

Southeast Ogden Community Plan

The Southeast Ogden Community was the fourth community to have a plan done for it. Its format followed the format developed in the Lynn Community.

A set of policies which were first used as part of the Lynn Community (Another growth community which was done just prior to Southeast Ogden) were adopted as part of the plan and have come to be known as Ogden

Community Policies. The Community was originally named the Grandview Community after the elementary school located at 960 39th Street. The name was changed as the plan was developed to Southeast Ogden to better identify the area.

Southeast Ogden Community Background

Population Characteristics

The community is located between 36th Street and the south City limits and Gramercy Avenue and the east City limits as shown on the map on the previous page. Below are some of the population characteristics of the community are shown:

The Community has a college age population which is larger than the rest of the City. This is because the Weber State University is located in the community. The minority population in the community I also smaller than the City as a whole.

Population Characteristics in the Southeast Ogden Community

<u>Population</u>	<u>Southeast Ogden</u>	<u>% of Community</u>	<u>Ogden</u>	<u>% of Ogden</u>
Total Population	6,221	100%	63,909	100%
<u>Population Characteristics</u>				
Sex:				
Male	2,879	46%	31,211	49%
Female	3,342	54%	32,698	51%
Age:				
Under 5 years	374	6%	5,870	9%
5-17	1,028	16%	12,677	20%
18-24	1,137	18%	7,726	12%
25-44	1,386	22%	18,423	29%
45-54	623	10%	4,837	8%
55-64	665	11%	5,044	8%
65 and over	1,008	16%	9,332	15%
Race:				
White	5,850	94%	55,885	87%
Black	76	1%	1,741	3%
American Indian, Eskimo, Aluet	34	.5%	687	1%
Asian or Pacific Islander	209	3%	1,123	2%
Other	52	.8%	4,473	7%
Hispanic Origin (of any race)	150	2%	7,669	12%

Source: U.S. Census of Population, 1990

Land Use

The major land uses in the Southeast Ogden Community are single family homes, transportation (i.e., roads) vacant land and government and institutional uses. The majority of the vacant land left is in areas of over 30% slope and is not buildable. Large areas of vacant land existed when the plan was done but have since been developed.

Weber State University and McKay-Dee Hospital make up the bulk of the government and institutional uses. Almost all of the commercial uses are located along Harrison Boulevard which is the major arterial street running through the center of the community. The major growth categories since the plan was done in 1987 have been single-family homes and commercial uses. Southeast Ogden has been the fastest growing area in the City since the plan was done.

Land Uses in the Southeast Ogden Community

<u>Land Use</u>	<u>Acres</u>	<u>% of Community</u>
Single-family	566	26%
Duplex	5	.2
Multi-family 3-4 units	2	.1%
Multi-family 5+ units	45	2%
Condominium	59	3%
Gov't/Institutional	314	14%
Commercial – sales	57	3%
Commercial – service	13	.6%
Park	25	1%
Transportation/Utility	512	24%
Vacant	583	27%
Total	2,181	100%

Source: Ogden City Land Use Survey, 1996

Zoning

Over 90% of the Southeast Ogden Community is zoned for residential uses. Most of the residential zoned property has been developed. There are still some islands of unincorporated property which could be annexed, zoned and developed in the future. The residentially-zoned property figures are somewhat skewed because the Weber State University campus is zoned R-1-10.

Almost all of the commercial zoning falls into two categories, CP-2 and PI. CP-2 zoning is a medium intensity commercial zone. These are found exclusively in Southeast Ogden along Harrison Boulevard. The PI zone is for offices and institutional uses. The majority of the PI zoning is contained in the McKay-Dee Hospital site.

