

# **Land Use Survey**

Summer 2014

North Ogden City, Utah

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## **General Information**

In the spring of 2014, a new land use survey was conducted by North Ogden City as a part of an update to the city General Plan. The survey was completed using aerial photographs, city parcel data, and field surveys. GIS software was used to gather and process data, update the existing land use map, and calculate land area totals for the land use categories. Figure 1 and Tables 2 and 3 summarize the results of the survey.

As of June 2014, the amount of land incorporated by North Ogden City is approximately 4,750 acres, or just over 7 square miles, with potential to increase to total over 5,900 acres when potential annexation lands are included. This land use survey compares information to the 1997 land use survey that was part of the existing General Plan. The city has added/annexed approximately 275 acres to its total area, up from 4,476 acres in the 1997 land use survey.

## **Land Use Groups**

For purposes of analysis and comparison to the 1997 study, land uses for this survey have been grouped into two categories: Urbanized, Non-urbanized, and Future Annexation Lands. The *Urbanized* category includes all urban and suburban land uses and types (e.g. residential, parks, commercial, government-owned, schools, roadways, etc). The *Non-urbanized* category, on the other hand, includes agriculture and pasture lands, as well as areas that are vacant or remain undeveloped. *Future Annexation Lands* are all lands associated with the future expansion of the North Ogden City limits, primarily unincorporated county lands in and around the city. These categories are further discussed below.

## **Urbanized Land Uses**

The land uses specifically included in the Urbanized group are *Residential, Institutional Use, Parks and Recreational, Commercial, Manufacturing and Industrial, and Roadways*. Together, these land uses account for approximately 53% of the total land area in North Ogden, approximately 3,200 acres or 5 square miles (see Table 1). The amount of urbanized land has increased from 2,300 acres, or 3.5 square miles, since the 1997 land use survey, when urbanized land was 35% of the land use for North Ogden City.

## **Residential Land Use**

Residential land is the dominant type of urbanized land use in North Ogden City. The total land area for residential use is just over 2,000 acres and makes up 63% of the urbanized land in North Ogden City. Since residential use is such a significant part of the city, residential has been separated into four separate categories based on housing density. Each is discussed below.

### **Residential – Low Density (Single Family)**

This category represents single-family detached dwellings and is the largest residential land use in the city. It represents 61% of all urbanized land in North Ogden City, and about 32% of the total land in North Ogden

(see Table 1). Single family dwellings are located throughout the city, many in subdivisions, and are the major feature of North Ogden. The total area of single family residences has increased from 1,375 acres in the 1997 survey to 1,925 acres in 2014.

At the time of the study, some single-family housing subdivisions have been platted but are waiting to be sold or developed. Approximately 360 lots fit this description, and the total land area for these parcels is 166 acres, about 3% of the total land use in North Ogden and 5% of the urbanized land use. The majority of subdivisions waiting to be developed and/or sold are those in the northern and eastern parts of the city, on or near the foothills.

#### Residential – Multi-family (2 Categories)

Multi-family residential has been divided into two categories, based on housing density. Land is considered *Residential – Medium Density* wherever there are two dwellings that share a common wall, a house has been converted into a two-dwelling structure, or townhomes are found. *Residential – High Density* is wherever 3 or more dwellings share a common wall or are on the same property, excluding townhomes. The total area for all multi-family residential is approximately 94 acres, and holds 3% of the total urbanized land in North Ogden City. The land area of multi-family dwellings has increased 62 acres since the 1997 survey, now including just less than 2% of the total land use in North Ogden. Multi-family dwellings can be found primarily near Washington Boulevard (400 East), though some duplexes do exist in pockets elsewhere.

#### **Institutional Use**

The primary feature of the *Institutional Use* category is government owned buildings or facilities. Religious buildings, cemeteries, hospitals, 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 used based on the public services they provide. Institutional land area accounts for 11% of all urbanized land in North Ogden, totaling 340 acres. This land use area has increased from 120 acres in 1997, over doubling its area.

