarations of North Ogden, neighboring cities, and other government bodies. The current land area of this city is approximately 4,811 acres, which matches the 860 acres of unincorporated land available for potential future annexation.

### **Conclusion and Discussion**

While the results of the 2014 land use survey don't completely follow the findings of the 2020 survey the city has continued development patterns that were found in the 2014 survey. The primary change occurring in North Ogden City is the transition of agriculture and pasture land into urbanized land uses, as shown in Table 2. Between 2014 and 2020 the *Non-Urbanized* land group has been reduced by 708 acres and the *Urbanized* land group has increased by 396 acres. New development primarily is taking place on previously non-urbanized land, which explains some offset in the values between these two land use categories.

The significant difference in the non-urbanized land group compared to the 2014 survey is the adjustment towards what is included in the unincorporated land group. The potential city boundary (Figure 1) illustrates what land could potentially become annexed into the city. It has decreased from 1,231 acres in 2014 to 860 acres in 2020 as the boundary has been adjusted to only include land parcels that are privately owned. Removed unincorporated land parcels from the 2014 survey were primarily federally and state owned that were steep and environmentally sensitive in nature. While this reduction is mainly from the changes in potential boundary consideration, the city has annexed 61 acres of previously unincorporated land since the 2014 survey was conducted.

The main source of development in North Ogden comes from *Low Density Residential* housing development occurring on previously non-urbanized land. All approved and/or under construction city projects relating to housing development have been included in this survey in order to be as approximate as possible. *Medium* and *High Density Residential* has overall decreased since the 2014 survey because it was taken into consideration what land uses occurred in these areas, for example most areas marked medium/high residential in 2014 were adjusted in this survey to include open/common space because that was a significant portion of what the land was used for. medium and high density residential development is increasing in North Ogden, but is still relatively small compared to the amount of single family housing.

*Institutional Use* has decreased compared to the 2014 survey because of adjustments made in determining what constituted institutional use. For example, many areas marked as institutional use in 2014 were changed to vacant/open and common space because current land use more accurately represented these land use categories.

The *Commercial*, *Roadways*, and *Parks and Recreation* land use groups witnessed small increases from the 2014 survey, and if patterns continue these groups should increase in size as the city becomes increasingly urbanized.

*Non-urban* land uses are likely to continue being developed as North Ogden's population increases due to the city's expansion restrictions. The city is bordered by mountains to the east and north and other cities to the west and south, which limits most outward growth beyond city boundaries. As indicated by urbanization growth in the city since the 2014 survey the city will continue to urbanize, and most of the land for this growth will likely come from *Non-urban* vacant/agricultural land areas. Potential expansion of city boundaries is another growth avenue.

# Existing Land Use

## North Ogden City, Utah

### Fall 2020 Survey



#### Land Use Types

*urbanized*

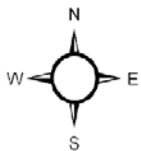
- Commercial
- Institutional Use
- Parks and Recreational
- Open and Common Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Roadways

