

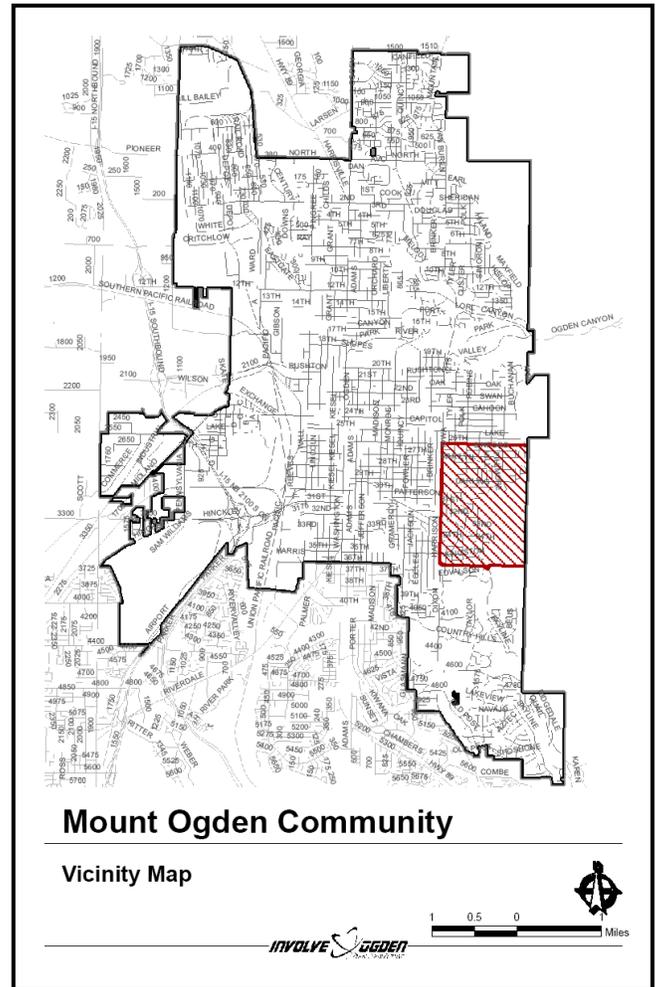
**A. Background**

The Mount Ogden Planning Community is named for the local middle school, the park located within its boundaries, and the prominent peak to the east that towers over the area. The original community boundaries are between 26<sup>th</sup> & 36<sup>th</sup> Streets and Harrison Boulevard and the foothills, as shown in Map 1.

**1. Population Characteristics**

The 2000 Census divides the Mt. Ogden Community into two different census tracts, which are then divided further into block groups and blocks. While these tracts do not exactly match the boundaries of the community, they approximate the neighborhood and offer a wealth of demographic information that can be used to accurately summarize the Mt. Ogden Community. In 2000, the population of the community was approximately 5,949, nearly 13% of the city’s total population at that time. The community consists of 5% of the total land area in Ogden City. The community does not share the same racial composition as the rest of Ogden City. While the Mt. Ogden Community has a population consisting of 91% white and 6% Hispanic or Latino, Ogden City as a whole reports 63% white and 24% Hispanic or Latino. Other demographic characteristics distinguish the neighborhood from the city as a whole:

- The Mt. Ogden Community is older than other parts of Ogden (34.1 median age vs. 28.6);
- Mt. Ogden has smaller households (2.59 people vs. 2.73);
- The neighborhood has a large young adult age group. Chart 1 illustrates that the community has a large amount of college-aged adults, a result of close proximity to Weber State University.



Map 1: Vicinity map showing location of community in Ogden City

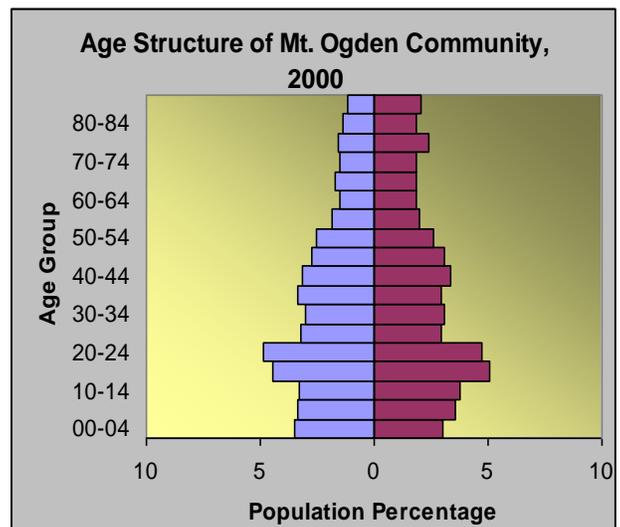


Chart 1: Population pyramid

- The neighborhood has a high education rate (43% of adults have Bachelor’s degree or higher compared to 17% in all of Ogden),
- Relative affluence (median household income of \$47,373 vs. Ogden City’s \$38,950).

Population growth is a city- and region-wide trend that will impact the Mt. Ogden Community. In 2000, the population of Weber County was projected to nearly double by 2050. The population of Ogden City is estimated to increase over 40%. Since there are few opportunities for Ogden to expand its boundaries, the new growth will primarily occur in the form of infill housing and higher density development.



Map 2: Mt. Ogden Park and the ownership of surrounding property

## 2. Land Use / Zoning

The Mt. Ogden Community consists mainly of single residential housing. Multi-unit family housing is found in three locations throughout the community. This includes the development at the top of 29<sup>th</sup> Street, the site of the former St. Benedict’s Hospital, and an apartment complex located in the southwest corner of the community along Harrison. Interspersed among the residential land uses are several government/institutional land uses that consist of schools and churches. All of the commercial uses in the community are found along a limited area of Harrison Boulevard.

One of the most prominent land uses of the community is the large amount of open space. The Mt. Ogden Park complex, which consists of the park, golf course, trails and city-owned undeveloped land, consists of 209 acres (see Map 2). Combined with open space associated with the schools and the federal government, nearly 30% of the total land area in the neighborhood consists of publicly owned open space.

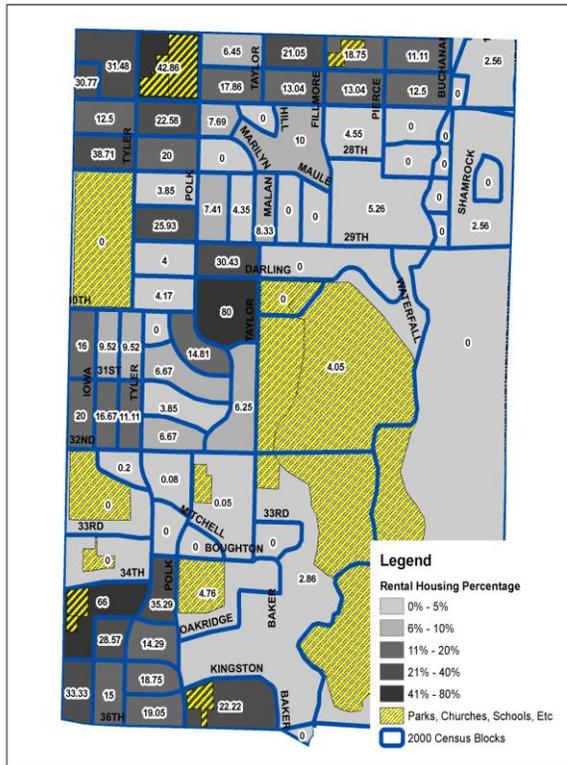
## 3. Rental / Owner Occupancy

An important consideration of a community is the percentage of owner-occupied dwellings. Home ownership tends to foster neighborhood stability, security, and community involvement. Stable neighborhoods have a core of residents who are familiar with each other and watch out for each other and the interests of the community.

