



NORTH OGDEN CITY

SETTLED 1851

NORTH OGDEN PLANNING COMMISSION MEETING MINUTES

March 20, 2024

The North Ogden Planning Commission convened on March 20, 2024, at 6:10 p.m. at the North Ogden City Office at 505 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on March 14, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman	excused
Brandon Mason	Vice-Chairman	excused
Nicole Nancarrow	Commissioner	excused
Johnson Webb	Commissioner	
Cody Watson	Commissioner	excused
Nissa Green	Commissioner	
Chad Bailey	Commissioner	

STAFF:

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Eric Casperson	City Engineer

VISITORS:

Chris Pulver	John Hansen	Marc Hansen
Brenda Ashdown	Meg Sanders	Phil Swanson
Sandy Cochran		

Commissioner Webb called the meeting to order at 6:10 p.m. Commissioner Green offered the invocation and Commissioner Bailey led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:14 Commissioner Webb excused Chairman Thomas, Vice Chairman Mason, Commissioner Nancarrow and Commissioner Watson.

2. CONSIDERATION AND ACTION TO APPROVE THE MARCH 6, 2024 PLANNING COMMISSION MEETING MINUTES

0:02:30 Commissioner Webb noted that since there was not a quorum present, they would not be able to approve the minutes tonight.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:45 Commissioner Webb asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

LEGISLATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

0:03:35 Brenda Ashdown, North Ogden City Resident, recalled the Council's initial rejection of the townhome proposal, which led to the development of smaller homes, a decision positively received by the neighborhood. She emphasized the preference for smaller homes due to their compatibility with surrounding properties, contrasting them with full-size homes across the street. Ms. Ashdown argued that smaller homes served as a smoother transition than townhomes, aligning with Governor Cox's plan for affordable housing. She highlighted the diminishing availability of starter homes and the diversity of housing preferences among new homeowners.

5. ZMA 2024-01 WORK SESSION ON A LEGISLATIVE APPLICATION TO REZONE PROPERTY FOR LAND LOCATED AT APPROXIMATELY 281 EAST PLEASANT VIEW DRIVE, FROM CENTURY FARM ZONE TO MULTI-FAMILY RESIDENTIAL ZONE (R-3) OR (R-4)

0:05:24 Community and Economic Development Director Scott Hess outline a proposed development in the Century Farms Zone, which was established in 2021-2022. The proposed development comprises small residential units, each averaging 4,500 to 5,000 square feet for single-family homes. Challenges include significant terrain differences and the necessity of accommodating a major roadway, 300 East, through the property, posing engineering challenges.

The developer, John Hansen, struggled to find a home builder due to market conditions, leading to a revised application. The Planning and Engineering departments have reviewed several concepts, with the current one requiring minor adjustments to comply with zoning regulations. The Planning Commission did not make a decision due to insufficient notice for a formal public hearing; however, the matter will be revisited on April 3 for further discussion. The Commission is encouraged to provide feedback, although a formal vote is not expected tonight. The application is in the Legislative phase, pending a recommendation to the City Council.

Commissioner Webb then turned the time over to the applicant, Marc Hansen.

0:08:51 Marc Hansen introduced himself as a resident of Farr West and son of Developer John Hansen and expressed gratitude for the opportunity to present tonight. He addressed the challenges encountered during the project's progression. Originally intended as single-family homes, market conditions and site limitations prompted a shift towards townhomes to address affordability concerns. Mr. Hansen emphasized the need to cater to a "missing middle" market segment, aiming for a more affordable price range. He outlined the financial implications and income requirements associated with both single-family homes and townhomes, highlighting the potential benefits of townhome living. Mr. Hansen described the proposed townhome design, including rear-loaded garages to enhance aesthetics and neighborhood appeal. He underscored the project's alignment with the community's needs and emphasized its potential to complement the existing neighborhood while providing more affordable housing options. Mr. Hansen then invited questions or concerns from the Commission.

0:16:10 Commissioner Webb raised a question regarding the proposed entrances along Lomond View Drive and expressed familiarity with similar designs in Riverton. He inquired about the elevation differences between the proposed units and adjacent properties, particularly regarding a potential 30-foot drop. Mr. Hansen acknowledged the need for careful consideration of elevation to ensure visual harmony within the area and emphasized their commitment to creating a visually appealing product that contributes positively to North Ogden's landscape. Additionally, Mr. Hansen highlighted the visibility of the proposed units from both Lomond View Drive and Pleasant View Drive and affirmed their intention to ensure aesthetic coherence.

