

2017 NORTH OGDEN CITY PLANNING DEPARTMENT REPORT

PLANNING DIRECTOR REMARKS

The Planning Commission transitioned this year as Blake Cevering was elected to the City Council. Lisa Arner was appointed to fill his term. Steve Prisbrey was reappointed to the Planning Commission.

The Planning Department maintains the General Plan. The General Plan vision, goals, and strategies give direction for North Ogden's future. The General Plan guides land use decisions that interface with all aspects of the city including its history, land use, parks and trails, transportation, neighborhoods, and the environment.

The Department implements the General Plan by processes land use applications, e.g., subdivision reviews, site plan reviews, land use permits, business license and building permit zoning checks. Information is provided to interested citizens and parties regarding property zoning. The Department provides land use coordination with all other city departments.

This report provides a summary of the Planning Department activities and accomplishments. 2018 will emphasize the combination of a land development code and consideration of a form based code for the Downtown and Southtown districts.



Planning Staff

The Planning Commission meets twice a month in regular meetings and periodic work sessions. The Planning Commission also has joint work sessions with the City Council to discuss pertinent legislative matters, e.g., establishing the land use permit system and adopting new standards for accessory buildings.



GENERAL PLANS

General Plan Update

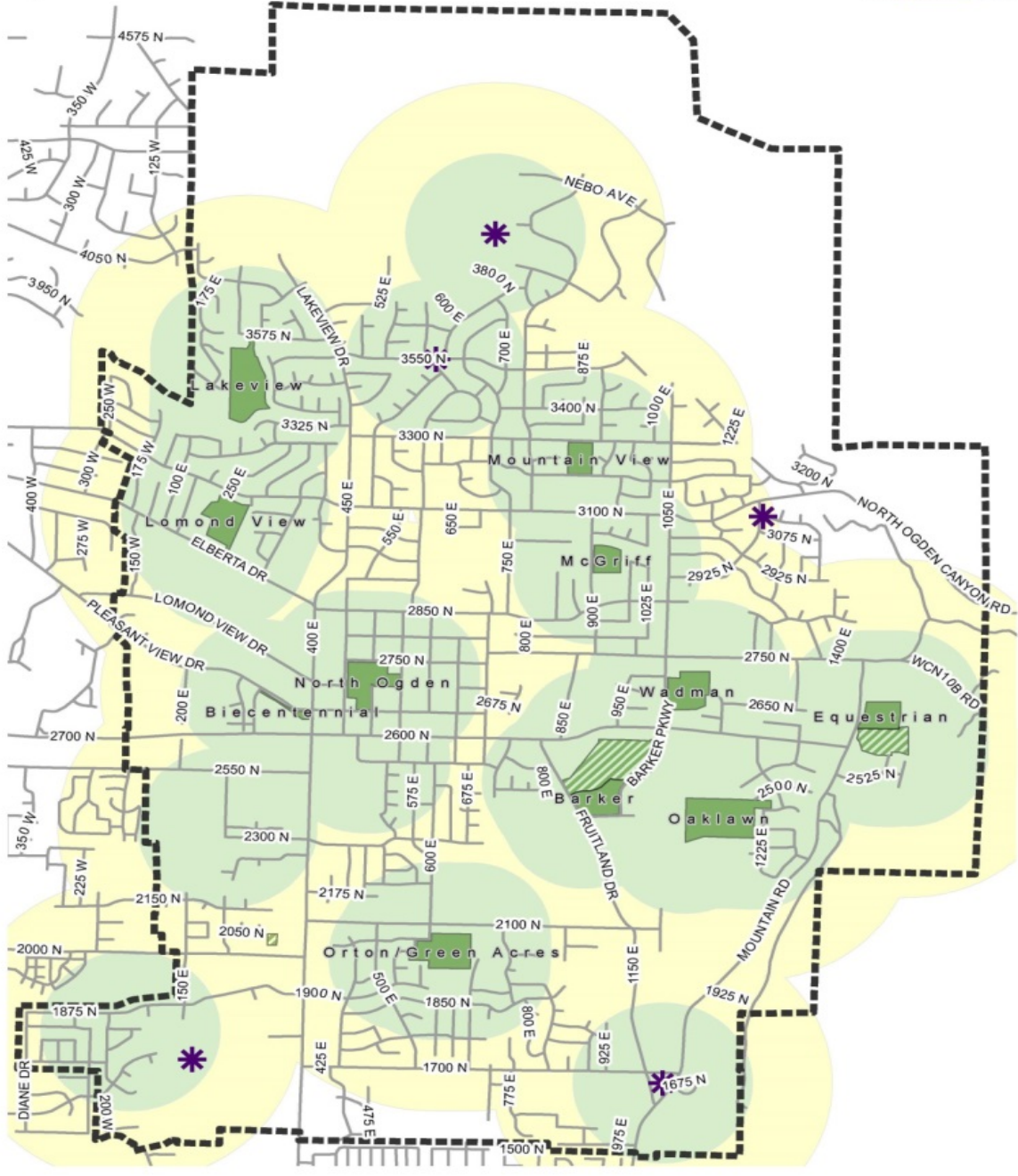
The North Ogden City General Plan Update, North Ogden Next: Your Vision Our Future was adopted September 22, 2015.

