

West Ogden Community Plan

The West Ogden Community Plan was begun in 1984 upon request of a family who wished to build a new home on Doxey, then zoned M-2. The Ogden Manufacturing Ordinances do not allow residential uses in M-1 or M-2 zones.

The West Ogden Community Plan was adopted August 1984. It was the first community plan adopted within Ogden City. The 1984 Plan rezoned the bulk of the R-4 area to R-2A (single-family and duplex zoning on smaller lots than the typical R-2 zones).
Map

The R-4 zones were left where multiple-density development existed or where enough vacant land existed to accommodate new multi-density development. At the same time, the area south of Binford between H Avenue and I-15 was rezoned from M-1 to R-2A. (This was later changed in the 1986 amendment)

The West Ogden Community lies between the Weber River and Pennsylvania Avenue and between Exchange Road and Kershaw.

Population Characteristics

After the West Ogden Plan was adopted, the City began to develop Community Policies to guide the City when making land use decisions affecting neighborhoods. With each new community plan, new community policies were added or existing ones amended. In 1986 the Planning Commission decided to review the West Ogden Plan to bring it inline with existing ones amended.

In 1986, the Planning Commission and the City Council decided to review the West Ogden Plan to bring it in line with existing community policies, e.g., particularly the “Planned” designation on commercial and

manufacturing zones which abut residential zones. The amendment Plan also added “Guidelines to the Future.” The Plan amendments were adopted in December 1986.

The population characteristics of the West Ogden Community differ from those of the rest of the City in some respects. The Community has a higher percentage of children under five than the rest of the City. It also has a much larger minority population with the largest minority group being Hispanic. The community has a lower level of education than the same population of the rest of the City.

Population characteristics in the West Ogden Community

Population	West Ogden Community	% of Community	Ogden	% of Ogden
Total Population	938	100%	63,909	100%
<u>Population Characteristics</u>				
Sex:				
Male	504	54%	31,105	49%
Female	434	46%	32,804	51%
Age:				
Under 5 years	151	16%	5,871	9%
5-17	166	18%	12,596	20%
18-24	163	17%	7,610	12%
25-34	193	21%	10,813	17%
35-44	88	9%	7,492	12%
45-54	23	2%	5,012	8%
55-64	90	10%	5,150	8%
65-74	13	1%	5,138	8%
75 and over	51	5%	4,227	7%
Race:				
White	502	54%	55,732	87%
Black	113	12%	1,632	3%
American Indian, Eskimo, Aluet	40	4%	766	1%
Asian or Pacific Islander	0	0%	1,252	2%
Other	283	30%	4,527	7%
Hispanic Origin (any race)	429	46%	7,553	12%
Education Attainment 25 years and older				
Less than high school diploma	263	57%	9,432	25%
High School graduate	116	25%	10,014	26%
Some college/college degree	79	17%	18,386	49%

Land Use

This community has some significant challenges because of the diverse and sometimes incompatible land uses which exist. The largest land use type in the community is governmental and institutional. This is because of the landfill site. However, the landfill has officially been closed and is being converted to a nature park. Single family residential uses are the largest residential use. Commercial and manufacturing uses make up almost 10% of the community. There is also a significant amount of vacant land.

Land Use in the West Ogden Community

Land Use	Acres	Community Percentage
Single family	50.86	13.33%
Duplex	1.26	.33%
Multi-family 3-4 units	2.01	.53%
Multi-family 5+ units	1.44	.38%
Government/Institution	134.94	35.30%
Commercial – Sales	14.66	3.84%
Commercial - Service	13.21	3.46%
Transportation/Utility	89.23	23.39%
Vacant	45.43	11.9%
Park	20.91	5.48%
Manufacturing	757	7.98%
Total	381.52	100%

Zoning

The two major types of zoning in the community are residential R-2A (single-family homes and duplexes) and manufacturing M-2. These two types of zoning allow uses which are not compatible with each other. This is one of the main concerns in this area and was the reason for the Plan being developed. Manufacturing and commercial zoning make up almost 65% of the zoning in the community. However, one of the major sources of manufacturing zoning is the landfill property which will soon be used as a park. The R-2A zoning makes up almost all the residentially zoned area in the community.

