



PLANNING COMMISSION APPLICATION

Date: _____

Name: _____

Address: _____

Home Phone: _____ Work phone: _____

Email: _____

How long have you been a resident of North Ogden? _____

Present and Previous Civic Activities: _____

Education: _____

Professional Experience (A resume may be attached) _____

1. You are presented with an application for a site plan approval for a new retail business from a national chain. You find that the site plan meets all of the requirements of the City. However, this retailer will compete with an independent retail business located in the community. The proprietor of this business lives in North Ogden. The local retailer comes to the meeting and says that he will go out of business because the national chain store's buying power allows them to sell items at retail prices cheaper than what he can buy wholesale. Would you vote to deny the site plan to protect the independent businessman or would you vote to approve the site plan and allow this national chain to come into North Ogden and most likely put the independent businessman out of business? Please explain your answer.

2. A number of people have moved to North Ogden because of its open space and mountainous surroundings. The zoning map designates all of the mountainous areas to the most northern border of the city for single-family residential development with minimum lot sizes of 10,000 square feet and 12,500 square feet. The staff tells you that the property could be rezoned to larger lots, but the City cannot remove all economic value from the land. The property owners object to any "downsizing" and say that they are entitled to having 10,000 square foot and 12,500 square foot lots. Your neighbors say that they believe that development on the slopes has gone high enough and should be stopped, plus it is too hazardous to build in many of the hillside areas. The staff says that the City could buy the land if the citizens pass a bond to provide revenue to purchase the land. What do you think the City should do, and why?

3. A developer comes to the City and asks that a certain amount of farmland be rezoned from a 20,000 square foot lot minimum to a 10,000 square foot minimum so he can subdivide the land. The neighbors in the adjoining subdivision of 10,000 square foot lots object to the rezoning because they enjoy the open space and beauty the farmland is providing. They also tell you that they paid a premium for their lots because it did back onto open space farmland and that the City should protect their land and investment by denying development of the adjoining farmland. The farmer says he is too old to farm and cannot make a sufficient living farming anymore. He says that if he cannot sell his land to a developer he will go bankrupt. How would you vote on the application to rezone the property, and why?

4. The issue of private property rights is an on-going debate in this community. One citizen is advocating that the City should have no land use regulations and if somebody thought that another property owner has infringed upon the use and enjoyment of his property, that this person should sue the other property owner. Other citizens believe that the City is too lax and should be more restrictive, particularly when it comes to vacant land and farmland being converted to residential subdivisions. How do you feel about the land use regulations and how well North Ogden City is doing to regulate of use of land in the City?