Zoning in the Southeast Ogden Community

<u>Zone</u>	<u>Acres</u>	<u>% of Community</u>
R-1-6 (single-family on 6,000 sq. ft. lots)	22	1%
R-1-8 (single-family on 8,000 sq. ft. lots)	247	15%
R-1-10 (single-family on 10,000 sq. ft. lots)	1,058	63%
R-2 (single-family and duplex residential)	160	10%
R-3 (multi-family residential up to 15.4 units per acre)	63	4%
R-4 (multi-family residential up to 23 units/acre)	9	.5%
PI (Professional offices)	46	3%
CP-2 (community commercial)	69	4%
CP-1 (neighborhood commercial)	3	.1%
R-5 (multi-family residential up to 23 units/acre)	2	.1%
Total	1,679	100%

Note: Does not include acreage for roads

Housing

The Southeast Ogden community has a wide variety of housing type. The most prevalent type of housing units are single-family homes. 57% of the total housing units are single-family which is slightly less than the City as a whole which is 62%. Weber State University is located within the community and is the reason some of the multi-family housing has been built. 29% of the housing stock in the community is multi-family housing. This too is less than the rest of the City.

Because this is one of the newer areas of the City, most of the housing stock is new and in good condition. The table below shows the types and numbers of dwelling units in the community and the entire City.

Housing in the Southeast Ogden Community

<u>Type of dwelling units</u>	<u># of dwelling units</u>	<u>% of Community</u>
Single-family	1,284	55%
Condominiums	304	13%
2-4 Units	169	7%
5+ Units	467	20%

Source: U.S. Census of Population and Housing, 1990

SOUTHEAST OGDEN CONCERNS (1987)

Community Identity and Design

1. The south end of Harrison is a key entrance to the City and should have a definite identification or look about it. An attractive "Welcome Sign" would enhance and mark that entrance.
2. The streetscape is beginning to form on Harrison Boulevard. A streetscape plan could tie the area together by giving a choice of variety of trees which have similar characteristics, e.g., height.
3. Care should be given to draw a definite edge of types of uses so the neighborhood knows where certain types of uses are going and where they are not. These edges can be enhanced visually with good design and landscaping.
4. Naming focal points within the neighborhood and commercial centers will help identify them not only to travelers, but also to residents of the City coming home.

Zoning

5. Zoning boundaries which split development.
6. Zoning which does not reflect the use.
7. Scattered use of R-4 zone for professional office buildings. R-4 is primarily used for offices rather than residential use.
8. Development on steep hillside must take into account the various environmental hazards which exist in the area.
9. Apartment complexes appear to exceed densities allowed in those zones.
10. Zoning dividing subdivisions once they have developed.
11. Development problems of R-2 zone west of Harrison Boulevard. Developer will need to coordinate very closely with South Ogden City.
12. Distinctions should be made between the various types of commercial centers and zoning occurring on Harrison Boulevard, e.g., professional offices, shopping centers, strip commercial.
13. The turning movements are further complicated by the lack of connections between separate shopping centers, forcing the shopping to turn onto the arterial out of one center and turn into the next which may be 50 feet away.
14. Design of some of the commercial parking lots tend to be disjointed and cumbersome.
15. Because of their traffic impacts on Harrison Boulevard, which is near capacity and the turning movement problems, commercial uses should be encouraged to develop as centers, rather than strip commercial.

Circulation

16. Traffic accidents at the intersection of 36th and Harrison Boulevard, and Country Hills Drive and

Harrison Boulevard, exceed the State average rate. Installation of left-turn phasing would help to reduce the accident rate for the two intersections.

17. Bus routes do not extend to the eastern part of the Southeast Ogden Community.

Parks

18. An analysis of the Southeast Ogden Community Parks meets the national park guidelines for acreage of parks and size of parks, but the service area of those parks indicate a void in the Shadow Valley area and the area west of Harrison Boulevard between Country Hills Drive and the southern City limits.

Schools and Hospital

19. The elementary school boundaries have the potential of sending students of one neighborhood to separate schools.
20. The impacts of Weber State College
 - a. Expansion: The College has been acquiring land on the northeast ridge of campus on Skyline Drive and Taylor Avenue, along Edvalson Street. Concern for the edge of the development and how far it will go into the adjacent subdivision.
 - b. Parking: Because of the student parking problems between the College and 36th Street, the City has adopted on-street parking restrictions: (1) some areas have no parking at anytime, and (2) no parking between 7:00 a.m. and 1:00 p.m., Monday through Friday.
 - c. Student Housing: Where students are renting rooms or basements in single-family houses nearby, especially on Edgehill Drive, Taylor Avenue, and College Drive.
21. The impacts of McKay-Dee Hospital: The Hospital is buying up lots along the south side of its development with future plans to expand.

