



**OGDEN CITY PLANNING COMMISSION
2549 WASHINGTON BOULEVARD
OGDEN, UTAH**

AGENDA

November 4, 2015

There will be a meeting of the Ogden City Planning Commission held November 4, 2015, at 5:00 p.m. in the City Council Chambers on the 3rd Floor of the Ogden City Municipal Building, 2549 Washington Boulevard. A work session field trip will leave the Municipal Building Parking Lot at 4:00 p.m. The following items will be discussed during the work session as well as in the regular meeting. However, formal consideration, open discussion and decision making process will be limited to the regular meeting.

<u>Approximate Start Time*</u>	<u>Agenda Item</u>	<u>Recommendation to:</u>
	PLEDGE OF ALLEGIANCE – led by Mark Orton	
5:00 p.m.	1. <u>Approval of the Minutes</u> , of the regular meeting held October 7, 2015 and work session held October 21, 2015.	
5:00 p.m.	2. <u>Public Hearing, Preliminary Subdivision Approval</u> , Woodward Subdivision, approximately 1776 23 rd Street. (Attachment A)	Mayor – 11/6/15
5:10 p.m.	3. <u>Conditional Use Permit/CBD Site Plan</u> , to allow tire display in the CBD, at approximately 2650 Wall Avenue. (Attachment B)	Mayor – 11/6/15
5:30 p.m.	4. <u>Encroachment Permit</u> , to allow a 5’ fence along the sidewalk of 1500 East (Attachment C)	Mayor – 11-6/15
5:45 p.m.	5. <u>Conditional Use Permit</u> , to allow food manufacture at the YCC, approximately 2261 Adams Avenue. (Attachment D)	Final Action
6:00 p.m.	6. <u>Consideration to amend Development Agreement</u> , Exhibits B & C for the Meadows at Riverbend Phase 4, 351 Park Boulevard. (Attachment E)	RDA
6:20 p.m.	7. <u>Public Facility Site Plan</u> , to allow new restroom/pavilion at Lester Park, approximately 663 24 th Street. (Attachment F)	Mayor – 11/6/15
6:35 p.m.	8. <u>Public Hearing, Preliminary Subdivision Approval</u> , Mountain View Townhomes Private Subdivision, approximately 800 W. Harrisville Road. (Attachment G)	Mayor – 11/6/15
	<u>Reports:</u> Ogden Trails Network – Ross Patterson Bicycle Initiative – Rick Southwick/Robert Herman Gibson Community Steering Committee – Bryan Schade	
	<u>Review of Meeting</u>	

**Mayor’s Administrative Review Meeting
Friday November 6, 2015 - 10:00 a.m.
9th Floor, Municipal Building**

***The City Council meets the first, third and fourth Tuesdays of each month. Please contact the City Council Office at 629-8153 for agenda information**

***Start times are approximate – item may be discussed before or after identified start time**

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids or services for these meetings should call Ogden City Management Services at 629-8701 (TDD# 629-8949) or by e-mail: adacompliance@ci.ogden.ut.us giving at least 48 hours advance notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the Ogden City Limits on this 30th day of October, 2015. These public places being 1) the Ogden City Planning Office; 2) the 2nd floor lobby of the Municipal building, and 3) the Weber County Library
Tracy Hansen, Ogden City Recorder

Unofficial draft of the proceedings of the meeting of the Ogden City Planning Commission held October 7, 2015. This draft does not constitute official minutes of the Planning Commission, and will not, until approved by the Commission. Official minutes may vary significantly from these draft proceedings. Meeting was conducted by Vice-Chair Herman and began at 5:01 p.m.