Housing in the West Ogden Community

<u>Type of Dwelling</u>	<u># of housing units</u>	<u>As a % of Community Total</u>
Single-family	284	76%
2-4 Units	50	13%
5 or more units	35	10%
Manufactured/mobile home or other	5	1%

Zoning in the West Ogden Community

<u>Zone</u>	<u>Acres</u>	<u>Community Percentage</u>
R-2A (Two-Family Residential Zone)	96.85	33.17%
R-4 (Multiple Family Residential Zone)	7.98	2.73%
MP-2 (Planned Manufacturing Zone)	22.14	7.53%
MP-1 (Planned manufacturing Zone)	14.48	4.95%
M-2 (Manufacturing Zone)	141.84	48.63%
M-1 (Manufacturing Zone)	1.52	.50%
CP-3 (Planned Commercial zone)	3.20	1.10%
CP-2 (Planned Commercial zone)	4.44	1.16%

Note: Does not include area for roads

Housing

Though the West Ogden Community is one of the City's older neighborhoods, the housing type in the community has remained mostly single-family homes. A former hotel in the community was converted to multi-family units in the 80's and accounts for most of the multi-family units. Almost all of the housing is olderhousing.

West Ogden Concerns

Zoning

1. The high intensity zoning overlaid essentially single-family dwellings

Bussing of School Children

2. The bussing of the area school children to three different elementary schools.

Crime

3. The Neighborhood Watch Program has resulted in the 50% cut in crimes in the area, but the various population groups (e.g., white, black Hispanic) must work together to overcome the rest.

Traffic Impacts

4. Traffic on F and H Streets, especially trucks.

Curb, Gutters and Sidewalks

5. Curb, gutter and sidewalks only between A & F Avenues and between Cahoon and

Lake Streets, non in the southwester part of the area. (The existing sidewalks are due to a special improvement district set up in the 1970's) The road condition of G Avenue, a street which has never been built to City standards and therefore is maintained but not reconstructed by the City given adopted policies

Septic Tanks

6. Septic tanks are still being used for some houses between E and G Avenues, south of Ellis Street.

Land Fill

7. The negative effects of the County landfill.

Pollution from I-15

8. I-15 proximity to the neighborhood in terms of pollution, noise and the effects on property values.

West Ogden Community Plan

1. IMMEDIATE CHANGES TO THE ZONING MAP

- A. Downzone R-4 to R-2A except between 26th to Binford, E to G Avenue (1984)
- B. Downzone from M-2 to R-2A west of 25th Street (1984)
- C. Downzone M-1 and M-2 to R-2A south of Binford. City Council changed to extend M-1 along 27th Street between G & H Avenues (1984)
- D. Add "P" designations to M-1 and C-2 zones which abut neighborhood (1986 amendment)
- E. Rezone properties zoned R-4 to O-1 in the area between E and F Avenues and 26th and Binford (1993 Amendment)
- F. Rezone properties zoned R-4 to R-2A in the areas between F and G Avenues and 26th and Binford Streets, excepting Massey Manor II, which should remain in the R-4 zoning designation (1993 Amendment)

(R-93-37 adopted 7/27/93)

2. PLANNING GUIDELINES FOR THE FUTURE

- A. Community Identity and Design
 1. Extend streetscape along 24th Street to emphasize major entrances.
 2. Buffer landfill on west side. Possibly needs public purchase.
 3. At the point that Pillsbury chooses to expand, a landscaped buffering for the neighborhood from Doxey to G Avenue and from Binford to F Avenue.
 4. Work with Cargill to address the truck problem in the area and develop a routing plan to lessen the impact on the neighborhood.

B. Zoning

1. Discourage any single lot development of commercial/industrial land within the neighborhood.
2. Transition rezoning of the southwest area to MP-1 (1986)
 - a. First rezone the area to MP-1 from the alley between Binford and 27th Street to Doxey (west of H Avenue to I-15).
 - b. Once the area has developed, re-evaluate the area between 27th Street and the lots on both sides of Doxey to see if they have sufficiently transitioned to be rezoned to manufacturing uses.

