

1 **NORTH OGDEN CITY COUNCIL MEETING MINUTES**

2
3 January 20, 2015

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5 The North Ogden City Council convened in an open meeting on January 20, 2015 at 1:00 p.m.
6 and 6:00 p.m. at the North View Senior Center at 485 East 2550 North. Notice of time, place
7 and agenda of the meeting was delivered to each member of the City Council, posted on the
8 bulletin board at the municipal office and posted to the Utah State Website on January 16, 2015.
9 Notice of the annual meeting schedule was published in the Standard-Examiner on December 21,
10 2014.

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12
13 **PRESENT:** Brent Taylor Mayor
14 Kent Bailey Council Member
15 Lynn Satterthwaite Council Member
16 Cheryl Stoker Council Member
17 Phillip Swanson Council Member
18 James Urry Council Member
19 Grant Protzman General Plan Steering Committee Member
20 Eric Thomas General Plan Steering Committee Member
21 Charlotte Bailey General Plan Steering Committee Member
22 Carl Grunander General Plan Steering Committee Member
23 Don Waite General Plan Steering Committee Member
24 Mark Brown General Plan Steering Committee Member

25
26 **STAFF PRESENT:** Bryan Steele City Administrator/Finance Director
27 Annette Spendlove City Recorder
28 Rob Scott City Planner
29 John Janson Civil Solutions Group
30 Jake Young Civil Solutions Group
31 Mike Taylor Civil Solutions Group
32 Arik Jensen Knowlton General
33 Lynda Wangsgard Weber County Library

34
35 **VISITORS: 1:00PM** Anne Warner Jonathan Badger Shari Badger
36 Randy Winn Julie Farr John Catto
37 Joan Brown Kim Carter Connie Lines
38 Stu Wallace Charles Wright Naomi Trammett
39 Cork Olsen Kent Jorgenson Jack Barrett
40 Vale Warner Debbie Warner Brandon Toyn
41 Loretta Shupe Pam Trimble

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43 **6:00PM** Julie Woods Mark Harris Mark Brown
44 Krista Dunham Kevin Hiatt Holly Okuhara
45 Steve Rasmussen Branson Mason Whitt Woods
46 Bob Harris Marcia Harris James Silsby
47 Thomas Brunner Crysta Povey Peggy Barker

48 W. Leroy Davis Myrtle Hadlock Michiko Nakashima-Lizarazo
49 Alex Lizarazo Mary Settlemire Justin Bailey
50 Dale Anderson Julie Anderson Donald Chantry
51 Mike Gross

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53 Mayor Taylor welcomed those in attendance.

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55 Council Member Satterthwaite offered the invocation and led the audience in the Pledge of
56 Allegiance.

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58 **ACTIVE AGENDA**

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60 **1. PRESENTATION: MAYOR TAYLOR**

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62 Two sessions were held. Mayor Taylor and representatives of Civil Solutions Group provided
63 the following presentations at the 1:00 p.m. and 6:00 p.m. sessions:

64
65 Mayor Taylor used the aid of a PowerPoint presentation to provide an introduction regarding the
66 intent of the meeting, with a focus on planning for the future of the downtown area of North
67 Ogden. He provided a history of the City's General Plan and economic development that has
68 taken place to date. The vision statement of the City's Economic Development Plan that was
69 published in 2011 is to create an "attractive, inviting, and well-planned City with peaceful
70 bedroom community neighborhoods complimented by a thriving commercial district offering
71 retail shopping, dining, entertainment, and professional services". The goal of the plan really
72 was to maintain the bedroom community feeling in the neighborhoods, while providing shopping
73 and service opportunities to residents within the City. The City conducted a survey in 2010 and
74 nearly 700 households replied indicating what they would like to see in the City in terms of
75 economic development; the biggest question is whether North Ogden should remain a bedroom
76 community or if it should also include a thriving commercial district and 83 percent of
77 respondents indicated they wanted a thriving business district on Washington Boulevard and
78 2600 North. Mayor Taylor reviewed additional questions included on the survey and noted the
79 results of the survey set the process of focusing on economic development in motion. He
80 refocused on the General Plan and noted a large component of the Plan is the downtown plan and
81 he reiterated that will be the focus of today's meeting. He reviewed a list of ideas or concepts for
82 discussion during the group workshop portion of the meeting, including:

- 83
- 84 • How to make the downtown area walkable or bike-able.
 - 85 • How to make the downtown area identifiable or memorable.
 - 86 • How to circulate traffic effectively.
 - 87 • Tax implications of proposed development.
 - 88 • Commercial/retail elements.
 - 89 • Housing elements.
 - 90 • Purpose of the development.

91 He stated he is hopeful the discussion will generate ideas for the downtown plan that can
92 eventually be formalized and forwarded to the City Council for consideration and approval; the
93 final approved document will guide development in the downtown area.