Members Present: Robert Herman, Vice-Chair
Cathy Blaisdell
Lillie Holman
Mark Orton
Ross Patterson
Bryan Schade

Members Excused: Janith Wright, Chair
Rick Southwick

Staff Present: Greg Montgomery, Planning Manager
Rick Grover, Deputy Planning Manager
John Mayer, Planner
Joseph Simpson, Planner
Jannette Borklund, Planning Technician
Mara Brown, City Attorney
Jay Lowder, Public Ways & Parks Manager
Perry Huffaker, Parks Manager
Jeremy Smith, Neighborhood Development

Others Present:	Gidget Arena	Ron Marking	Rebecca Thomas Maurer
	Michael Hinkman	Justin Hadley	Scott E. Allen
	Rhonda Bachman	Jamie Walker	James Barton
	Tim Bachman	Georgia Walker	Valerie Barton
	Greg Glissmeyer	Matt Steiner	Ed Sarver
	Nancy Nightingale	Troy Foote	Chris Hatch
	Shalae Larsen	Harold Amalfitano	Ralph Mitchell

1. Approval of the Minutes, of the regular meeting held September 1, 2015 and work session held September 15, 2015
2. Common Consent:
 - a. Public Hearing, Preliminary Subdivision Plat Amendment, for Ogden Bungalows Subdivision at approximately 2450 Fowler Avenue.
 - b. Request for Encroachment Permit, to allow a fence at 935 29th Street.
 - c. CBD Site Plan, for new sign at the Junction Plaza.
3. CBD Site Plan, for meat cooler for Bonneville Meats, approximately 220 21st Street
4. Conditional Use Permit, to allow cell tower panels at 1980 36th Street
5. Public Hearing, General Plan Amendment, to amend annexation plan for areas in Southeast Ogden
6. Public Hearing, Petition to Amend Zoning Ordinance, to allow infill provisions to be employed in other residential zones throughout the City.
7. Request to amend Development Agreement, for Lincoln Place Lot #3 at approximately 253 12th Street.
8. Public Hearing, Petition to amend PI Ordinance, to eliminate maximum number of beds in assisted living or retirement facilities
9. Public Hearing, Proposed Ordinance Amendment, for Mobile Food Trucks regulations.
10. Public Hearing, Petition to Amend East Central Community Plan, to consider allowing additional parking at Lester Park.

Reports: Landmarks Commission – Ron Atencio
Ogden Trails Network – Ross Patterson
Bicycle Initiative – Rick Southwick/Robert Herman

Review of Meeting

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1. Approval of the Minutes, of the regular meeting held September 1, 2015 and work session held September 15, 2015.

A motion was made by Commissioner Blaisdell to approve the minutes as prepared. Motion was seconded by Commissioner Schade and passed unanimously.

2. Common Consent:

- a. Public Hearing, Preliminary Subdivision Plat Amendment, for Ogden Bungalows Subdivision at approximately 2450 Fowler Avenue.

Mr. Simpson reported Community Development is asking for an amendment to three lots in the Bungalows Subdivision as additional land has become available, and they are proposing to incorporate the additional property into those lots. In order to approve a subdivision amendment, the Commission is to find there is a good cause for the amendment and that it complies with both the Subdivision and Zoning Ordinances, The amendment will increase lot sizes which is useful for the project, and the new lots will have more uniform lines. The lot widths would not be affected. Staff recommendation is for approval, subject to comments from Engineering, Legal and addressing reviews being obtained and satisfied.

MOTION: A motion was made by Commissioner Holman to recommend preliminary approval based on the findings there is good cause for the plat amendment, the amendment as proposed is in full compliance with both the Zoning and Subdivision Ordinance, and there are no reasonable measures associated with the plat amendment in place to protect public health, safety and welfare. Approval is subject to all departmental staff comments being obtained and satisfied. Motion was seconded by Commissioner Orton and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

- b. Request for Encroachment Permit, to allow a fence at 935 29th Street.

Mr. Simpson reported this request is for construction of a fence within the sidewalk but still on public property for a home at 29th Street and Fowler Avenue. The desire is for a 3' wood fence to be located along the sidewalk. Engineering requires 6" for the maintenance of the sidewalk, but has no objection to the encroachment. He stated in his research, he found that 29th Street had been vacated in 1994 so that the property line is now 6" inside the sidewalk, so the encroachment requested is 6" on the 29th Street side and 4' on the Fowler side of the lot. The Commission is to determine the adjacent property owner agrees with the request, there is good cause for the encroachment, the encroachment will not interfere with the use of the public way, and that Engineering department's review is taken into consideration. He stated the owner is the applicant and the petition serves as a written permission. The use of the sidewalk will not be affected, and Engineering has reviewed the request, and their information is provided. The cause for the encroachment is due to the small lot area, with the lot width being only 35'. If the fence were to be at the property line, it would serve no purpose, as there would be little yard space within the area. Staff recommendation is for approval of a 3' fence to be 6" inside the sidewalk on both 29th Street and Fowler Avenue.