The General Plan document is being utilized to give direction to North Ogden's future. Each application that comes before the Planning Commission references the relationship to the General Plan. Both the Planning Commission and City Council rely on the Plan to assist in decision making.

The General Plan Maps (Parks, Trails, and Bike Lanes) were updated in 2017 with an improved software to make the maps more readable. The Trails map was amended to include some missing trails. The amendment was adopted February 28, 2017.

FUTURE PARKS MAP

-  Future Park Needed
-  North Ogden Potential Boundary
-  Streets
-  Undeveloped Park
-  North Ogden Parks
-  Within 1/4 mile of park
-  Within 1/2 mile of park



Pleasant View Drive Trail

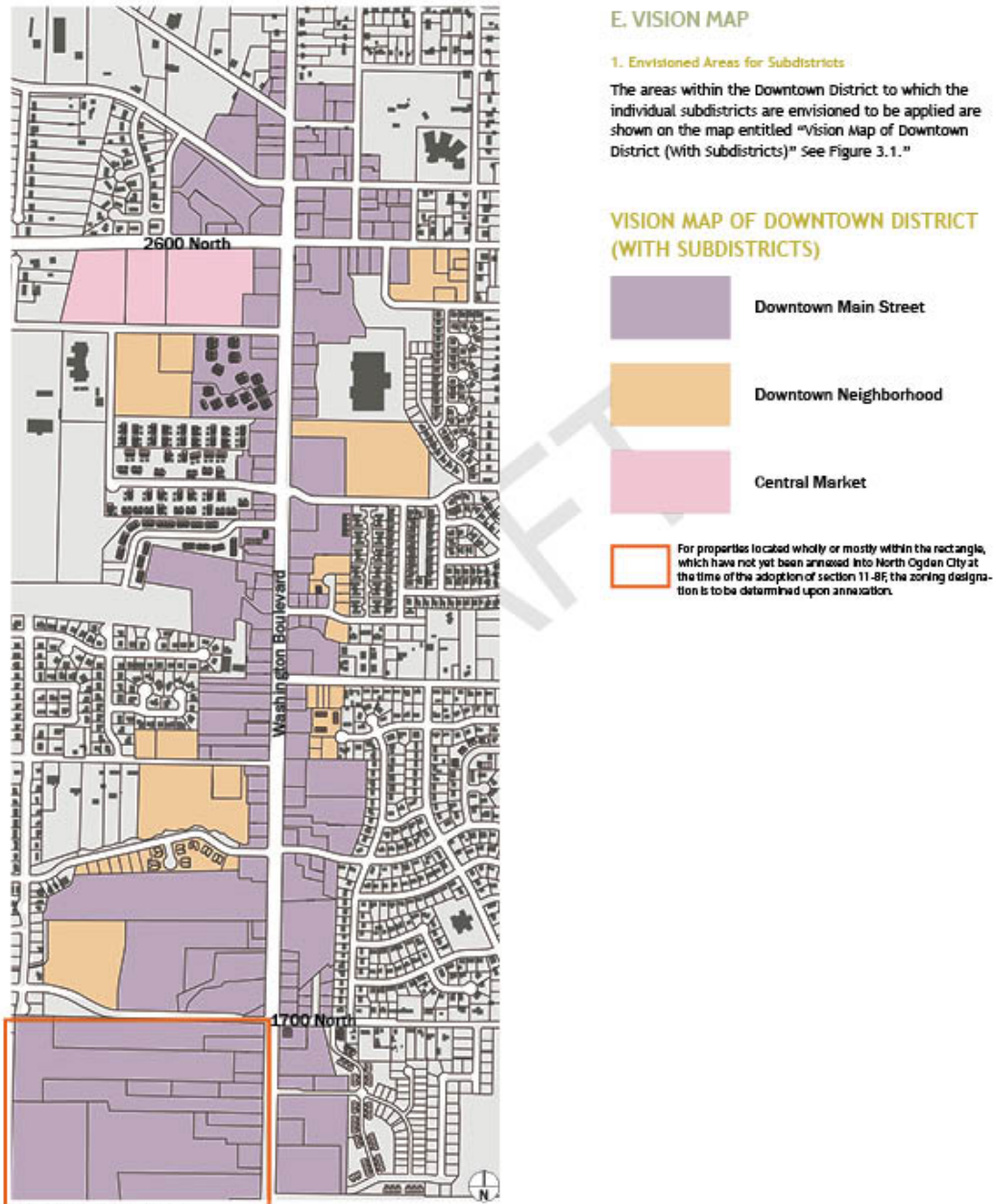


Country Boy Trail



Form Based Code

The General Plan has a goal to improve the downtown. A form based code is being crafted for the Downtown and Southtown districts. The Planning Commission began reviewing the draft ordinance. The hearing process will be held in 2018.