Utilities

22. The connection fee policies for water mains should be reviewed to ensure Ogden City is adequately reimbursed for the costs of extending or upgrading the size of water mains.
23. Storm drainage in the Bartlett Heights and Oxford Place Subdivisions is inadequate.
24. Storm drainage and sewerage service to the undeveloped area south of Country Hills Drive may be a problem when the area develops. Cooperation with South Ogden City will be essential.

Natural Hazards

25. Development within the 100 year floodplain must comply with the City's Floodplain Ordinance.
26. Much of the eastern portion of the Southeast Ogden Community consists of steep and possibly

incompetent slopes. Future development in these areas must be closely scrutinized.

27. The Wasatch Fault should be given due consideration prior to future development along the eastern foothills of this community.

Southeast Ogden Community Plan

1. Additions to Community Policies:

- A. Design and erect a “Welcome Sign” for placement at the entrances to the City.
- B. encourage developers to provide attractive entrances and signs to their development, e.g., subdivisions, planned unit developments, mobile homes, apartments, commercial centers, etc. The City also should be aware of using name identification signs for its facilities, e.g., buildings, parks.
- C. Zoning boundaries should not cut across individual lots (i.e., placing a lot on two separate zones). Redraw illogical zone boundaries to follow property lines.
- D. Utilize vacant inner block parcels and corner lots for higher densities, avoiding disruption to lots on a street having primarily single-family homes. New inner block developments should be compatible (e.g., heights) with the surrounding single-family homes.
- E. Multiple-density developments should be phased, i.e., let vacant land develop first and consider rezoning single family areas only as demand increases and multiple family developments creep closer to single-family homes.
- F. Discourage single-lot development of multiple density uses.
- G. Commercial development should be located on collector and arterial streets, avoiding local streets.
- H. Encourage commercial uses to be developed as strip centers, rather than strip commercial

2. Immediate Changes to the Zoning Map

- A. Zoning to reflect the use:
 - (1) R-2 to R-3 – Brook Hollow Apartments
 - (2) R-1-6 to R-4 - The Apartments south of McKay-Dee Hospital
 - (3) R-3 to R-4 - Offices west of McKay-Dee Hospital
- B. Zoning boundary adjustment to avoid cutting lots
R-2 on 36th Street and Lark Circle
- C. Avoid isolated parcels
R-1-8 west of Harrison south City limits
- D. Area in transition
 - 1. Weber County School Board Property at 4901 Harrison Boulevard, front piece at 7.4 acres (as shown on map): Rezone from CP-1 to R-1-8.

- 2. Weber County School Board Property at Harrison Boulevard, back piece of 22 acres (as shown on map): Rezone from R-2 to R-1-8.

3. Planning Guidelines for the Future

A. Community Identity and Design

- 1. Place entrance sign on South Harrison.
- 2. Prepare Streetscape Plan
- 3. Encourage names on developments and City facilities.

B. Transportation

- 1. Adopt a Transportation Plan for collectors
 - a. Skyline Drive
 - b. Jackson Avenue
- 2. Limit access on 4275 South, vacate planting section and give to adjoining property owners.
- 3. Limit access onto Harrison Boulevard south of R-4 zone.
- 4. Design of Skyline Drive
 - a. 80’ right-of-way
 - b. Construct the roadway along Skyline Drive to the standard width of 61’ back-of-curb to back-of-curb;
 - c. Limit the Skyline Drive roadway improvements to two parking lanes, two through-traffic lanes, and a combination planted median/turning lane.
 - d. As guidelines for the planted medina, as much existing natural vegetation should be retained as possible and where new plantings are required, use low water/low maintenance plant material.
 - e. Where there are problems with terrain along one side of Skyline Drive, consider placing sidewalk only on one side.
- 5. Do not allow commercial development along Skyline Drive.
- 6. Notify property owners along the street and within the surrounding neighborhood, if there is a proposal for a Plan Amendment to allow another design for Skyline Drive.
- 7. Prohibit through truck traffic on 36th Street and Country Hills Drive east of Harrison and Skyline Drive. Any trucks on these roadways must be in the area to deliver or provide a local service.