MOTION: A motion was made by Commissioner Holman to recommend approval of the fence to be 6" inside the sidewalk based on the findings written support has been obtained by the adjacent property owner, the applicant has demonstrated good cause for the encroachment, and it will not interfere with the use of the sidewalk or utilities.

Motion was seconded by Commissioner Orton and passed unanimously with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

c. CBD Site Plan, for new sign at the Junction Plaza.

Mr. Montgomery reported the City desires to construct an international sign to promote the Junction and to acknowledge Ogden's sister city, Hof, Germany. The proposal is for eight poles of various heights, with each containing three signs pointing to various locations and giving mileage distances. Because this is in a public space and will become public art, Commission approval is necessary to assure its compliance with the General Plan. The Plan indicates public art should celebrate Ogden and its environment, and also indicates ways to tell stories of Ogden to promote tourism. He felt the proposed sign is consistent with these policies, and Staff recommendation is for approval of the sign as proposed.

MOTION: A motion was made by Commissioner Holman to recommend approval of the sign based on the findings it is consistent with the General Plan. Motion was seconded by Commissioner Orton and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

3. CBD Site Plan, for meat cooler for Bonneville Meats, approximately 220 21st Street

Mr. Grover indicated the applicant was not available to attend the meeting but asked him to present the project. The request is for construction of a cooler to service the existing Bonneville Meats business. As the property is in the CBD, Planning Commission approval is required to assure the materials and appearance are compatible with the surrounding buildings in the CBD area, as well as to assure appropriate landscaping is provided. The structure is not visible to the public street due to large existing buildings. While the material of galvanized steel is not typical to the CBD, because it cannot be seen, Staff feels the material is acceptable. The main Bonneville Meats building is glazing and block with brick accents, which relates to the CBD. Because parkstrip landscaping has been destroyed with maneuvering of heavy equipment, Staff is requesting the vegetation be re-established with the use of sod and a 2" caliper street tree with the variety of tree to be approved by the Urban Forester. Staff recommendation is for approval, subject to the parkstrip being revegetated and a 2" caliper tree being installed, to be approved by the Urban Forester, as well as all departmental staff comments being satisfied.

MOTION: A motion was made by Commissioner Schade to recommend approval subject to the parkstrip being revegetated with lawn and a 2" caliper tree approved by the Urban Forester being installed, as well as all departmental staff comments being satisfied. Approval is based on the findings the cooler will comply with the regulations and requirements of the Development Code, and will relate to the surrounding buildings. Motion was seconded by Commissioner Blaisdell and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

4. Conditional Use Permit, to allow cell tower panels at 1980 36th Street.

Mr. Justin Hadley stated Sprint is proposing to install an additional antenna array on the existing tower. He stated while this had been previously approved by the Commission, there had been some concerns with the approved landscaping plan for which he is asking for a revision.

Mr. Mayer stated the Commission had approved the antenna array in May of this year and had required landscaping around the compound. Since that time, it has been found the City Engineering division has eliminated the waterline to the area, and the approved vegetation cannot be established. The City urban forester has approved a seed mix which could provide some relief

to the site but would not require irrigation. It is anticipated the mix would be installed this November and would begin to grow during the next season. As a review, the previous approval was for an additional array of equipment at the 32' height on the 45' pole. The array is to be painted to match the existing array and pole. Staff recommendation is for approval of the antenna apparatus subject to the equipment being painted light brown and the prescribed seed mix being installed.

Commissioner Schade asked if new equipment is being installed, stating he was confused as to whether the previously approved array was in place. Mr. Mayer responded that this is actually a re-approval of the action that was completed in May, and that the antennas had not been installed as building permits could not be obtained until the landscaping details had been worked out with the City. These are the same antennas that were approved earlier this year.