The Mt. Ogden Community as a whole has a relatively high rate of home ownership—over 80%. However, there are areas of the community not associated with multi-family housing that have higher rates of rental occupancy. Map 3 shows one area of rental

pressure is along 36<sup>th</sup> Street, undoubtedly a result of the large student population near Weber State University. Many of the private homes in this area are rented to students,

be monitored and the City might consider appropriate measures and incentives to protect the property values of the community.



Map 3: Percentage of blocks in Mt. Ogden Neighborhood occupied by renters

oftentimes several at the same time, which leads to code enforcement concerns when the maximum unrelated occupancy is three individuals per unit.

Another area of higher rental housing percentages is found in the northwest corner of the community. This part of the community contains many small homes built prior to World War II. Lacking the space and conveniences of newer structures, these homes change hands more frequently in order to accommodate changing preferences and growing families. In both situations, the change from homeowners to renters should

#### 4. Housing Stock

The vast majority of the neighborhood’s housing stock is more than 50 years old. Many of these units were built to modest standards and are difficult to retrofit with the amenities of today’s homes. Maintenance of housing units is crucial, especially with so many units about to reach the end of what some may consider their period of planned economic viability. It is also important that housing improvements and additions comply with building codes to ensure their safety and integrity. Despite the age of the housing stock, many residents choose to live in the neighborhood because of the traditional neighborhood elements and the architectural character of these older styles as well as for the other many amenities of the neighborhood.

The development, style, and architecture of residential dwellings in the community have followed identifiable patterns and trends over time. These trends and patterns are generally associated with the decade in which the development occurred. An analysis of the various styles of residential structures found in the community identified five general residential housing styles.

As new or infill development occurs within the community, or additions to existing homes are constructed, the housing style of the new construction should reflect the characteristics of the surrounding existing homes, particularly in the aspects of building height, building mass, roof pitch and exterior materials. However, new designs should be sensitive to accommodate

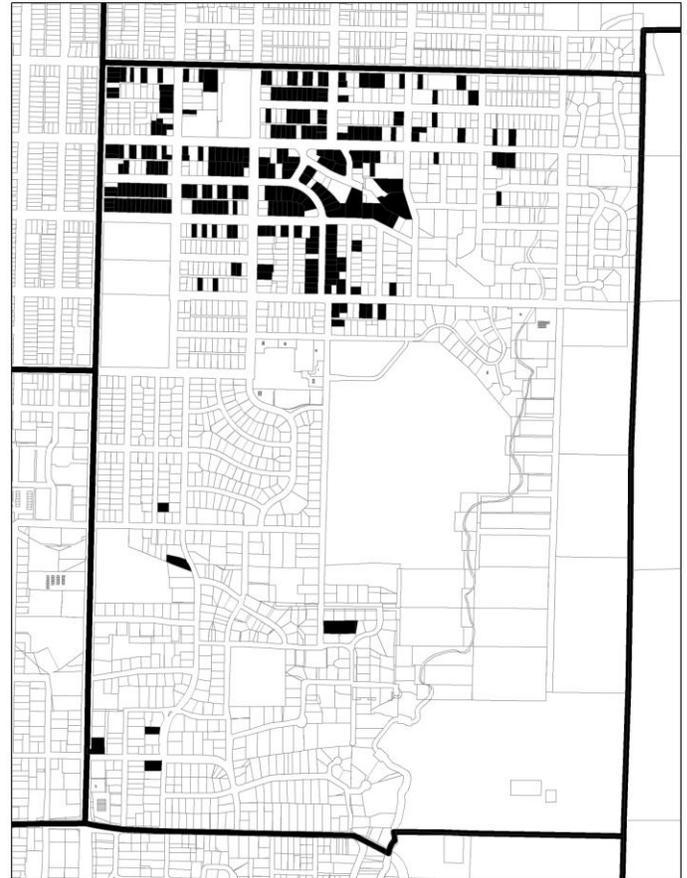
modern behaviors that were not present with older construction practices such as parking for an increased number of automobiles in a manner that reflects older design values.

Each housing style is described on the following pages and photos and maps are provided to illustrate the particular housing styles of past decades.

**Style 1 – 1920-1930s**

Houses constructed during these decades were typically built with brick and have distinctive Tudor and bungalow architecture. Most homes in this style have detached garages located in the rear of the home.

The majority of homes built in this time frame are between 26<sup>th</sup> and 28<sup>th</sup> Streets, no higher than Fillmore Street.



Map 4 – Locations of residential housing style 1



Early 20<sup>th</sup> century Tudor style housing



Early 20<sup>th</sup> century bungalow style housing

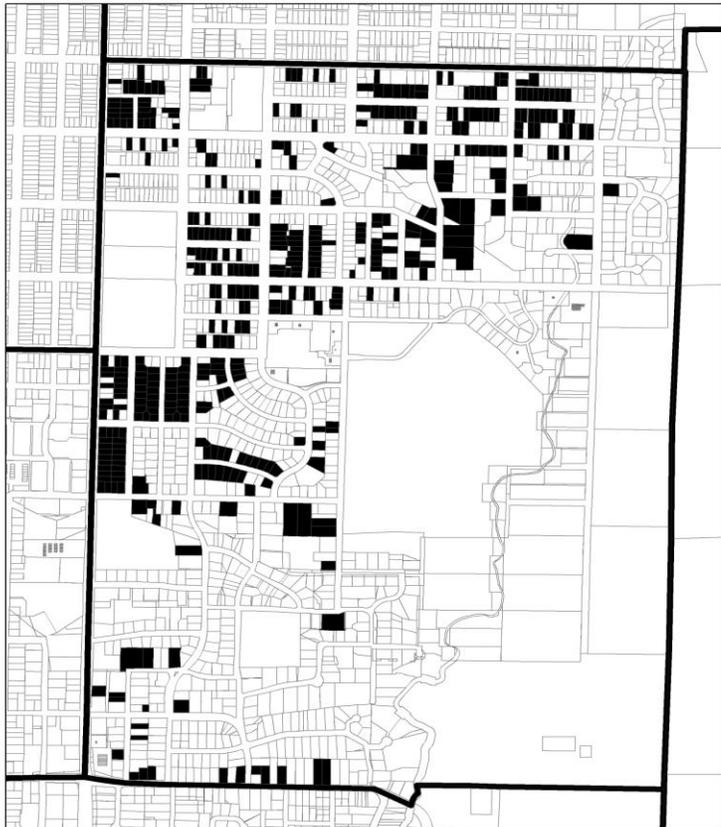
**Style 2 – 1940s**

The need for housing in the 1940s greatly expanded the housing stock in the Mt. Ogden community. The vast majority of these one-story homes were constructed with brick exteriors. While a growing number of homes during this time have an attached garage, the majority still have a detached garage or carport.