*non-urbanized*

- Agriculture / Pasture
- Vacant or Undeveloped
- Unincorporated Land

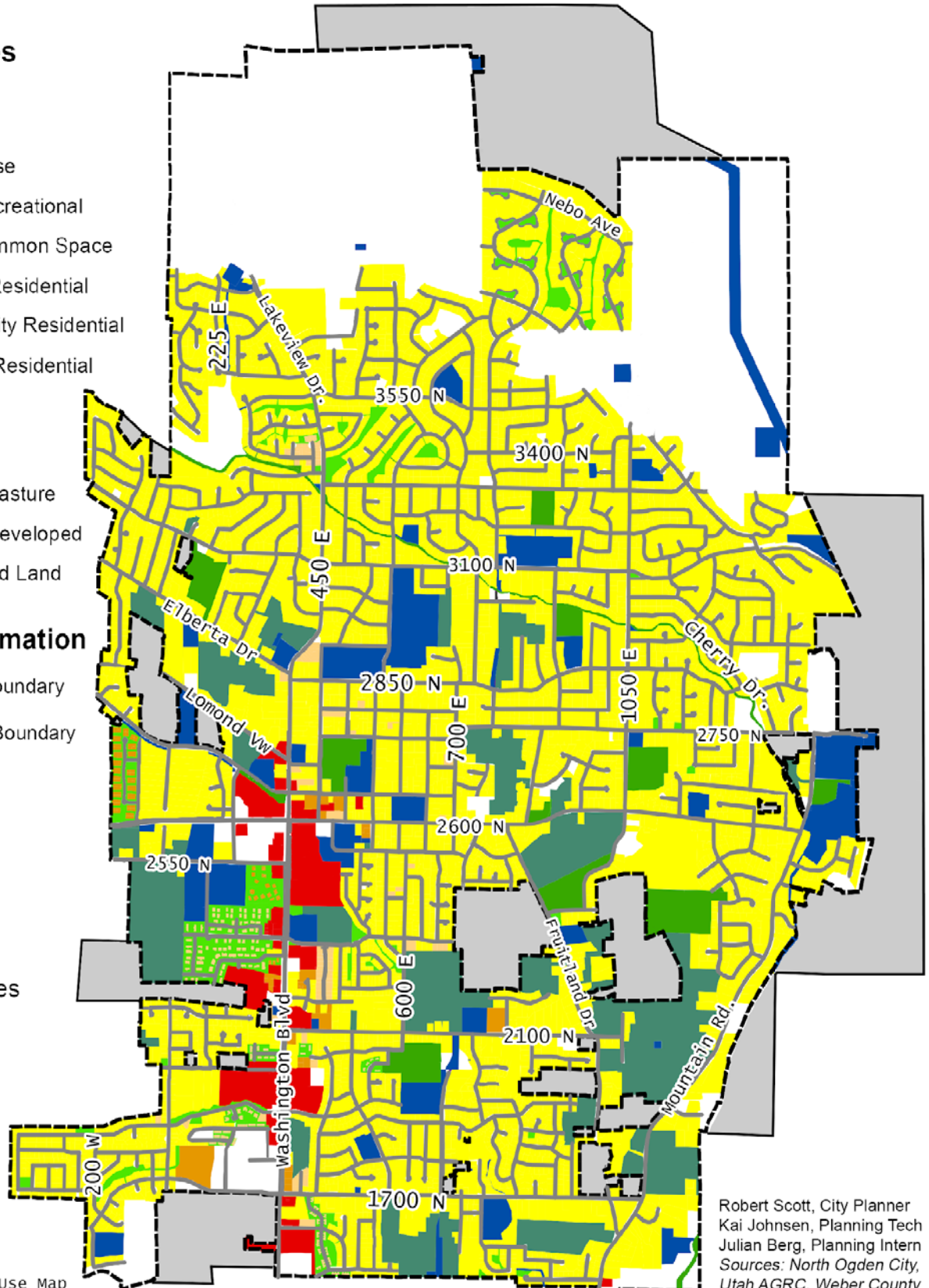
#### Boundary Information

- Current City Boundary
- Potential City Boundary



0.5

Miles



Robert Scott, City Planner  
 Kai Johnsen, Planning Tech  
 Julian Berg, Planning Intern  
 Sources: North Ogden City,  
 Utah AGRC, Weber County

Figure 1 - 2020 Land Use Map



Table 1 - Existing Land Uses in North Ogden City

<b>Land Use</b>	<b>Sq. Miles</b>	<b>Acres</b>	<b>Percent of Total</b>
<i>Urbanized</i>			
Commercial	0.151	96.639	1.70%
Institutional Uses	0.406	259.83	4.58%
Parks and Recreational	0.177	113.279	2.00%
Open and Common Space	0.323	206.719	3.64%
Low Density Residential	3.427	2,193.28	38.68%
Medium Density Residential	0.056	35.84	0.63%
High Density Residential	0.05	31.997	0.57%
Roadways	0.985	630.4	11.11%
<i>Urbanized Totals</i>	<i>5.575</i>	<i>3,567.98</i>	<i>62.91%</i>
<i>Non-Urbanized</i>			
Agriculture/Pasture	0.583	373.12	6.58%
Vacant or Undeveloped	1.359	869.76	15.35%
Unincorporated Land	1.344	860.16	15.16%
<i>Non-Urbanized Totals</i>	<i>3.286</i>	<i>2,103.04</i>	<i>37.09%</i>
<b>Land Area Totals</b>	<b>8.861</b>	<b>5,671.02</b>	<b>100.00%</b>