MOTION: A motion was made by Commissioner Holman to approve the conditional use permit based on the findings the proposed addition will not be detrimental to persons or property, is compatible with the intent, function and policies in the General Plan, will conform to the character of the site, adjacent properties, surrounding neighborhoods and other existing development, and will comply with the regulations of the Development Code. Approval is subject to the new antennas being painted light brown to match the existing pole and antennas and installation of the seed mix as proposed. Motion was seconded by Commissioner Blaisdell and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

5. Public Hearing, General Plan Amendment, to amend annexation plan for areas in Southeast Ogden

Mr. Montgomery stated each city in Utah is required by State law to identify areas for future annexations, and the annexation plan was last updated in 2002. He stated South Ogden City has recently been updating their annexation plan and had contacted Ogden regarding a particular property which is identified in Ogden's plan. Due to the slope of the hillside, access to this property would be difficult from Harrison, and the ability for water and sewer to be provided by Ogden City is difficult. The owner of this property also owns additional property to the east, which is in South Ogden, where access can be provided. It appears this property would be better serviced by South Ogden City, and the request is to eliminate it from Ogden's Annexation Policy Plan so that it can be added to that of South Ogden City.

As Staff was reviewing the annexation plan in the southeast section, it also was discovered some residential lots are receiving tax notices from both Ogden City and from Weber County. It has been found that the Royal Oaks Subdivision was recorded, but that the lots extended beyond Ogden City limits, and the rear of these lots are in unincorporated Weber County. This property is also adjacent to a canal line which is within South Ogden City's boundary. The rear of these lots are between the two jurisdictions. Staff is suggesting the annexation plan be amended to include this area for future annexation so they may be annexed in the future. This action would not trigger the annexation of the properties, but would allow the residents to petition for annexation in the future and by being identified in the Plan, the City could move forward with the annexation.

He also reviewed the text language which would be revised, stating in both cases, no annexation or de-annexation is being approved at this time, but the Plan is required to be amended. In the first case, it would allow property in unincorporated Weber County to be annexed by South Ogden City, and in the second case it would allow unincorporated property to be annexed by Ogden City.

Mr. Harold Amalfitano, 4773 Glasmann Way stated there are no sidewalks and asked if the

property being annexed would cause sidewalks to be installed.

Mr. Ralph Mitchell, 4777 Glasmann Way, asked about the effect of the action on property taxes. He stated there has been no ability to access lots from the rear due to the existing canal and asked if road access could be established so residents access their rear yards.

As there were no additional public comments, a motion was made by Commissioner Blaisdell to close the public hearing. Motion was seconded by Commissioner Schade and passed unanimously.

Mr. Montgomery stated the annexation would not trigger the installation of sidewalks, but he could investigate why sidewalks were not installed at the time the subdivision was approved. He reviewed the taxing entities of both Ogden City and Weber County, indicating some are the same while others may raise or lower taxes. In his research he found the typical resident would pay \$3-5 per year if the property were to be annexed into Ogden City. The annexation would eliminate the confusion of residents from receiving two tax notices. He stated he did not know the answer about access to the rear of lots. Again, this action is to amend the Plan, rather than actually annexing the property. The actual annexation would typically be triggered by a petition by the property owners.

Mr. Ed Sarver, resident on Old Post Road asked about the potential taxing difference for the property along Harrison. He asked if this were based on vacant land or whether it is based on the residential buildings. Mr. Montgomery stated the rate of taxes is applied to the taxable rate of the property. It is assessed differently if vacant than if there is a building and the property is improved. The value of the property is what the taxes are based upon.

MOTION: A motion was made by Commissioner Schade to recommend approval of the amendment to the Annexation section of the General Plan in the southeast Ogden area by eliminating the property at approximately 5594 Harrison Boulevard and to include properties at the rear of lots on the west side of Glasmann Way between 4600 S and 4850 S. based on the findings the language proposed is consistent with the ability of the City to serve these properties, is consistent with the ability of which jurisdiction can provide urban services, is consistent with the policy of annexations being a means to eliminate unincorporated islands and is compliant with Utah State Code. Motion was seconded by Commissioner Orton and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

6. Public Hearing, Petition to Amend Zoning Ordinance, to allow infill provisions to be employed in other residential zones throughout the City.

Ms. Rhonda Bachman stated she is representing properties at 872 Washington Boulevard and 492 Chester. This property has been owned by Mr. Allen since 2007 and it has not been marketable. The current zoning is R-1-6 and C-2. It is her desire to either rezone the property to R-4 or to amend the Ordinance to allow infill regulations to be applicable to this area. She stated there have been problems with the maintenance of this vacant property due to pests such as rodents and raccoons, and it also is attractive to transients.