0:18:07 Commissioner Bailey shared his experience with townhome designs and emphasized the benefits of rear-loaded garages for scale and aesthetic appeal and also highlighted the importance of design review processes to maintain visual standards. He inquired about the individual sale versus rental status of the townhomes and expressed concern about parking availability. Mr. Hansen assured that policies would be in place to address rental limitations and parking concerns.

Further discussion ensued regarding driveway lengths and guest parking availability, with emphasis on appealing to the neighborhood's aesthetics and functionality. Incorporating additional landscaping to enhance visual appeal and minimize the feeling of enclosure was discussed.

0:24:04 Commissioner Green raised a question regarding the open space and park area, specifically inquiring about details regarding the envisioned pond and park. Mr. Hansen confirmed that the City was involved in the concept and that the park area tied into the City's plans for the property. He explained that the pond would be extended to create a park area,

emphasizing the importance of providing space for families and children within the townhome development.

0:26:00 Commissioner Webb raised questions regarding the marketability of properties in North Ogden compared to other locations. He emphasized the importance of considering the potential for premium pricing based on the property's features and location. The discussion explored the balance between affordability and scalability, with a focus on architectural design and community amenities as key factors influencing property value. Commissioner Bailey provided insights into potential traffic impacts and neighborhood dynamics, stressing the importance of considering overall neighborhood cohesion. Commissioner Webb expressed willingness to engage with neighbors and showcase architectural designs to address concerns and garner support.

Commissioner Webb then opened it up for public comments.

0:37:35 Brenda Ashdown, North Ogden City Resident, expressed concerns about the potential increase in traffic and the perceived lack of walkability in the proposed development area. She highlighted the discrepancy between the planned construction of more homes and the feasibility of creating a walkable environment, particularly with the presence of a main road dividing the neighborhood. Furthermore, Ms. Ashdown, who identified as retired and looking for a smaller, more accessible home, raised questions about the notification process for nearby neighbors, suggesting that direct notification rather than relying solely on newspaper announcements would ensure broader community awareness. In response, clarification was provided regarding the distribution of mailers within 300 feet of the property to notify residents about upcoming public hearings.

0:41:18 Meg Sanders, North Ogden City Resident, expressed appreciation for the proposed development in North Ogden, acknowledging the pressing housing crisis and the need for accommodations for a generation in need of housing. However, she raised concerns about the potential sale of the land and the rezoning process, questioning the developer's intentions and the lack of clarity regarding future plans for the area. Ms. Sanders emphasized the importance of advocacy for homeowners and adherence to the General Plan, highlighting discrepancies between the proposed development and the community's needs and expectations. She also questioned the decision to prioritize mixed-use zoning over commercial development in a designated downtown area. Additionally, she raised concerns about the potential impact of the development on homeownership and equity in North Ogden.

0:46:44 Members of the Planning Commission emphasized the informal nature of the work session, encouraging open dialogue among stakeholders. Various topics were explored, including the suitability of the area for high-density housing, architectural design considerations, and the importance of maintaining community pride in development projects. Commissioners acknowledged the complexity of the issue and stressed the significance of careful consideration in future decisions.

0:50:59 Chris Pulver, North Ogden City Resident, raised the idea of combining single-family homes and townhomes within the same location, noting that such a mix could offer a diverse housing option. This suggestion prompted discussion among attendees, with Commissioner Bailey, an architect, endorsing the idea and referencing a development in Syracuse that

successfully implemented this concept. Commissioner Bailey highlighted the potential benefits of combining front-load, rear-load, and small-lot single-family homes to create a varied housing landscape.

The discussion concluded with gratitude towards all participants for their contributions and a reminder of future discussions on the topic. Overall, the meeting served as a platform for residents and officials to address concerns, share perspectives, and navigate the complexities of urban development in the community.