#### **Parks and Recreational Uses**

All public or semi-public lands that have been set aside for outdoor recreational uses have been included in the study, except those which have yet to be developed. In the 1997 survey, parks amounted to 5% of all urbanized land, and 1.6% of the total land in North Ogden, when both planned and existing parks were considered. According to the 2014 survey, these ratios have remained relatively constant, with only a small decrease in size due to the exclusion of planned parks from the category.

### **Commercial Use**

Commercial properties are mainly found along Washington Boulevard (400 East), which accommodates the flow of traffic to and from businesses. Commercial properties make up 2% of urbanized land in North Ogden City, and have increased from 58 acres in 1997 to about 90 acres presently. The most recent commercial development is a new Smith's Marketplace which is being constructed near the current Smith's grocery store on Washington Boulevard.

### **Manufacturing and Industrial**

There are only two properties which have been classified as manufacturing or industrial. Together, they total 1.61 acres and account for 0.05% of the urbanized land in North Ogden City. These two properties are located very near one another on 2000 North.

### **Roadways**

The roadway category includes all right-of-ways pertaining to public and private transportation. There is approximately 97 linear miles of roadway in the city, amounting to 624 acres of roadway area (about one square mile). It has increased from 574 acres in 1997, and now constitutes about 20% of the urbanized land area in North Ogden City.

### **Non-Urbanized Land Uses**

The Non-urbanized group specifically includes these three land uses: *Agriculture/Pasture*, *Vacant or Undeveloped*, and *Unincorporated* land uses, which cover all active and existing agriculture fields, animal pastures, vacant lots, and land in unincorporated Weber County. Together they make up 47% of the total land use in North Ogden, totaling 2,800 acres (about 4.4 square miles). It has decreased 1,359 acres since 1997, when it was 65% of the total land area in the city.

#### **Agriculture or Pasture**

Agriculture and pasture land uses comprise 21% of the non-urbanized land area in North Ogden City. There has been a significant decrease in these lands since the 1997 survey, when there were 1,764 acres devoted to agriculture or pasture lands; for the 2014 study, only about 570 of those acres remain. Many agriculture and pasture lands have been replaced with housing or commercial developments, or have become vacant or undeveloped lands with time.

#### **Vacant or Undeveloped**

Any lands that did not have a distinguishable use were placed into this category, though they may have been used as animal pastures infrequently. While only 17% of North Ogden land is vacant, it comprises 34% of the non-urbanized land use in the city. The number of acres has decreased significantly since the 1997 study

(2,406 acres), to 1,008 acres. Like agricultural lands, this could also be due to residential or commercial development in the city.

### **Unincorporated Land**

Unincorporated Land has been kept unassigned to the other categories because it has yet to be annexed by North Ogden. As a land use, it totals 1230 acres, and is approximately 21% of the total land area included in this survey. Some of this land is found in unincorporated islands of land in North Ogden, however much of it exists toward the north and east of the current city boundary.

Unincorporated land in and around North Ogden City has been used as a measurement of potential expansion of the city limits for the purposes of this study. For the 1997 survey, it was estimated that potential city growth could expand to a total of 6,439 acres in cooperation with surrounding cities and Weber County. Since 1997, the potential expansion total has declined to 5,982 acres, a decrease of about 450 acres, as a result of modifications made to the annexation declarations of North Ogden, its neighboring cities, and other government bodies. The current land area within the city is approximately 4,751 acres, which matches the 1,230 acres of unincorporated land available for future annexation.

### **Conclusions and Discussion**

Although the categories used in the 2014 study do not exactly correlate with those in the 1997 study, some patterns do still exist. The primary change occurring in North Ogden City, as seen in Table 2, is the transition of farm and pasture lands to more urbanized land uses. The *Non-urbanized* groups have a total reduction of 1,359 acres between 1997 and 2014, while the *Urbanized* group total has risen 910 acres. Naturally, these values are expected to offset one another, but the differences in the amount of acres included in these studies accounts for the difference (448 acres, see Table 2).

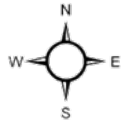
The main source of development in North Ogden comes from single-family housing increases, which accounts for 56% of the *Urbanized* group increase between 1997 and 2014. The second largest contributor to the group is the *Institutional Use* category which accounts for about 24% of the growth found in the *Urbanized* groups. Since *Institutional Use* land uses often serve the citizens, we would expect to see an increase in these facilities as subdivisions are developed and the population increases.