*\*Totals include potential annexation lands*

*Current city size is 7.517 square miles (4,810.87 acres)*

Table 2 – Land Use Area Differences 2014 to 2020

Land Use	Land Area - Acres		
	2014 Survey	2020 Survey	Difference
Commercial	90	97	7
Institutional Use	340	260	-80
Manufacturing or Industrial	2	0	-2
Park or Recreational	97	113	16
Open and Commonsplace	n/a	207	207
Residential - Single Family	1,925	2,193	268
Residential - Multi Family	94	68	-26
Roadways	624	630	6
<i>Urbanized Total</i>	<i>3,172</i>	<i>3,568</i>	<i>396</i>
Agriculture/Pasture	572	373	-199
Vacant or Undeveloped	1,008	870	-138
Unincorporated Land	1,231	860	-371
<i>Non-Urbanized Total</i>	<i>2,811</i>	<i>2,103</i>	<i>-708</i>
<b>Total</b>	<b>5,983</b>	<b>5,671</b>	<b>-312</b>

## Appendix

**Land Use Category Descriptions:** Based on *A Planners Dictionary by the American Planning Association*.

**Agriculture or Pasture Land:** Land in active agricultural or horticultural use, or on which livestock or farm animals are allowed to graze.

**Commercial:** Any structure or premises used for wholesale or retail purposes on which the property user or employees are engaged in work for which it is intended that compensation be received for goods or services.

**Unincorporated Land:** Parcels or areas of land that are unincorporated by any city, remain in Weber County jurisdiction, and are included in North Ogden City's annexation declaration.

**Institutional Uses:** A nonprofit or quasi-public use, such as a religious institution, library, public or private school, hospital, or government-owned or government-operated structure or land used for public purpose (excluding city parks).

**Parks and recreational:** A public or private area of land, with or without buildings, intended for outdoor active or passive recreational uses.

**High Density Residential:** Apartment/condominium buildings with three or more attached dwellings (excluding townhome structures).

**Medium Density Residential:** Semi-detached dwellings, single-family attached or detached dwellings, two-family dwellings, or townhouse dwellings.

**Low Density Residential:** Single-family detached dwellings.

**Roadways:** All property dedicated or intended for public or private road, street, alley, highway, freeway, or roadway purposes or to public easements, therefore.

**Vacant or Undeveloped:** Land or buildings that are not actively used for any purpose.

**Common/Open Space:** Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

## **Land Use Survey Assumptions and Guidelines**

Aside from the generalized categories, other guidelines are set which provide rules for land use assignments. The following assumptions were established to serve this purpose. The land use assessment was done using 5-inch resolution aerial imagery from Spring 2018, downloaded from the Utah AGRC ([gis.utah.gov](http://gis.utah.gov)) as well as imagery from Google Maps (aerial, satellite, and street-side images) and parcel data information from the Weber County planning department. Field analysis was also used as needed.

### Dividing Mix-Use Parcels

Any residential parcel with 1.80 acres and larger that also contained an agricultural or pasture area was a candidate for separation into different uses. The separation was made based on area boundaries, such as fences or lawn extent, and a new acreage was calculated. Separation was only made in these areas where there was a determinable development of an agriculture field. If a residential parcel only contained undeveloped grass or weeds it was included as a residential land use because it is owned by the property owner(s).

If a residential/agriculture parcel was smaller than 1.80 acres but its agricultural area bordered a neighboring, larger agricultural area, the land use was separated between the two categories. Parcels which are smaller than 1.75 acres containing agriculture/pasture and not bordering larger areas remained the residential category.

### Determining Residential Uses

Three categories were used for residential land uses. Low Density – Contains parcels that have a single dwelling on the property. Medium Density – Contains parcels which have two dwellings, townhomes, or duplexes on the property. A dwelling with a basement or side apartment was also included. High Density – Contains parcels with 3 or more dwellings on the property, excluding townhomes. Recently platted parcels without developed housing on them fall into the category that the development will follow. Older lots that remain undeveloped move into the Vacant or Undeveloped category.