

NORTH OGDEN CITY COUNCIL MEETING MINUTES

January 20, 2015

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

PRESENT:

Brent Taylor	Mayor
Kent Bailey	Council Member
Lynn Satterthwaite	Council Member
Cheryl Stoker	Council Member
Phillip Swanson	Council Member
James Urry	Council Member
Grant Protzman	General Plan Steering Committee Member
Eric Thomas	General Plan Steering Committee Member
Charlotte Bailey	General Plan Steering Committee Member
Carl Grunander	General Plan Steering Committee Member
Don Waite	General Plan Steering Committee Member
Mark Brown	General Plan Steering Committee Member

STAFF PRESENT:

Bryan Steele	City Administrator/Finance Director
Annette Spendlove	City Recorder
Rob Scott	City Planner
John Janson	Civil Solutions Group
Jake Young	Civil Solutions Group
Mike Taylor	Civil Solutions Group
Arik Jensen	Knowlton General
Lynda Wangsgard	Weber County Library

VISITORS: 1:00PM

Anne Warner	Jonathan Badger	Shari Badger
Randy Winn	Julie Farr	John Catto
Joan Brown	Kim Carter	Connie Lines
Stu Wallace	Charles Wright	Naomi Trammatt
Cork Olsen	Kent Jorgenson	Jack Barrett
Vale Warner	Debbie Warner	Brandon Toyn
Loretta Shupe	Pam Trimble	

6:00PM

Julie Woods	Mark Harris	Mark Brown
Krista Dunham	Kevin Hiatt	Holly Okuhara
Steve Rasmussen	Branson Mason	Whitt Woods
Bob Harris	Marcia Harris	James Silsby
Thomas Brunner	Crysta Povey	Peggy Barker

W. Leroy Davis
Alex Lizarazo
Dale Anderson
Mike Gross

Myrtle Hadlock
Mary Settlemire
Julie Anderson

Michiko Nakashima-Lizarazo
Justin Bailey
Donald Chantry

Mayor Taylor welcomed those in attendance.

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

ACTIVE AGENDA

1. PRESENTATION: MAYOR TAYLOR

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

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

- How to make the downtown area walkable or bike-able.
- How to make the downtown area identifiable or memorable.
- How to circulate traffic effectively.
- Tax implications of proposed development.
- Commercial/retail elements.
- Housing elements.
- Purpose of the development.

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

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

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

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

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

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

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

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

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

Small group discussion commenced.

3. PUBLIC COMMENTS

There were no public comments.

4. COUNCIL/MAYOR/STAFF COMMENTS

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

5. ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Brent Taylor, Mayor

S. Annette Spendlove, MMC
City Recorder

Date Approved