(R-93-38 adopted 7/27/93)

8. Transportation and circulation around Weber State University:
 - a. Continue to work with Weber State University in considering and developing ways of improving access to the University from Harrison boulevard and discouraging access through local residential streets.

Background: An important concern regarding University traffic is the difficulty of directly accessing the University from Harrison Boulevard, especially when coming from the north. Another concern is that street signs do not clearly mark the entrances, connections between Harrison Boulevard and Dixon Drive may or may not be effectively configured and a modeling study is to be done by Wasatch Front Regional Council looking at short-term and long-term approaches to the problem.

- b. Cooperate with the University in helping to identify means of improving internal traffic circulation.

Background: Certain aspects of the internal loop system on campus make it less effective than it might be. These include narrow travelways which impede the smooth flow of traffic, heavily used pedestrian crossings with no signal lights, no turnouts for campus shuttle or UTA buses. The improvement of internal circulation patterns is seen as a means of making vehicular traffic flow more smooth and desirable and lessening the impacts of University traffic on adjacent residential neighborhoods.

- c. Provide an opportunity for stakeholders to consider the management of local streets currently used to access the University after operational characteristics have been determined.

Background: The University and associated uses have and can impact residential neighborhoods in negative ways. In reviewing this item, it was felt important to try and focus these impacts away from the neighborhoods to the greatest extent possible, and yet realize that there may be a need to strike a balance between the needs and desires of the neighborhood and residents, the larger community of people who use the University and the University itself.

9. Glasmann Way. Remove Glasmann Way as a future collector street from the plan map and cul-de-sac it at its current location north of 4600 South.

Background: Future extensions of Glasmann Way at 4400 South were removed from the Plan as a result of the McKay-Dee Hospital petitioning the City to relocate the hospital to the Glasmann Farm property. The streets were removed, among other reasons, to prevent traffic to and from the hospital from traveling through the surrounding neighborhoods.

10. 4400 South. Remove 4400 South as a future collector street from the Plan Map conditioned upon requiring the extension of 4400 South from its current dead-end at the west edge of the Harrison Depot property as necessary to provide access to the Nature Park from Harrison Boulevard.

(R-98-1 adopted 1/6/98)

11. Properties south of Cedar Village. Commercial zoning may be appropriate only if development shares access and design themes with the existing Cedar Village commercial development.

C. Parks

1. Shadow Valley
2. West of Harrison

D. Impacts of McKay-Dee Hospital

1. Review future master plan with Hospital Board
2. Review future placement of parking.

E. Possible Future Zoning

1. South side of Country Hills Drive – Options: Professional/Institutional (PI); Commercial Business Center (CBC) or R-2.
2. Harrison Boulevard, 4500-4700 South— Options: CP-1 and R-3
3. Old Post Road
 - a. East side: R-3 or R-1
 - b. West side : R-3
4. East Harrison Boulevard, south end; R-1
5. Weber County School Board property at 4901 Harrison, front piece on 7.4 acres (as shown on map): Amend the Southeast Ogden Plan to allow R-1-8 and CP-1.
6. Weber County School Board property at 4901 Harrison Boulevard, back piece of 22 acres (as shown on map): Amend the Southeast Ogden Plan to allow R-1-8 and delete R-2. Future development of this property will require the developer to address all of the Ogden City Community Policies, with particular attention to the following policies:
 - #1 A definite edge to a development and buffering between types of uses should be provided to protect the

integrity of each use, e.g., between commercial and residential uses, between types of residential uses.

#11 Avoid isolating neighborhoods.

#15 The intensity and location of commercial zoning should be based on market patterns, circulation, traffic counts and space requirement considerations. Space requirements for expansion of existing commercial uses also should be taken into consideration.

#16 Commercial developments should be located on collector and arterial streets, avoiding local streets.

#18. Encourage commercial uses to be developed as centers rather than as strip commercial.

7. The Lasater property at 5001 Harrison Boulevard: R-1-8 and CP-1. In order for CP-1 to be considered, this property must tie into other commercial developments.
8. Property located at 4550 South Harrison Boulevard (Ligori property): Add CP-1 to the existing R-3 option.