As indicated on the accompanying map, this style of housing diffused across the entire community, extending east of Fillmore Street and south of 28<sup>th</sup> street



*1940s brick style housing*



*Map 5 – Locations of residential housing style 2*



*1940s brick style housing*

**Style 3 – 1950-1960s**

Homes built during this time period expanded the community more so than at any other time. These ranch style homes were bigger and built on larger lots than homes that already existed in the area. Generally the one-story, brick structures included an attached garage to accommodate two cars.

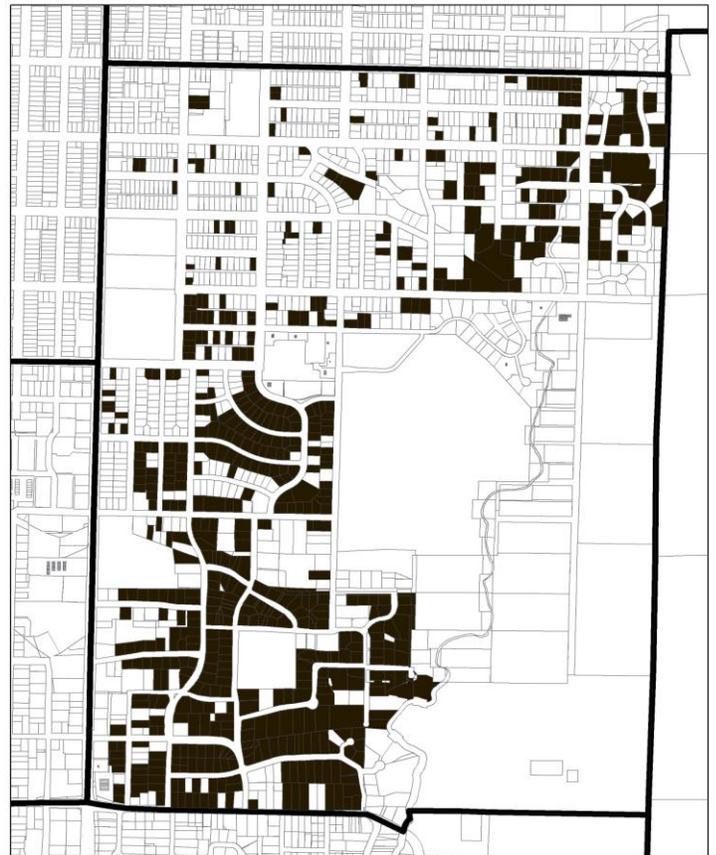
The majority of these homes were built south of 30<sup>th</sup> Street and east of Fillmore Street.



*1950s ranch style housing*



*1950s and 1960s ranch style housing*



*Map 6 – Locations of residential housing style 3*

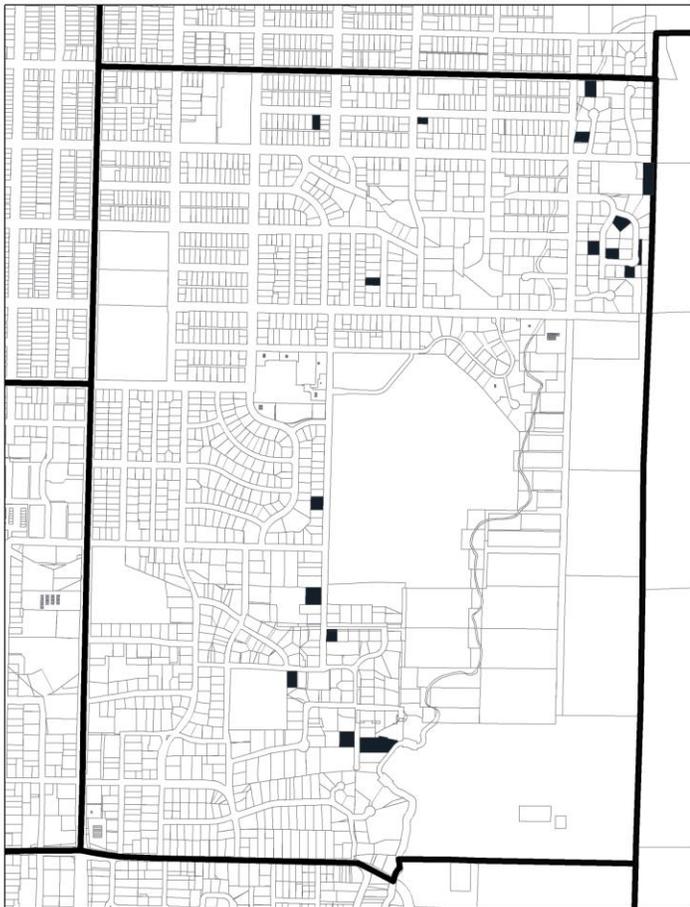
**Style 4 – 1970s**

This style of housing is characterized by split-level construction used to separate different living activities and as an alternative to the Ranch style. Constructed out of various building materials, these homes generally have an attached two-car garage.

This style of housing is found in small numbers throughout the community.



*1970s style split level housing*



*Map 7 – Locations of residential housing style 4*

**Style 5 – 1980 – Present**

Housing in this community constructed during this time is generally built using brick and stucco. The garage is usually highly accessible and visible, catering to the use of the automobile.

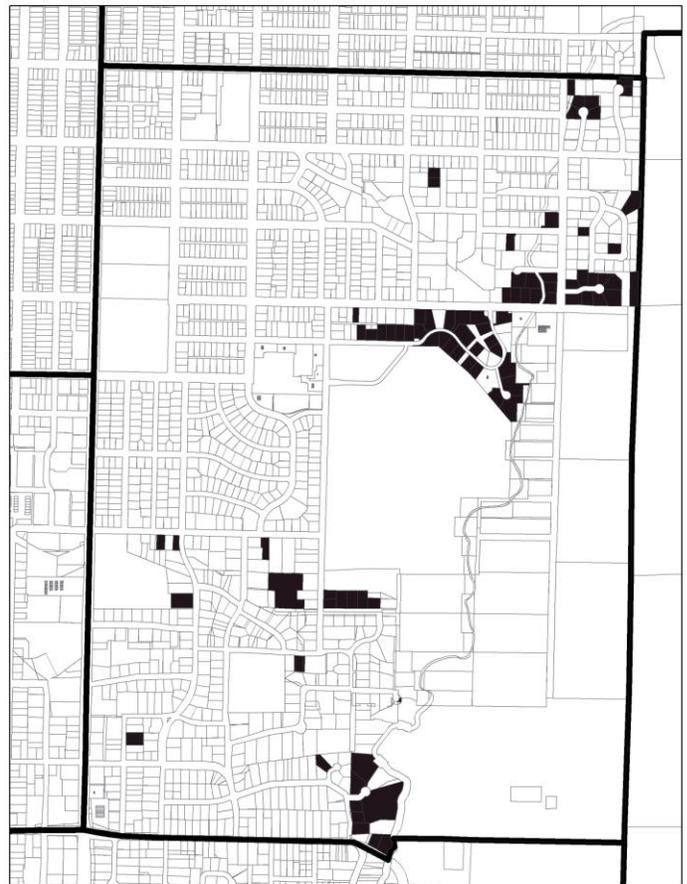
Most of these homes are located close to the foothills, at the edge of development.



