



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on a legislative application to annex property at approximately 1661 North Washington Blvd. and zone the property R-4.
Agenda Date: September 4, 2024 (Planning Commission)
October 22, 2024 (City Council)
Applicant: Travis Taylor, Westates Companies
File Number: ANX 2024-01

PUBLIC NOTICE:

Mailed Notice: None
Newspaper: None
City Website: August 29, 2024 (Planning Commission)
October 17, 2024 (City Council)

PROPERTY INFORMATION

Address: approx. 1661 N. Washington Blvd.
Project Area: 20.50 Acres
Current Zoning: Weber County (A-1)
Proposed Land Use: Multi-Family Residential R-4
Parcel ID: 11-014-0005, 11-014-0032, 11-014-0046, and 11-014-0058

ADJACENT LAND USE

North: Covering Mixed-Use M-1 and R-4 South: Unincorporated Agricultural A-1
East: Unincorporated and Washington Blvd. West: Residential Single-Family R-1-8

STAFF INFORMATION

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APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-1-7 (Annexed Territory)
North Ogden Zoning Ordinance 11-5-9 (Rezoning and Annexation)
North Ogden Zoning Ordinance Title 11-9 (Article F. Multi-Family Residential R-4)

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

The applicant has applied to annex 20.50 acres of property containing four distinct parcels located at approximately 1661 N. Washington Blvd. The properties are largely vacant aside from some agricultural out buildings, and are located south of 1700 North on the corner of Washington Blvd. and will include 150 E. Street on the west side of the property.

The applicant is requesting Multi-Family Residential R-4 zoning, and plans to develop the property as townhomes and apartments.

There are properties to the east and south still located in the unincorporated County with an Agricultural A-1 zoning. The area surrounding this property to the west and north is in North Ogden City. The entire area containing the 20.50 acres is within North Ogden City's Annexation area with a future land use proposed as mixed-use and multi-family residential.

The project as proposed intends to meet the R-4 requirements, and the developer is not specifically seeking a Development Agreement. The apartment buildings are designed as a stacked flat building type that are three stories tall. These buildings exceed the 35-foot height maximum at approximately 42 feet tall. This is an item that may be addressed in a Development Agreement, but also there is a provision in Code 11-13-6 Development Requirements, E Building Height: which states "heights may be varied by using an average height for a building or group of buildings, as long as that maximum height of the zone is not exceeded by more than ten feet." This provision may allow the buildings to be constructed as proposed without needing a Development Agreement. This is an issue that will be reviewed by the Planning Commission at the time of Site Plan.

CONFORMANCE TO THE GENERAL PLAN

The North Ogden annexation petition has been accepted by the City Recorder and was accepted and begun by the North Ogden City Council on August 6, 2024.

Staff reviewed the current General Plan and Zoning Map for what is adjacent to the property in order to make a reasonable determination of what zone should be applied. The General Plan map calls for this property to be developed as a mix of residential and commercial uses within the South Town Neighborhood.

The property is requested to be zoned Multi-Family R-4 zone. This request meets the intent of the General Plan as it is currently drafted. Staff believes that the R-4 zoning district is compatible with surrounding zoning districts, and the City's future plans.

Staff is in support of this application as it has been submitted. The Public Works Department will determine if the City is able to serve the area with culinary water, secondary water, storm water, and sewer services. The determination of utility provision will be included in the City Council's final acceptance and certification of the annexation. This recommendation from the Planning Commission on a land use zone as part of the annexation is not an approval for a Site Plan or Subdivision. The applicant will be required to complete all necessary site plans and subdivisions prior to developing the property.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Is the annexation and zoning proposal consistent with the General Plan?
- Is the property located within the North Ogden City annexation declaration boundary?
- What is the appropriate zoning for this property?

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council for annexation of this property, and apply the Multi-Family R-4 zone, with the following conditions:

- The property must be legally subdivided, improved, or escrowed for improvements prior to the

issuance of any building permits.

PLANNING COMMISSION RECOMMENDATION

The North Ogden Planning Commission met on September 4, 2024 to hear the proposed Annexation Petition for Westates Company. A copy of the PC Meeting Minutes can be found in Exhibit D, and a copy of the meeting recording can be found here:

https://www.northogdencity.com/sites/default/files/audio/240808_0128%282%29.mp3.

The Planning Commission held a public meeting, discussed the project, and considered how the proposal met the General Plan. A key factor in the discussion was the General Plan recommendation for a public park or open space in the southwest area of North Ogden. This project is one of the few remaining open parcels in this area of the City, and the Planning Commission desires to see collaboration with the surrounding developers to make the best possible open space available to residents. The recommendation was made as part of the motion.

The Planning Commission made the following recommendation:

“Commissioner Nancarrow made a motion to approve annexation on property at approximately 1661 N. Washington Boulevard and zone the property Multi-Family Residential (R-4), with the conditions that public space be negotiated and that there is a collaboration with neighboring developers to combine open space into a larger public space. Vice Chairman Mason Seconded the motion. The motion passed unanimously with 6 “aye” votes, and one absent member of the Planning Commission.”

EXHIBITS

- A. Annexation Petition
- B. Architectural Rendering Site Design
- C. Site Layout and Percentages
- D. Planning Commission Project Narrative
- E. PC Meeting Minutes, September 4, 2024

AREA MAP



GENERAL PLAN FUTURE LAND USE MAP