94
95 John Janson, Civil Solutions Group, then used the aid of a PowerPoint presentation to review the
96 results of a recent survey sent to all households in the City relative to the appropriate planning
97 for the downtown area of the City. He then noted he would like to see five to six people seated
98 at each table to participate in the small group discussions. He reviewed maps located at each
99 table that cover the commercial node on the southern end of Washington Boulevard including
100 Kirt's Drive-In and other existing businesses; an additional map covered the area surrounding the
101 intersection of Washington Boulevard and 2600 North. Each group will be asked to discuss what
102 makes a balanced community and whether North Ogden truly needs a downtown commercial
103 area. He referenced recent development trends, including neighborhood markets and walkable
104 shopping centers. North Ogden will continue to grow and most future growth will occur to the
105 west and those residents will likely come to the downtown area to meet their needs. He reviewed
106 the vision that has been created for the entire Wasatch Front by Envision Utah; the plan is called
107 Wasatch Choice for 2040 and it calls for major growth to be concentrated in centers that are
108 served by public transit. He stated it is his opinion that the City has the opportunity to improve
109 the two commercial nodes that he mentioned earlier and concentrate housing in between the two
110 nodes. Zion's Bank Public Finance has conducted a market analysis relative to the demand for a
111 downtown area in North Ogden; they determined 56 percent of homes in North Ogden are valued
112 at \$200,000 or higher, with the median household level being \$211,800. He reviewed past
113 development trends in the City, with a focus on the number of building permits that have been
114 issued in the last six years; it is important to understand the number of rooftops in the City in
115 order to determine what type of commercial development the population can support. He noted
116 developers have been approached to see what type of multi-family developments they would
117 propose building in the City if allowed and they have suggested building 19 units per acre and a
118 total of 100 to 300 new units per year. They also considered the option of building town homes
119 and have recommended 13 townhome units per acre. Senior housing units were also considered
120 as the senior demographic has grown in recent years. Retail and office space was considered and
121 it was determined that the many commercial uses are not being supported by the population with
122 the exception of the food and beverage use, which is actually attracting people to North Ogden.
123 The study also indicates there is some room for continued retail growth, though it was completed
124 prior to Smith's Marketplace and Café Rio opening for business in the City. The study
125 ultimately concluded that higher home values suggest the need for more moderate priced housing
126 and some adversity. Developers are optimistic about the future growth of North Ogden.

127
128 Jake Young, Civil Solutions Group, then reviewed the results of the survey that was sent to all
129 households in the City's utility bills as well as published on the City's website. The mailed
130 surveys received 83 responses and over 260 people completed the online survey. The survey is a
131 visual preference survey and respondents are asked to indicate what types of development they
132 would like to see in the City. The opinions expressed varied widely and Mr. Young briefly
133 reviewed the survey statistics, concluding residents are supportive of commercial development
134 though they do not want Washington Boulevard to resemble Riverdale Road. Respondents were
135 supportive of low impact office space, townhomes and smaller apartment developments, as well
136 as public open space in the downtown area. The most desired uses are dining, retail offices, and
137 a gathering space that could accommodate festivals or events such as farmers markets.
138

139 Mayor Taylor then noted all development has tax implications; a City cannot be funded solely by
140 residential development unless property tax rates are very high. It is important to keep in mind
141 the relationship between the type of development conducted in the City and the kinds of taxes
142 that will fund the City.

143
144 (1:00 p.m. session) Charles Wright, no address given, stated that Smith's has built a beautiful
145 new store, but he does not want the old store to sit vacant for the next 20 years. He is afraid that
146 unbridled expansion independent of redeveloping old commercial space will create bad results
147 for the City. He added he lived overseas for 18 years while serving in the Air Force and one
148 thing that drew him to North Ogden is that it is unique; he would like to keep North Ogden
149 unique. Mayor Taylor agreed and noted that the old Smith's building is under contract for
150 purchase by a developer; that developer is working to finalize his redevelopment plans and
151 potential tenants should be announced this spring. He added that the goal of the General Plan
152 Steering Committee is to produce a downtown development plan that will provide zoning
153 requirements that developers must follow.

154
155 (1:00 p.m. session) Grant Protzman, no address given, stated he feels it would be valuable to
156 separate those commuting to their bedroom communities from the shoppers; that will make it
157 easy for the people only interested in getting home from work to do so. Mayor Taylor stated
158 traffic is a very important part of the discussion as well.

159
160 (1:00 p.m. session) Randy Winn, no address given, stated there has been discussion about the
161 balance between residential density and commercial development and he asked that the group
162 not have such a narrow focus on bringing in new residents to support commercial development
163 and instead remember what keeps North Ogden attractive; the City is considered to be somewhat
164 upscale and to maintain that reputation the City should forego cramming in more houses into the
165 area just to get more rooftops.

166
167 Mr. Janson then provided an overview of the intent of the small group discussions; there will be
168 three exercises at each table that will facilitate the beginning of the process to design the
169 downtown area.

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172 **2. SMALL DISCUSSION GROUP WORKSHOP 1 PM & 6 PM (TWO SESSIONS)**

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174 Small group discussion commenced.

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177 **3. PUBLIC COMMENTS**

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179 There were no public comments.

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182 **4. COUNCIL/MAYOR/STAFF COMMENTS**

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184 There were no additional comments from the Council, Mayor, or staff.

185 **5. ADJOURNMENT**

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188 **The meeting adjourned at 9:00 p.m.**

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193 Brent Taylor, Mayor

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197 S. Annette Spendlove, MMC

198 City Recorder

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201 Date Approved

NOT APPROVED