*Non-urban* land uses are likely to continue being developed as North Ogden's population increases due to the city's expansion restrictions. North Ogden is bordered on all sides by either cities or mountainous terrain which indicates there is very little outward growth available to the city beyond what lands have already been considered. If housing or commercial demands were to continue to grow for the city, land for these uses would likely come from the *Non-urbanized* land within the city limits rather than an increase of the land area of North Ogden City, as seen when comparing data found in the 1997 and 2014 land use studies.

# Existing Land Use

## North Ogden City, Utah

### 2014 Survey



0.5 Miles

#### Land Use Types

##### urbanized

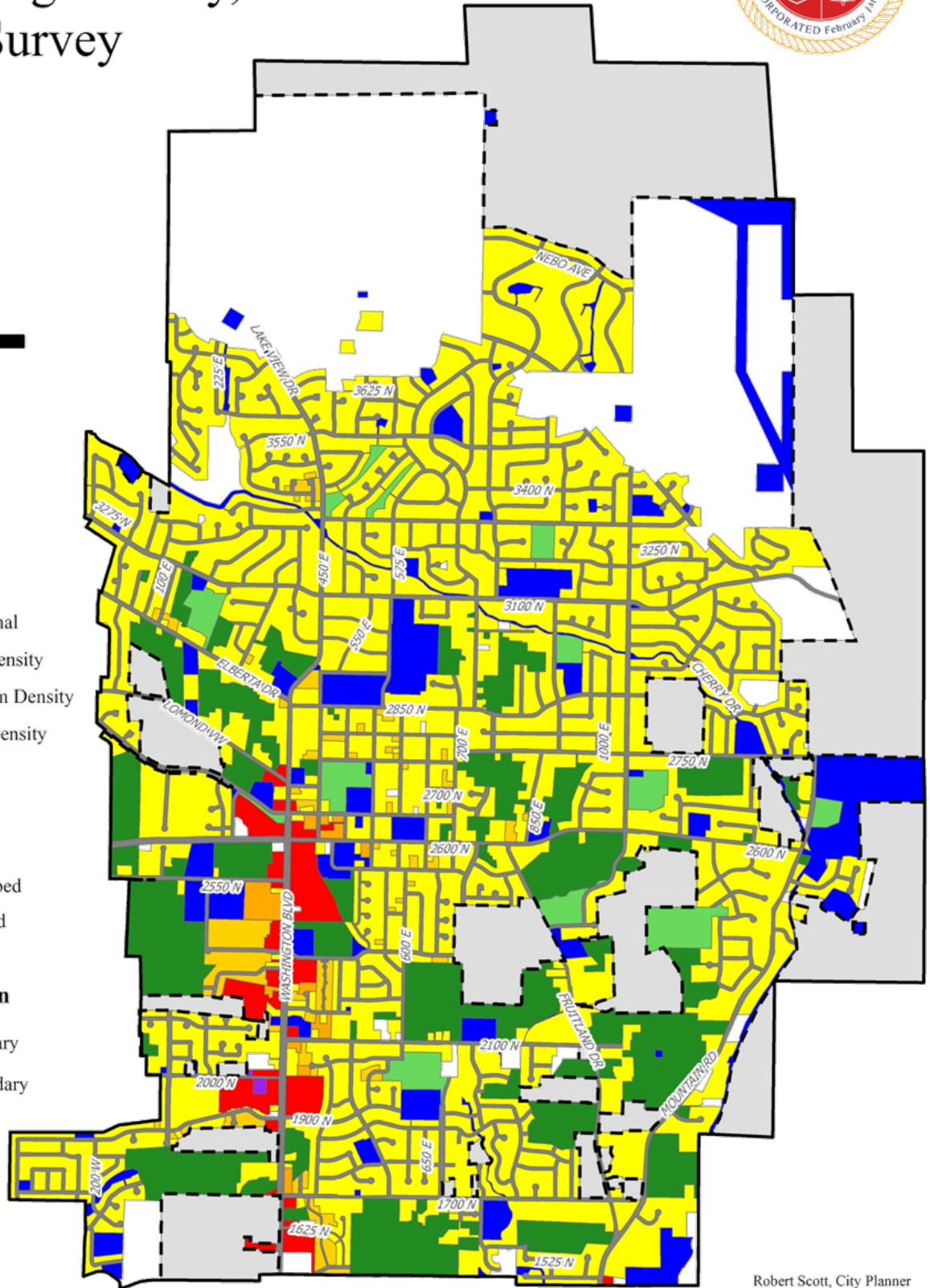
- Commercial
- Institutional Use
- Manufacturing
- Parks and Recreational
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Roadways