(R-95-45 adopted 10/17/95)

9. Property located on the northwest corner of Harrison Boulevard and 4600 South (Niel Wall and U.S. Government property): Delete CP-1 option and add PI to the existing R-1-8 option on the south property and R-3 on the north property. Future rezoning decisions should consider the ability of the property owner to resolve the existing concerns and physical limitations regarding the property, specifically:
 - a. Relocation of the canal which currently divides the properties.
 - b. Correct illegal subdivision of properties which created a lot with no access from a public right-of-way.
 - c. Establish whether wetlands exist on the properties and mitigate as required.
 - d. Address topographical concerns associated with the property.

(R-96-25 adopted 7/30/96)

10. Glasmann Farm Property: Consider extending the PI zone for all or a portion of the property south of Country Hills Drive between South Ogden City limits and Country Hills Square Condominiums if the following parameters are met:
 - a. The zone boundary lines meet the needs of the planned facility but may

be restricted to avoid the rezoning of large sections of land with no identified plans for development.

- b. The uses in the proposed development are limited to hospital-related uses.
- c. Adequate buffering to surrounding neighborhoods is provided.
- d. The number, general location and size of buildings (square footage and height) are known.
- e. The general layout of roads and circulation pattern are agreed to.
- f. Adequate access for and visibility of the park to the south is provided.
- g. Appropriate tools for conditional zoning and/or a development agreement are established.
- h. Provisions are made that the rezoning applies only when IHC owns the property.
- i. The neighborhood is involved in the creation of the development agreement and/or conceptual plan.

R-97-43 adopted 12/2/97)

11. Properties south of Cedar Village:

Commercial zoning may be appropriate only if development shares access and design themes with the existing Cedar Village commercial development.

(R-2002-5 adopted 2/19/02)

12. Southeast corner of Harrison and Shadow Valley Drive:

- a. Consider an option for R-3/CO
- b. the use would need to be a low traffic-generating use
- c. the development would need to be sensitive to maintaining existing vegetation and natural topography to protect the residence and the visual impact of the corner.
- d. the development will need to incorporate design and materials of the residential structures in the area.
- e. no access would be allowed for the use on Winchester Lane.

(R-2004-36 adopted 7/13/04)

4. Plan Map --- See Attached

5. Directions to the Staff

- A. Prepare a separate zone designation for professional offices.
- B. Prepare a zone to deal with strip commercial.
- C. Revise site plan review process to work on interconnecting parking lots of various commercial centers.

- D. Continue to request UDOT to monitor the intersections of Harrison at 36th Street and at Country Hills Drive to install left-turn phasing when the State standards are met.
- E. Contact UTA regarding lack of bus service to the eastern part of the Southeast Ogden Community.
- F. Engineering Division investigate possible options to mitigate the drainage problem in this Community.
- G. Review connection fee policies to ensure appropriate sewer, appropriate sewer/water reimbursements to the City.
- H. Engineering Division investigate possible options to mitigate the drainage problem on Jackson Avenue in the vicinity of the McKay-West Professional Office Building and the Berean Baptist Church.
- I. Schedule a meeting with representatives of the Planning Commission and McKay-Dee Hospital officials to review the Hospital Master Plan when it has been completed.
- J. Review Sensitive Area Zone to see if the boundary of the zones are still appropriate given recent geologic reports and data.
- K. Legal Staff should prepare wording for an amendment to the Zoning Ordinance regarding “vested rights”.
- L. Reconstruct the intersection of Skyline Drive and Country Hills Drive where the connection forms a triangle (to eliminate the hazardous configuration). If the triangular piece of property is to remain, it must be landscaped.
- M. Redesign and reconstruct the connection between 36th Street and Skyline Drive for better traffic flow and increased safety, but not to facilitate higher speeds.
- N. See quicker response from the Utah State Department of Transportation regarding the synchronization of the traffic signals in Ogden (presently projected from 3 to 5 years).
- O. Improve identification signage, e.g., Country Hills Drive location, indication of approaching Weber State University – keep right.
- P. Work with UDOT to stripe parking along both sides of Harrison Boulevard in front of the University.
- Q. Work with surrounding communities to develop a uniform policy regarding through traffic on Skyline Drive.

(R-93-38 adopted 7/27/93)

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(R-2004-36 adopted 7/13/04)