3. PLAN MAP -- (See attached map)

4. DIRECTIONS TO THE STAFF

- A. Establish same demolition policy here as in Jefferson Area;
- B. Investigate the extent of redlining in the area;
- C. Must have neighborhood and leadership involve in the maintenance, buffering strip and getting the word out about housing and rehab money.
- D. Work with Pillsbury to limit truck traffic to one main thoroughfare (e.g., G Avenue)
- E. Work with the School District to work an opportunity for all elementary school children from the area to be bussed to the same elementary school rather than three different ones.
- F. Explore possible housing programs such as the CROWN program to

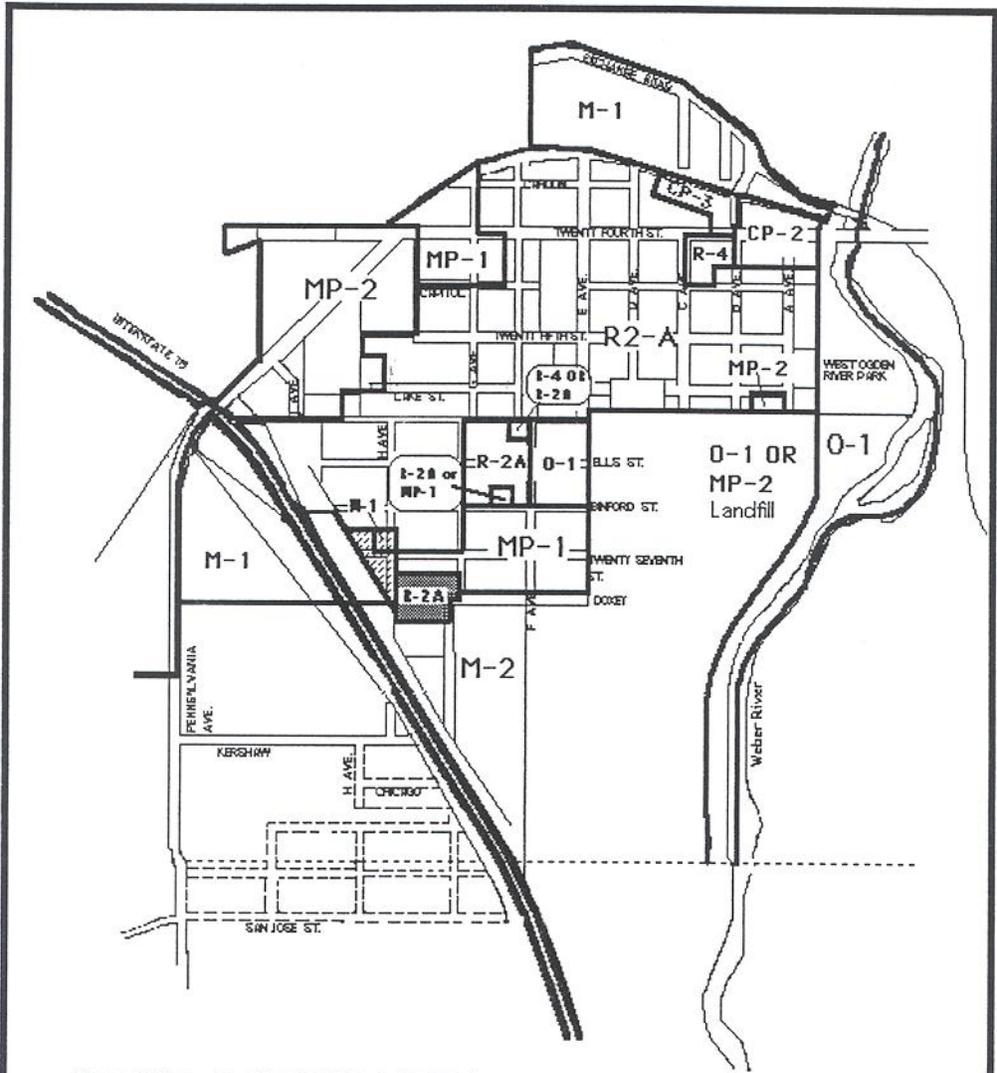
encourage new residential development on vacant lots.

G. Vacate existing street rights-of-way in the Weber County Landfill site.

H. The Staff should work with the State to determine the degree of pollution resulting from the landfill and seek to correct the problem.

I. Work with West Ogden residents to establish a “Rainbow” neighborhood.
(R-93-37 adopted 7/27/93)

Adopted by the Ogden City Council in August 1984, July 27, 1993 (R-93-37)



WEST OGDEN AREA Community Plan

- Planning Guidelines suggest MP-1 consideration by individual petition
- Appropriateness of possible MP-1 designation will be reviewed in two years (1989)

7/27/93