Complete Streets Policy

A draft complete streets policy has been written. This policy will consider the transportation needs for all types of transportation including roads, trails, public transit, etc. The Planning Commission will review this policy as part of the 2018 work program.

Weber Active Transportation Committee

Staff from the Planning and Parks Departments are members of the Weber Active Transportation Committee. The committee has representatives from Weber County, all cities in Weber County, the WFRC, Utah Department of Transportation, and Utah Transit Authority. This committee has a focus on all types of transportation activities and collaborates on spearheading efforts to expand all transportation activities including the trail and bike systems within Weber County.

ORDINANCE WORK

The following ordinances were considered and adopted by the City Council. Ordinances are legislative items that are prepared by Staff and reviewed by the Planning Commission who sends a recommendation to the City Council. The Planning Commission and City Council hold a separate public hearing on each ordinance before taking action.

Adopted Ordinances

RCC Accessory Dwelling Unit Amendment – this amendment created standards for allowing accessory dwelling units in the RCC zone.

North Legacy Corner Lot Exception

Security Fence Height Regulations and Nonconforming Site Fence Regulations Amendment

Sign amendment all signs permitted

Land Use Permit System

NORTH OGDEN CITY 1871 101 101		LAND USE PERMIT APPLICATION	
		\$25 FEE	PERMIT #: LUP 2017-_____
PROPERTY OWNER INFORMATION			
Name: _____			
Address: _____			
Email: _____		Phone: _____	
CONTRACTOR INFORMATION, IF OTHER THAN OWNER			
Contractor Name/Business: _____		License #: _____	
Address: _____			
Email: _____		Phone: _____	
PROPERTY INFORMATION			
Detailed Description of Proposed Use/Structure: _____			
* Estimated Completion Date: _____			
Project Address: _____			
Parcel #: _____		Subdivision: _____ Lot #: _____	
Acreage: _____		Current Zoning: _____	
APPLICATION TYPE (CHECK ALL THAT APPLY):			
<input type="checkbox"/> Fence (must fill out additional form) <input type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot		<input type="checkbox"/> New structure (under 200 square feet) <input type="checkbox"/> Shed <input type="checkbox"/> Other: _____	
<input type="checkbox"/> Patio		<input type="checkbox"/> Deck	
<input type="checkbox"/> RV PADS/Expand Driveway		<input type="checkbox"/> Other (explain): _____	
* Submit a site plan drawing with your application.			
Applicant's Signature _____		Date _____	
Owner's Signature, if other _____		Date _____	
Staff Approval _____		Date _____	
<input type="checkbox"/> \$25 Fee/Receipt # _____		<input type="checkbox"/> Verification of Completion _____	

Updated June 2017

Athletic Court Amendment



Fence Amendment



Ordinances in Progress

There are a number of ordinances that are in progress of being considered by the Planning Commission.

- Dark Sky
- Form based code
- Grading and Drainage Standards
- Low Impact Water Design amendment
- Parking standards: hard surface vs. gravel
- Residential in Commercial Zones
- Air BnB Short Term Rentals