*1980s style housing*



*Modern style housing*



*Map 8 – Locations of residential housing style 5*

### B. Community Comment

Community comments and information were collected in several different steps:

- a) A community wide open house was held on June 14<sup>th</sup> and 15<sup>th</sup>, 2006 at Wasatch Elementary School. Several broad issues affecting the community were discussed. Sign-up sheets for advisory committees were circulated.
- b) Five different advisory committees were formed and met several times with Ogden City Planning Staff during the months of August to November 2006. Each committee produced a list of recommendations.
- c) A meeting was held November 2, 2006 for advisory committee members to report the results of each of the committees.
- d) A final community-wide meeting was held November 16, 2006 at Ogden Middle School to present the recommendations of the advisory committees. Residents had the opportunity to provide comments and feedback regarding the advisory committee recommendations.

The following is a list, by topic, of the primary issues identified from the public meetings and by the advisory committees.

#### 1. Neighborhood Identity and Character

Mt. Ogden residents are committed to their neighborhood and take pride in being a part of it. Many residents expressed their desire to retain and enhance the neighborhood identity as a desirable place to live and recreate. They also spoke of creating a strong neighborhood identity that remains constant even as homes change owners and new homes are built. Existing landmarks, as well as new ones, can help to identify the neighborhood and create a sense of

place. Individual property owners should be encouraged to maintain their property and buildings to reflect the quality of the neighborhood.

#### 2. Historic Structures

There are many homes in the neighborhood that are historically significant. Many residents spoke of their desire to encourage the restoration and preservation of these homes and to tell their stories. The designation of an historic district in the Mt. Ogden Neighborhood would further serve to identify the community and to distinguish it as a unique place known throughout the community and the region.

#### 3. Hillside Development

The Mt. Ogden Neighborhood has several areas of private, undeveloped land in the foothills above the community. The nature of the development that happens in these visually important and sensitive areas will have a large impact on the neighborhood. Many residents of the community would prefer to have these lands purchased and become public open space. If that is not possible, then development that is clustered, context sensitive, and low in profile will help to reduce the impacts of development in these areas.

#### 4. Open Space and Parks

Mt. Ogden Park, with its developed park, golf course, and open space, is an important landmark of the community because of its unique location, aesthetics, variety of uses and types of open space provided. Preserving the park and associated open space was an opinion shared by many people in the neighborhood. This area is not only used by local residents but serves the broader region. The golf course and trails are also regional amenities which are valued and enjoyed by neighborhood and residents throughout the region alike. Many residents expressed a desire to develop a plan to increase the amount of publicly owned open space. If that is not an option, the City should

work with the landowners to obtain easements and/or seek a balance with the landowners' development desires and public trail access.

### **5. Public Infrastructure and Services**

Residents of the neighborhood expressed concerns about several different aspects of the existing infrastructure system. Providing adequate water pressure and volume to existing homes and fire hydrants should be a top priority for the City as well as providing sufficient storm water management. Street lights need to be improved to provide better and more pedestrian friendly lighting for the neighborhood. New development should pay the cost of improved infrastructure to meet their needs and not burden existing development.

### **6. Sidewalk Improvements**

The issue of sidewalks was discussed in three different advisory committees. Some residents believed the lack of sidewalks throughout much of the neighborhood added to its identity and felt that sidewalks were only needed around schools and in other areas where pedestrian safety is a concern. Specific areas include 32<sup>nd</sup> Street, 36<sup>th</sup> Street, and Polk between 32<sup>nd</sup> and 36<sup>th</sup>. Other residents desired as many sidewalks as possible given their safety and convenience for pedestrians.

### **7. Infill Housing**

Several large parcels not in the foothills exist in the neighborhood. These tracts of land have the potential for additional residential development. Mt. Ogden residents, with concerns about preserving neighborhood character and identity, have expressed their desire to see these parcels developed in a manner consistent with the rest of the neighborhood. These new developments shouldn't use a "cookie-cutter" approach in designing homes. Instead, new subdivisions should have a diverse variety of housing styles and sizes.

### **8. Housing to Accommodate Future Growth**

Residents acknowledged that population demands will undoubtedly affect Ogden City and the Mt. Ogden Neighborhood. Future multi-unit housing options will be needed to meet this growth. Among the appropriate locations for this housing is Harrison Boulevard.

Additionally, housing demands by students at Weber State University might in part be met by increased allowance for accessory dwelling units (ADUs) in the area of the college.

### **9. Enhance Park Usage**

Many options for enhancing the use of Mt. Ogden Park were mentioned by advisory committee members. Some of the possibilities include increased options for dog owners and their pets, enhanced opportunities for winter recreational uses, and expanded playground areas. Improved signage offering better directions for park users could also improve traffic patterns and park usage. The residents support efforts to improve the marketability of the golf course. If resources are available, possible improvements could include redesigned portions of the golf course as well as expanded services offered by the clubhouse..

### **10. Parking**

Parking is a difficult problem for any visitor of Mt. Ogden Park. In addition to golfers and recreational users, the park hosts a number of organized league sporting events. Inadequate and unused parking lots force many people to park their vehicle along both sides of Taylor Avenue, the public street that forms the western boundary of the park. The parked vehicles create a narrow lane for thru traffic to move and present a potentially unsafe situation. Additionally, the close proximity of Weber State University contributes to a large amount of off-street parking in some parts of the neighborhood.

### **11. Maintain Trails**

Within or adjacent to the Mt. Ogden Neighborhood are some of the most heavily

used trails in the area. These trails should be maintained and kept accessible to the public.

### **12. Harrison Boulevard Corridor**

Harrison Boulevard is the western boundary of the neighborhood and nearly all residents and visitors to the Mt. Ogden Neighborhood travel or cross this major road. Several comments were received regarding this road and ways to improve its aesthetic appeal, pedestrian access, and traffic functionality. Also, making physical improvements to transit stops along Harrison might result in increased ridership along the busy road. The community supports implementing mass transit options recommended by the Wasatch Front Regional Council to help relieve traffic congestion.

### **13. Mixed Use Neighborhood Node**

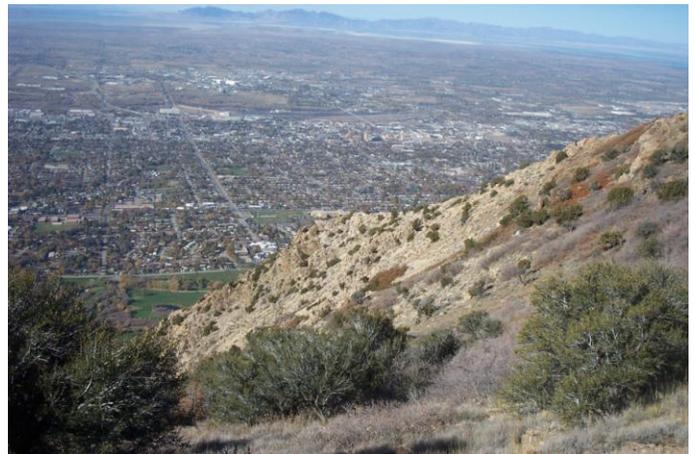
The Harrison Plaza at 32<sup>nd</sup> Street and Harrison was identified as a potential site for future mixed use development. To complement and support the potential mixed use area, higher density residential areas surrounding the site are suitable. These residences could be town homes or row housing accessed by means of an alley. The mixed-use node should include a rapid-transit connection to downtown and to Weber State University. An important consideration in the development of higher density commercial and residential centers is protection of the nearby single family residential areas.