6. ZTA 2024-04 WORK SESSION ON A LEGISLATIVE APPLICATION TO CONSIDER WATER WISE LANDSCAPING AMENDMENT TO THE TITLE 11 LAND USE CODE

1:02:10 Scott Hess, Community and Economic Development Director, discussed the presentation given by Jonathan Parry, Assistant General Manager of the River Basin Water Conservancy District, during a recent City Council meeting. He emphasized the importance of a specific slide from that presentation regarding landscaping incentive programs. He highlighted North Ogden's unique situation of not needing to purchase culinary water due to access to filtered mountain water. Mr. Hess elaborated on the City's involvement through Pineview and their secondary water. He discussed the Ordinances regarding landscaping, emphasizing restrictions on turfgrass and the percentage of lawn allowed in various developments. Mr. Hess expressed support for participating in programs offering financial incentives for water-wise landscaping.

1:10:25 Commissioner Webb raised a question about the distribution of funds for landscaping incentives, clarifying that homeowners would apply directly to the Conservancy District. Mr. Hess further explained the process, noting the City's responsibility in ensuring compliance with landscaping requirements.

1:12:29 Commissioner Green expressed concerns about the detailed and restrictive nature of the proposed Ordinances, suggesting that less burdensome measures could achieve water conservation goals. She questioned whether adopting strong recommendations rather than strict requirements could suffice. Mr. Hess agreed and highlighted the importance of clarity in the Ordinances, especially regarding compliance and enforcement. He also mentioned the availability of free resources, such as classes offered by the Conservancy District, to assist residents in implementing water-wise landscaping.

1:20:54 Commissioner Bailey voiced concerns about the potential financial burden on homeowners, particularly for new builds. He expressed reservations about imposing additional burdens on homeowners and the City, emphasizing the need for practical solutions to promote water conservation without excessive costs. Commissioner Bailey suggested exploring public-private partnerships to provide landscaping plans and alternatives to grass, such as mixed clover and turf. He also raised questions about the enforceability and fairness of regulations, particularly regarding private property rights and taxation.

1:28:14 Commissioner Green acknowledged Commissioner Bailey's perspective, highlighting the perennial tension between City planning objectives and property owner rights. The discussion concluded with a consensus among the Commission expressing concern about the

program's universal application but appreciation for the available options. Commissioner Webb noted a shift in opinion prompted by public comments and emphasized the need for thoughtful consideration to avoid overly restrictive regulations, citing the potential cost implications for homebuilding. He also emphasized the inevitability of future water restrictions, urging proactive planning by the Commission to align with community preferences.

(See Attachment: 2024 Weber Basin Water Conservancy District Conservation Program)

7. PUBLIC COMMENTS

1:30:58 Brenda Ashdown, North Ogden City Resident, questioned whether the water-wise landscaping program discussed was voluntary or mandatory. Mr. Hess clarified that while the program appeared to be required for all new builds, existing homeowners could voluntarily participate to access incentives for transitioning. Ms. Ashdown expressed concerns regarding her desire for grass and outdoor space. She questioned how State laws regarding property use would align with her preferences if she opted not to prioritize water conservation measures, such as reducing grass.

8. REMARKS - PLANNING COMMISSIONERS:

There were no further comments.

9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:37:46 Mr. Hess emphasized the importance of proactive planning amidst evolving State Legislative reforms aimed at addressing housing affordability and water conservation. He highlighted North Ogden's inclusive approach to zoning and the need for continued vigilance in balancing community development with property rights. Mr. Hess also mentioned an upcoming Legislative review at the 2024 spring American Planning Association (APA) Conference, May 8-10, 2024 in Cedar City, inviting interested members to attend.

10. REMARKS – CITY MANAGER/ATTORNEY

1:42:48 Jon Call, City Manager/Attorney, suggested that since this is the first meeting in our new Court Room/Council Chambers, Commissioner Members should watch a portion of this video for feedback purposes, particularly focusing on the discussion around the townhome request. This suggestion is aimed to gather insights on the meeting's effectiveness, particularly regarding technical aspects and potential areas for improvement. He encouraged the Commission to provide feedback on the meeting's flow and any perceived awkwardness, given the setup involving multiple screens and Zoom functionalities.

11. **ADJOURNMENT**

Commissioner Watson motioned to adjourn the meeting. Commissioner Green seconded the motion.

The meeting adjourned at 7:45 p.m.

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved

Not approved