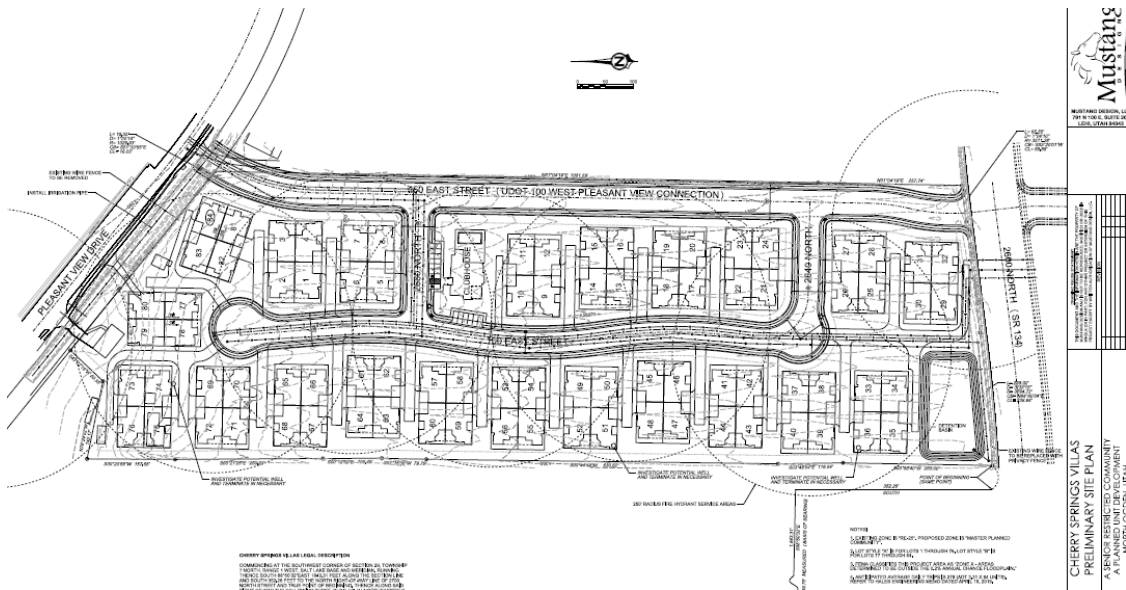
2017 APPLICATIONS

2017 Subdivisions			
Subdivisions (27)	Acres	Lots	Units
Canyon Vista, 2nd Amendment redesign	n/a	n/a	
Cherry Springs Villas	18	84	
Oakmont Estates	14	34	
North Oaks Cove, Phase 8, 1st Amendment	0.795	2	
Rice Creek Cove Amendment	8.23	16	
Ward Farms, Phase 2	4.74	15	
Panorama Heights Amendment	0.3	1	
Paramount Estates	14.3	31	
North Point Center, 5th Amendment	3.194	3	
Campbell Subdivision	0.94	1	
Angel's Corner	0.86	1	
North Ogden Cove, 7th Amendment	0.977	1	
IHC North Ogden Subdivision	14.5	3	
Pack Minor Subdivision	0.35	1	
Legacy North, Phase 4, 1st Amendment	1.022	1	
Cactus Ridge, Phase 3	6.619	18	
North Pointe Center, 6th Amendment	5.426	4	
The Ranches	9.081		79
Stone Crest, Phase 2	2.1	5	
North Ogden City Center	5.508	4	
Northampton Estates, Phase 6	3.23	6	
Quail Ponds, Phase 4	1.7	9	
Woodfield Farms, Phase 2	6.83	25	
Maverick Boundary Line Adjustments			
Northview Estates, Phase 6 Extension	13.1	26	
Wallace Anderson Boundary Line Adjustment			
Shupe Farms	5.133	16	
Total	140.935	307	79

The Ranches PRUD



Cherry Springs Villas Subdivision



Woodfield Farms Subdivision



Legacy North Subdivision



Conditional Use Permits (5)

- North Ogden Public Works Facility Amended Site Plan / approval of Questar Gas Regulator Station and Temporary Animal Shelter
- Maverik Pole Sign
- Warnes Garage Addition
- Cross Roads at North Ogden Freestanding Sign
- Bona Vista Water Storage Tank

Site Plan Reviews (12)

- Village at Prominence Point Amendment
The Village at Prominence Point project was expanded by adding an additional 16.75 acres and now totals 32.9 acres. There are four housing types, apartments, town homes, cottages, and independent living totaling 607 dwelling units. Commercial will be added along Washington Boulevard making this a mixed use project.



- Weber County North Branch Library
- My Love Daycare
- Beans and Brews
- Crystal Leaf Photography Sign
- Barker Park Concept Plan / Amphitheater
- Maverik Store
- Pack Tax Office
- Montessori School Expansion
- Rands Duplex
- Ace Hardware Site Plan

- Cross Roads at North Ogden, amended landscape and trash container plan

Ace Hardware



Montessori School Expansion



Rezone Map Amendments (4)

- Shupe Farms R-1-10 to R-1-8AG
- Sod Farm RE-20 to MPC (LV)

- Maverik R-4 to C-2
- Pack R-3 to C-2

Annexations (5)

- | | |
|--|--------------|
| • Frandsen, Parkinson, & Brewer Annexation | 28.832 Acres |
| • Heninger Annexation | .57 Acres |
| • Meritage Annexation | 16.75 Acres |
| • Mosher Annexation | .885 Acres |
| • Webb Annexation | .2.458 Acres |

TRAINING

Training for the Planning Commissioners and Staff has many benefits that translate into enhanced creativity, knowledge of the latest best land use practices, and problem solving options and ideas. These things benefit our customers, i.e., citizens, applicants, and policy makers. Planning Commission members attended sessions sponsored by the American Planning Association and the Land Use Academy of Utah.