### C. Mt. Ogden Community Vision

The Mt. Ogden Community Vision establishes a comprehensive guide to future physical land use patterns and desired attributes expressed by the Community. The vision was developed through community meetings held at Wasatch Elementary and Mt. Ogden Middle Schools and through advisory committee meetings.

This section will describe the community vision and lay out specific, attainable objectives to realize that vision. Implementation and prioritization of objectives will be addressed in the next section.

The Mt. Ogden Community Vision is expressed using four different topics. These topics are Community Identity, Land Use, Parks and Open Space, and Public Infrastructure and Services.



COMMUNITY IDENTITY

1. Retain and Enhance Neighborhood Character

The Mt. Ogden Neighborhood offers a beautiful and satisfying location to live for its residents. The quiet neighborhoods offer a calm and peaceful place for families. The parks, open space and trails provide an abundance of recreational opportunities that are located minutes away from residents’ front doors. The combination of stunning mountain vistas and close proximity to educational, cultural, and commercial services offer a benefit that is unique and hard to duplicate. Mt. Ogden residents want to maintain and build on these unique characteristics.

The vast majority of the neighborhood consists of single-family homes and protecting and maintaining these homes is an important component of preserving the neighborhood character. Owner occupancy is important in this regard. Just as important is the upkeep and maintenance of properties and buildings so that property owners and those who live in the neighborhood do their part in reflecting the quality of the neighborhood.

Even though a strong neighborhood character can continue as new residents come into the area, an effort should be made to retain long-term residents as much as possible. To ensure the ability of families to grow up in the neighborhood, there need to be opportunities for owners to expand the living space of the homes to meet a growing family’s needs.

Residents mentioned that a sign package would be useful for both identifying the neighborhood and guiding visitors to the park, golf course, and trail heads. Unique and distinctive art can also contribute to a strong neighborhood identity.

Vision Objectives

1. Create a quality sign package that both identifies the neighborhood and also gives direction to major features of the neighborhood from Harrison such as the park, golf course, and trailheads.
2. Create a zoning ordinance that allows for the expansion of existing homes through flexible bulk and area regulations (i.e. setbacks, height, and other yard area standards) but requires context sensitive design to retain neighborhood character. Equally important are revisions that address accessory buildings that are context sensitive in terms of scale and exterior finishes.
3. Explore a partnership with Weber State University and Ogden Arts Commission for the potential of public art in Mt. Ogden Park to help foster neighborhood identity.
4. Enforce current code provisions for yard maintenance and parking of recreational and accessory vehicles.
5. Revise ordinances to prohibit new gated communities and subdivisions from the Mt. Ogden Community.



Example of neighborhood signage

**COMMUNITY IDENTITY**

**2. Infill Housing Consistent with Neighborhood Character**

Over the last 100 years the general pattern of residential development in the Mt. Ogden Neighborhood has occurred lot by lot. This development pattern has resulted in an abundance of housing styles, sizes, and materials all found within blocks of each other. For example, it is not uncommon to see a modest English Tudor home built right next to a sprawling Ranch style house. This variety of housing styles is highly valued by residents of the community and set it apart from many other parts of Ogden City.

Residential infill lots occur when existing partially developed lots are divided so new homes can be added and create more dwellings than what presently exists on the lot. The concern is that this occurs in areas that already have an established architectural theme. New infill development within the neighborhood should reflect this respected community value. New development should be complementary in scale, size, exterior finishes, rooflines, and architectural diversity in order to fit the overall scale and character of existing homes.



**Vision Objectives**

1. Craft zoning requirements that create compatibility design standards for residential infill lots. New requirements for infill lots should take into consideration the following requirements:
  - a. Architectural design that compliments the character of the existing neighborhood;
  - b. Limit frontage widths and the ratio of building width to frontage width to maintain scale between size of home, lot size and existing developed neighborhood;
  - c. Restricting the height of homes so they compliment the character of the existing neighborhood by balancing the needs of the property owner for flexibility with compatibility of the existing neighborhood;
  - d. De-emphasize garages by setting them back from the main face of the building, integrating them into the overall architectural design, and/or using side or rear garage access.



COMMUNITY IDENTITY

3. Protect and Appreciate Historic Structures

Many homes in the Mt. Ogden Neighborhood individually are historically significant and are recognizable throughout Ogden City. A large number of these homes are clustered in the area between 26<sup>th</sup> and 29<sup>th</sup> Streets. The designation of an historic district in the Mt. Ogden Neighborhood would further serve to identify the community and to distinguish it as a unique place known throughout the community and the region.



*Example of potential historic home in neighborhood*

Vision Objectives

1. Consider creation of historic district in the general area of 26<sup>th</sup> and 29<sup>th</sup> Streets, between Polk and Fillmore. The exact boundaries will be determined by the nomination process.
2. Encourage individual homes that are examples of historic styles to be placed on the local and national historic register.
3. Encourage a neighborhood historic committee, working in conjunction with Landmarks Commission, to collect histories and conduct tours of historic homes.



*Example of potential historic home in neighborhood*

LAND USE

**4. Ensure Foothill Development, Where Permitted, is Aesthetically Appropriate and Environmentally Sensitive**

Protecting the foothills from inappropriate development is an important theme for Mt. Ogden residents who feel fortunate to live in such stunning natural surroundings. Not only do the foothills provide beautiful vistas from all over the City, the foothills also provide valuable habitat for native plants and a variety of wildlife. As will be addressed later in this section, Mt. Ogden residents' first desire is that these lands are publicly acquired. If that is not possible, design standards and expectations should be addressed for any development in the foothills. These lands are visible from many parts of the neighborhood and their design should be considerate of their natural surroundings.

Two areas in particular are possible locations of future development. The first is at the top of 29<sup>th</sup> Street, a small parcel zoned with a multi-family designation. The geographic location of this parcel suggests that the land should be considered for rezone to single-family use. However, given the close proximity of another multi-family building, the possibility of multi-family use could be considered with possible height restrictions.

The second tract of land is a large piece of property at the top of 27<sup>th</sup> Street. While not currently within the city boundaries, this area is part of the annexation plan for Ogden City and could be annexed one day into the city.

**Vision Objectives**

1. Retain open space zoning (O-1) on all land currently designated as such in the Mt. Ogden Community.
2. Retain multi-family zoning at the top of 29<sup>th</sup> Street. Any new structure in this zone should not exceed four stories in height.
3. If property at the top of 27<sup>th</sup> Street is annexed into the city, the land use designation should allow large lot single-family development or a Planned Residential Unit Development. The development should limit building sites to the western portion of the property, adjacent to the current city limits, preserving the higher foothill areas as open space and preserving the north-south trails that pass through the area and preserving access from 27th Street to Taylor Canyon.

LAND USE

**5. Allow for Increased Residential Density along Harrison**

Population estimates for Ogden City forecast continued growth for the city. While the Mt. Ogden Neighborhood is primarily a single-family community and the residents prefer to preserve this characteristic, there are appropriate areas for higher density development. These areas are located on the edge of the neighborhood where increased traffic will not disrupt the residences and a variety of transit options are available. Possible types of higher density housing include condominiums, apartments, and town homes.