##### non-urbanized

- Agriculture/Pasture
- Vacant or Undeveloped
- Unincorporated Land

#### Boundary Information

- Current City Boundary
- Potential City Boundary



Robert Scott, City Planner  
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 North Ogden City, August 2014  
 Sources: North Ogden City,  
 Utah AGRC, Weber County

Figure 1 – 2014 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	0.14	89.70	1.50 %
Institutional Uses	0.53	340.28	5.69 %
Manufacturing or Industrial	0.003	1.61	0.03 %
Park or Recreational Use	0.15	96.82	1.62 %
Residential 1 - Low Density	3.01	1,925.24	32.18 %
Residential 2 - Medium Density	0.11	72.33	1.21 %
Residential 3 - High Density	0.03	21.42	0.36 %
Roadways	0.97	623.85	10.43 %
<i>Urbanized Totals</i>	<i>4.96</i>	<i>3,171.25</i>	<i>53.01 %</i>
<i>Non-Urbanized</i>			
Agriculture/Pasture	0.89	572.30	9.57 %
Vacant or Undeveloped	1.58	1,008.11	16.85 %
Unincorporated Land	1.92	1,230.58	20.57 %
<i>Non-Urbanized Totals</i>	<i>4.39</i>	<i>2,810.99</i>	<i>46.99 %</i>
<b>Land Area Totals</b>	<b>9.35</b>	<b>5,982.24</b>	<b>100.00 %</b>

*\*Totals include potential annexation lands.  
Current city size is 7.42 square miles (4,750.94 acres)*

Table 2 - Land Use Area Differences

<b>Land Use</b>	<b>Land Area - Acres</b>		
	1997 Survey	2014 Survey	Difference
Commercial	58	90	32
Institutional Use	119	340	221
Manufacturing or Industrial	<i>n/a</i>	2	2
Park or Recreational Use	103	97	-6
Residential - Single Family	1,375	1,925	550
Residential - Multi Family	32	94	62
Roadways	574	624	50
<i>Urbanized Total</i>	<i>2,261</i>	<i>3,171</i>	<i>910</i>
Agriculture/Pasture	1,764	572	-1,192
Vacant or Undeveloped	2,406	1,008	-1,398
Unincorporated Land	<i>n/a</i>	1,231	1,231
<i>Non-urbanized total</i>	<i>4,170</i>	<i>2,811</i>	<i>-1,359</i>
<b>Total</b>	<b>6,431</b>	<b>5,983</b>	<b>-448</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).

**Manufacturing or Industrial:** Facilities and or premises used for the assembly, transformation, or manufacturing of goods, or where industrial or manufacturing services are provided.

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

**Residential 3 – High Density:** Apartment/condominium buildings with three or more attached dwellings (excluding townhome structures).

**Residential 2 – Medium Density:** Semi-detached dwellings, single-family attached or detached dwellings, two-family dwellings, or townhouse dwellings.

**Residential 1 – Low Density:** Single-family detached dwellings.

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

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

### **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 2012, 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). 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. Residential 1 – Small contains parcels that have a single dwelling on the property. Residential 2 – Medium contains parcels which have two dwellings, townhomes, or duplexes on the property. A dwelling with a basement or side apartment was also included. Residential 3 – Large contains parcels with 3 or more dwellings on the property, excluding townhomes. Residential 0 – Platted Not Built generally applies to new developments. Recently platted parcels without developed housing on them fall into this category. Older lots that remain undeveloped move into the Vacant or Undeveloped category.