The stretch of Harrison between Ogden High School and Mt. Ogden Middle School could be appropriate for town homes that would be accessed by means of an alley system. This higher density housing could also include limited commercial use on the corners. Town homes and limited mixed use would also complement the possible mixed use center at 32<sup>nd</sup> and Harrison.

Other forms of housing are appropriate along Harrison from Mt. Ogden Middle School to 36<sup>th</sup> Street. The mix of commercial and office uses in this area could expand to include a residential component on upper levels. This would allow mixing of uses within the same building and/or on the same site.



*Example of town homes with parking in the rear*

**Vision Objectives**

1. Support and preserve the existing single-family nature of the area through maintaining single-family zoning classifications.
2. Encourage rezoning for higher density residential to occur on the east side of Harrison, across from the Harrison Plaza at 32<sup>nd</sup> Street. This will serve to create a buffer between Harrison and the single-family neighborhood to the east. Any high density development in this location should use an alley system to access the units and provide architectural sensitivity for the residences behind the development.
3. Allow limited commercial use on the corners of town homes between 30<sup>th</sup> and 32<sup>nd</sup> Street. These uses are meant to encourage and support the mixed-use node. Any commercial use at this location should be:
  - a. Appropriately suited for the nearby residences (coffee shop, floral shop, professional office);
  - b. Strictly prohibited from further development advancement into the residential areas;
  - c. Limited in height to complement the adjoining residences.

4. Encourage mixed/residential uses in conjunction with commercial and office use along Harrison between Mt. Ogden Middle School and 36<sup>th</sup> Street.



*Example of residential use with limited commercial use on the corner*

LAND USE

**6. Allow Accessory Dwelling Units**

Another form of increased density is Accessory Dwelling Units (ADUs). Weber State University students create a demand for small apartments with close proximity to the campus. The strong demand for this housing has prompted some property owners to rent out both the primary and accessory units without proper zoning approval. Consequently, some single-family areas are morphing into multi-unit rental areas. One strategy to deal with this issue is to make accessory dwelling units possible but to create rules regarding their use such as owner occupancy and off-street parking requirements. Enforcement of regulation regarding accessory dwelling units is essential to making this form of housing complementary to the surrounding neighborhoods.

Accessory dwelling units can also benefit the community, especially in light of the fact that the Mt. Ogden Neighborhood has seen an increase in rental housing. Accessory dwelling units encourage efficient use of existing housing stock, provide homeowners with additional income, allow aging homeowners to remain in their homes longer, and require home ownership.

**Vision Objectives**

1. Consider an accessory dwelling unit overlay in a limited area close to Weber State University that would allow accessory dwelling units. Requirements for such an overlay would include the following:
  - a. Owner occupied;
  - b. Off-street parking requirements;
  - c. Size requirements to ensure accessory apartment remains subordinate to the primary residence;
  - d. Design and appearance standards.



*Examples of neighborhood friendly accessory dwelling units*

**LAND USE**

**7. Promote Mixed Use Neighborhood Node**

Some areas of the Mt. Ogden Neighborhood are suitable for development of mixed-use centers. These compact nodes encourage the mixing of residential and commercial uses. Mixed use nodes are walkable, pedestrian oriented areas that can contribute to the sense of place of a neighborhood as well as provided a variety of residential and commercial opportunities.

Even though it is not technically in the Mt. Ogden Neighborhood, residents expressed interest in the redevelopment of Harrison Plaza located along the west side of Harrison Boulevard and 32<sup>nd</sup> Street. This shopping area previously provided many of the grocery needs for much of the neighborhood. However, the move of the grocery store anchor and the inability to attract new stores has resulted in inefficient use and general disrepair of the property. The residents of the area want to encourage redevelopment of this property into a viable commercial operation that provides needed services to the community, has a higher density residential component, and makes it a possible community focal area.

**Vision Objectives**

1. Consider options for encouraging the redevelopment of the Harrison Plaza located at Harrison and 32<sup>nd</sup> Street into a mixed-use center with transit stop to serve the community.

**LAND USE**

**8. Expand Mt. Ogden Neighborhood Boundaries**

The current southern boundary of the Mt. Ogden Neighborhood is 36<sup>th</sup> Street. This leaves a small portion of residences between 36<sup>th</sup> Street and Edvalson that are currently part of the Southeast Ogden Neighborhood. Because of its geographical location, similar housing and other neighborhood characteristics, it seems reasonable that this section of residences is more suited to the Mt. Ogden Neighborhood.

Weber State University already owns several properties located in this area that has extended beyond Edvalson Drive. The potential exists for the University to expand north beyond its current boundary to create a natural campus expansion that is not divided by neighborhoods or main highways. If this were to occur, considerations should be given to widening 36<sup>th</sup> Street to accommodate new traffic and create an appropriate campus neighborhood edge.

**Vision Objectives**

1. Expand the boundary of the Mt. Ogden Neighborhood by including the properties between 36<sup>th</sup> Street and Edvalson.
2. Consider the possibility of Weber State University expansion in a planned phasing of blocks if it were to occur with other considerations to buffer and protect the character of the remaining community.

**PARKS AND OPEN SPACE**

**9. Retain Park and Increase Open Space**

All of the advisory committees mentioned in some way the importance of Mt. Ogden Park to the neighborhood. Mt. Ogden Park complex refers to the Ogden City owned land that includes the developed park area as well as the associated Mt. Ogden Golf Course, undeveloped area, and trail system. Because they live closest to the park, the Mt. Ogden residents frequent the park more than most Ogden City residents and enjoy the recreation, views, and open space that it provides. However, because of its unique size and characteristics, the Mt. Ogden Park complex is much more than a local attraction. The golf course and trails that wind through the park and nearby properties are a regional amenity that is enjoyed by a larger area than just this community. Because of its prominence in the city and neighborhood, the Mt. Ogden Park complex should be preserved and retained as public open space.

In addition to retaining the current park complex, a strong effort should be made to publicly acquire open space in the area surrounding Mt. Ogden Park. A significant amount of land east of the park is privately owned. While much of this land is outside of current city boundaries is private, it has often been considered as an extension of the Mt. Ogden Park. Efforts to protect the undeveloped qualities and open space perceptions of those lands are an important consideration.



**Vision Objectives**

1. Retain in public ownership all of the property in the Mount Ogden Park complex owned by the City which includes the park, golf course, undeveloped open space and trails.
2. Retain open space zoning designation (O-1) on the Mt. Ogden Park complex, including the park, golf course, and undeveloped area.
3. Develop a city-wide open space plan that creates an open space inventory and explores options for funding open space priorities.
4. Utilize open space acquisition methods such as land trusts, conservations easements, and other similar innovative means to help secure designated open lands, as directed under the open space plan.
5. The City should work cooperatively with the property owners in order to facilitate any purchase of land.
6. If the City is not able to purchase open space land, the City should work to obtain easements and trail access for public use.
7. Support the existing goals, strategies, and objectives of Chapter 6 of the Ogden City General Plan. Specifically support the objectives to protect and enhance open spaces.

**PARKS AND OPEN SPACE**

**10. Enhance Park Usage**

The community expressed a desire to maintain the existing parks and enhance their use for all residents. They suggested improving and expanding the playground areas to meet the needs of the community. The City might consider encouraging and supporting the recreational winter uses of the golf course such as snow shoeing, cross country skiing, and tubing. Dog owners are another group that would appreciate the opportunity to allow their pets to run freely in a designated area.

The Mt. Ogden Golf Course offers beautiful views in a secluded setting to its patrons and any attempts to enhance the golf course should preserve these unique features. Further, if the layout of the golf course does change due to these improvements, compatibility with other recreational uses such as hiking, mountain biking, cross country skiing and other related outdoor activities should be considered.

The clubhouse could also be part of a larger recreational center that provides services for recreational uses such as hiking, mountain biking, cross country skiing and other related outdoor activities.

**Vision Objectives**

1. Improve and expand the playground facilities at Mt. Ogden Park to meet needs of the community
2. Encourage a multi-use clubhouse that provides dining opportunities and promotes winter recreation by furnishing rental equipment or providing concessions.
3. Provide the necessary budget to maintain park space as facilities are upgraded and amenities are improved.
4. Consider options for dog users and non-dog users of trails and parks. Consider an area of a park for off-leash dog use.
5. Encourage continued improvement of marketing of the Mt. Ogden Golf Course. Support feasibility studies that evaluate options to improve playability and user demand for the golf course.
6. Improve access to Marquardt Park from parking lots by a paved pathway.

**PARKS AND OPEN SPACE**

**11. Improve Parking for Mt. Ogden Park**

The subject of parking at Mt. Ogden Park was mentioned by multiple advisory committees. The many leagues and clubs that use the park during the warmer months of the year create a huge demand for parking. Many of the vehicles park along Taylor Avenue that runs along the western edge of the park. These cars line both sides of the street and considerably narrow the road for passing traffic.

Different advisory committees viewed the same problem but with differing perspectives. While one group saw a potential safety hazard, another group saw the parked vehicles as a traffic calming measure. While it is true that the majority of vehicles slow down as they pass the park, there is the occasional vehicle that will recklessly drive through at high speeds and endanger the many children that use the park. Caution would suggest employing some measures to make the situation safer.

**Vision Objectives**

1. Study the issues related to parking along Taylor Avenue adjacent to Mount Ogden Park balancing the needs of residents users of the park areas, and safety and considering as an option allowing parking for park patrons only along the east side of Taylor Avenue. Restrict parking along the west side of Taylor and provide parking permits for residents along the west side of Taylor.
2. Promote the availability of parking in the shared parking lot with Mt. Ogden Golf Course and in the parking lot south of the playing fields. Provide directional signs to direct park users to the parking lots.
3. Introduce traffic calming devices by means of narrowing devices such as neckdowns on Taylor Avenue along the length of Mt. Ogden Park to indicate slower speeds in this area.

**PARKS AND OPEN SPACE**

**12. Protection and Maintenance of Trails**

Trail proximity is an important asset for the Mt. Ogden residents. While many come from around the region to use the trails, Mt. Ogden residents live so close that they are able to walk to the trailheads and use them in their daily exercise schedule. It is important to maintain these trails that are heavily used and prone to abuse.

Currently trails are designated for specific uses such as hiking and biking in some areas. Rather than separate all trails by uses, trails should remain as multi-functional pathways for all activities. The residents prefer that this practice remain for future new trails.

**Vision Objectives**

1. Maintain and protect trails in Mt. Ogden Park.
2. Widen sidewalk along Taylor Avenue in front of Mt. Ogden Park to indicate that it is part of the trail system.
3. Use a three-step approach to ensure public access on traditional trails on private lands:
  - a. Try to acquire property;
  - b. Obtain easements; or
  - c. Foster open communication with private land owners in order to guarantee public access to trails historically open to public use and to expand public access.



*Mt. Ogden Park Middle Trail*



*Walking trail in Mt Ogden Park*

**PUBLIC INFRASTRUCTURE AND SERVICES**

**13. New Sidewalks and Street Lamps**

Sidewalks provide safe areas for pedestrians to walk in and through the community. Connecting sidewalks are not part of the Mt. Ogden Neighborhood due to earlier neighborhood requests. The low-traffic streets allow most pedestrians to walk in the street without a concern for their safety, a practice that has become part of the community identity. Notwithstanding, some residents have expressed a desire for sidewalks in certain areas. Sidewalks do provide a safety aspect along the busy streets of the neighborhood and where young children frequently walk. In a community known for its access and use of trails, sidewalks can be known as “urban pathways”, connections that link places and destinations within the neighborhood to each other.

The City has several programs available to assist in the installation of sidewalks. These include, but are not limited to:

- a. Sidewalks leading to schools;
- b. 50/50 sidewalk replacement program;
- c. Special Improvement District

When sidewalks are not available, residents walk in the streets where steep road crowning often makes it uncomfortable to walk. A systematic program to reduce road crown would make the streets more walkable.

Street lamps provide not only light for the streets, they also add an element of safety to the neighborhood. Residents had several comments concerning the effectiveness of street lamps in the area. In some cases tree foliage blocked the light from reaching the street. In other instances the lamps are not pointed downwards which cause them to inefficiently light up a large area and become a nuisance and distractive glare.

**Vision Objectives**

1. As a top priority, install sidewalks that provide access to schools along 32<sup>nd</sup> Street, 36<sup>th</sup> Street, and along Polk Avenue between 32<sup>nd</sup> and 36<sup>th</sup>.
2. For additional sidewalk priorities, use neighborhood programs to further identify which through streets will receive sidewalks.
3. Explore a systematic program to reduce the crowns of streets.
4. Review placement of current street lights to make sure they provide adequate lighting to the community. Areas where tree growth impacts lighting may require the fixtures to be lowered to function properly.
5. Create a program to systematically install new pedestrian-friendly street lamps in heavy pedestrian areas.



*Example of pedestrian friendly street lamp*



*Traffic pedestrian problems on 36<sup>th</sup> Street*

**PUBLIC INFRASTRUCTURE AND SERVICES**

**14. Improve Public Facilities and Service**

Sewer, storm water management, and culinary water service are some of the most critical functions a city provides for its citizens. Mt. Ogden residents want to ensure that these important components of the city infrastructure are adequate for current and future use.

Residents expressed concern that some homes in the neighborhood are not supplied with adequate water pressure and volume. Additionally, similar constraints are placed on older fire hydrants, some of which have substandard capacity.

Paying for the upkeep and replacement of these systems is also an important consideration. Residents are concerned that any major future development could decrease the overall quality and ability for these systems to function. Care should be taken so that financing improvements to the sewer and water system will be equitable to both present users and future users.

**Vision Objectives**

1. Improve water pressure and volume in areas that do not meet present standards of volume or pressure by the most economical means possible. Make simple repairs first.
2. Identify if there are future opportunities for impact fees which could be economically used to pay for infrastructure improvements as a result of increased demand from new development.
3. Improve water pressure and volume for fire hydrants in the neighborhood that are identified as inadequate.
4. Identify the needs for upgrading the sewer system to adequately handle the flow of water above Harrison Boulevard.
5. Coordinate timing of major public improvements such as water, sewer, storm sewer, and road construction to occur as one project when possible in order to avoid higher costs.

**PUBLIC INFRASTRUCTURE AND SERVICES**

**15. Improve Harrison Boulevard**

Harrison Boulevard serves an important role for residents and visitors of the Mt. Ogden Community. Nearly every vehicle trip in and out of the neighborhood results in either using or crossing this major road. Road construction and traffic jams along Harrison directly affect the ability of residents to travel, especially since very few good alternatives to Harrison exist for north-south traffic.

Because of its prominent place, the functionality and appearance of Harrison Boulevard is an important topic for Mt. Ogden Neighborhood residents. The road should have excellent streetscape design conducive to both automobiles and pedestrians. An effort should also be made to increase the functionality and efficiency of the corridor in order to meet the increased traffic demands of the neighborhood and city.



*Example of a bus shelter*



*Pedestrian Countdown Times*



*Example of a neckdown*

**Vision Objectives**

1. Work with Utah Transit Authority to make improvements to transit stops along Harrison so that they encourage ridership. Such improvements can include:
  - a. Paved waiting areas;
  - b. Waiting shelters and benches;
  - c. Posting of route maps.
2. Improve pedestrian safety along Harrison:
  - a. Install visual countdown times so pedestrians know they have time to cross the road safely;
  - b. Explore neckdowns and other design features to assist pedestrians.
3. Coordinate with UDOT to improve turn movements and intersection design at 36th and Harrison in order to promote functionality and ensure efficient traffic movement. Consider painted directional arrows, especially for the westbound vehicles along 36th Street approaching Harrison, to clarify turning movements
4. Coordinate with UDOT to improve the streetscape of Harrison Boulevard. This includes improving the visual appeal of the street by improving sidewalk conditions, adding street landscaping, providing street furniture, etc.
5. Implement the Wasatch Front Regional Council-recommended transit corridor improvement along Harrison, with a station at or near the mixed-use node at 32<sup>nd</sup> and Harrison.
6. Encourage and support a comprehensive study that evaluates and analyzes the Harrison Boulevard Corridor.

**D. Community Plan Implementation**

The Mt. Ogden Community Vision focuses primarily on four topics:

- a. Community Identity
- b. Land Use
- c. Parks and Open Space
- d. Public Infrastructure and Services

Within this framework the visioning objectives listed in the previous section have outlined ideas that will guide the future development and land use within the community. Ultimately, it is only through implementation of these ideas that the community will realize its vision for an improved and strengthened neighborhood. The following objectives are established for consideration by the City in terms of capital improvements or other means to implement the Community Vision. These objectives are listed by priority.

**1. Community Identity Vision**

Objective A – Consider creation of historic district in the general area of 26<sup>th</sup> and 29<sup>th</sup> Streets, between Polk and Fillmore. The exact boundaries will be determined by the nomination process.

Implementation Responsibility:  
Landmarks Commission, Planning Staff, and City Council

Resources:  
Planning Division Staff, CLG Program Funds, Individual Property Owners

Objective B – Create a quality sign package that both identifies the neighborhood and also gives direction to major features of the neighborhood from Harrison such as the park, golf course, and trailheads.

Implementation Responsibility:  
Public Works Department, Planning Division, UDOT

Resources:  
Capital Improvements Program

- 2. Objective C – Craft zoning requirements that create compatibility design standards for residential infill lots. New requirements for infill lots should take into consideration the following requirements:
  - a. Architectural design that compliments the character of the existing neighborhood;
  - b. Limit frontage widths and the ratio of building width to frontage width to maintain scale between size of home, lot size and existing developed neighborhood;
  - c. Restricting the height of homes so they compliment the character of the existing neighborhood by balancing the needs of the property owner for flexibility with compatibility of the existing neighborhood;
  - d. De-emphasize garages by setting them back from the main face of the building, integrating them into the overall architectural design, and/or using side or rear garage access.

Implementation Responsibility:  
Planning Commission and City Council

Resources:  
Planning Division Staff

**2. Land Use Vision**

Objective A – Expand the boundary of the Mt. Ogden Neighborhood by including the properties between 36<sup>th</sup> Street and Edvalson.

Implementation Responsibility:  
Planning Commission and City Council

Resources:  
Planning Division Staff



2. Objective B – Consider an accessory dwelling unit overlay in a limited area close to Weber State University that would allow accessory dwelling units. Requirements for such an overlay would include the following:
- a. Owner occupied;
  - b. Off-street parking requirements;
  - c. Size requirements to ensure accessory apartment remains subordinate to the primary residence;
  - d. Design and appearance standards.

Implementation Responsibility:  
Planning Commission and City Council

Resources:  
Planning Division Staff

Objective C – Consider options for encouraging the redevelopment of the Harrison Plaza located at Harrison and 32<sup>nd</sup> Street into a mixed-use center with transit stop to serve the community.

Implementation Responsibility:  
Planning Commission, City Council, and Private Development

Resources:  
Planning Division Staff

Objective D – Encourage rezoning for higher density residential to occur on the east side of Harrison, across from the Harrison Plaza at 32<sup>nd</sup> Street. This will serve to create a buffer between Harrison and the single family neighborhood to the east. Any high density development in this location should use an alley system to access the units and provide architectural sensitivity for the residences behind the development.

Implementation Responsibility:  
Planning Commission, City Council, and Private Development

Resources:  
Planning Division Staff

Objective E – Retain multi-family zoning at the top of 29<sup>th</sup> Street. However, any new structure in this zone should not exceed four stories in height.

Implementation Responsibility:  
Planning Commission and City Council

Resources:  
Planning Division Staff

### 3. Parks and Open Space Vision

Objective A – Develop a city-wide open space plan that creates an open space inventory and explores options for funding open space priorities.

Implementation Responsibility:  
Planning Division, Parks and Recreation, Mayor, and City Council

Resources:  
Capital Improvements Program, State Open Land Funds, Private Donations

4. Objective B.1 – Study the issues related to parking along Taylor Avenue adjacent to Mount Ogden Park balancing the needs of residents users of the park areas, and safety and considering as an option and considering as an option allowing parking for park patrons only along the east side of Taylor Avenue. Restrict parking along the west side of Taylor and provide parking permits for residents along the west side of Taylor.

Implementation Responsibility:  
Community and Economic Development Department, Engineering Division

Resources:  
Capital Improvement Program

Objective B.2 – Promote the availability of parking in the shared parking lot with Mt. Ogden Golf Course. Provide directional signs to direct park users guiding them to the parking lot.

Implementation Responsibility:  
Community and Economic Development Department, Engineering Division

Resources:  
Capital Improvement Program

Objective B.3 – Introduce traffic calming devices by means of narrowing devices such as neckdowns on Taylor Avenue along the length of Mt. Ogden to indicate slower speeds in this area.

Implementation Responsibility:  
Community and Economic Development Department, Engineering Division

Resources:  
Capital Improvement Program

Objective C – Encourage a multi-use clubhouse that provides dining and recreational use in addition to regular golf functions.

Implementation Responsibility:  
Community & Economic Development Department, Public Services Department

Resources:  
Capital Improvements Plan

#### **4. Public Infrastructure and Services Vision**

Objective A – As a top priority install sidewalks that provide access to schools along 32<sup>nd</sup> Street, 36<sup>th</sup> Street, and along Polk between 32<sup>nd</sup> and 36<sup>th</sup>. Use neighborhood programs to further prioritize which through streets will receive sidewalks

Implementation Responsibility:  
Engineering Division, Mayor, City Council

Resources:  
Capital Improvements Plan, Special Improvement District

Objective B – Improve water pressure and volume in areas that do not meet present standards of volume or pressure by the most economical means possible. Make simple repairs first.

Implementation Responsibility:  
Public Services Department

Resources:  
Capital Improvements Plan, Special Improvement District