Mr. Mayer stated Staff has felt the better solution for the development of this property would be to incorporate the infill provisions, but these are restricted to the East Central neighborhood, stating an infill project is allowed as a conditional use in either the R-2EC or R-3EC zones. Staff is suggesting the infill provisions be expanded to be allowed in the R-1-5 and R-1-6 zones. The infill ordinance is an avenue whereby inner blocks can be developed at a higher density. It also suggests an exceptional design quality is anticipated with amenities such as improved open

space. It also directs toward a more form-based project.

Commissioner Schade asked if these are anticipated in other residential zones as well, or whether other properties in the East Central for other zones in the East Central community also would be considered. Mr. Mayer stated historically the infill provisions have been limited to the East Central community as they are allowed only in the R2-EC and R-3EC zones. Discussion continued whether it also should include the R-2 and R-3 zones throughout the City or whether the intent is for increased density in the R-1 zones. Mr. Mayer stated most other residential zones are built out, and there are few isolated inner lots which are typical in these older neighborhoods. He indicated it would be well to amend the language as proposed to specifically identify the zones where infill is allowed, which would be the R-1-5, the R-1-6, the R-2EC and R-3EC. He further clarified that infill projects would be listed as a conditional use, and that the intent is that a better project would be developed than is allowed under the zoning regulations. During the conditional use review process, the Commission could determine a particular project is not desirable due to its height, placement of buildings, or other concerns if it is found not to be compatible with the surrounding community.

As there were no public comments, a motion was made by Commissioner Blaisdell to close the public hearing. Motion was seconded by Commissioner Schade and passed unanimously

MOTION: A motion was made by Commissioner Schade to approve the proposed language, with the additions of the specific zones where the infill provisions would be applicable to include the R-2EC, R-3EC, R-1-5 and R-1-6 zones based on the findings the proposed amendment is consistent with the General Plan and the purpose of the R-1-6 zone. Motion was seconded by Commissioner Holman and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Schade and Herman voting aye.

7. Request to amend Development Agreement, for Lincoln Place Lot #3 at approximately 253 12th Street.

Mr. Matthew Steiner stated this request is to amend the concept site plan and change the location and size of the building they are proposing to purchase. He displayed the current plan, stating it shows a larger building to the rear of the only lot left within the project. Their request is not to replace the existing site plan but to provide an alternative which might be more viable in locating tenants. Their request would be to move the building towards 12th Street, providing additional landscaping and to place parking to the back of the building, but would still be done so that it would not be detrimental to the existing residential neighborhood. While the main entrance to the building would then be from the south, a rear entry would also be available.

Commissioner Blaisdell asked about whether doors are shown in the north elevation of the building. Mr. Steiner indicated there would be functional doors, but they would not be for customers. Commissioner Schade asked about the delivery area, stating it would be preferable for deliveries to occur at the south, and not facing 12th Street. He also asked about the location of dumpsters and accessibility of utilities to the proposed building. He also asked if both a monument sign and building signage would be allowed. Mr. Mayer stated the amount of signage would be based on the building's frontage on the street, and in some instances, there is the ability to have both.

Mr. Mayer stated this lot is part of an overall area which was rezoned from R-2 to C-2/CO in 2006 at which time an overall development agreement was established. Since that time, last year the development agreement was amended to increase the timing for development, as well as to amend the development plan and building elevations, and two new fast food restaurants have since opened to the west of this lot. He stated the Commission is to determine to what degree the

site plan should deviate from the original plan, and should change be based on what has now been developed. He stated the applicant is proposing two major changes in addition to reducing the size of the original structure. The building would be pushed forward to be closer to 12th Street, and its access and parking would be oriented away from 12th Street and be from the rear of the building. He stated the original design was proposed in order to shield the neighborhood from parking, so that the building itself would create a barrier to the neighborhood. The proposal also is to create four separate units within the building, stating the reduction in size of building than what was originally proposed is something the Commission should consider. The development agreement also requires a north façade, which would then also be eliminated. He also presented a proposal which would move the building forward and allow the south entry, but would enhance the landscaping within the lot. He stated if the Commission feels it is appropriate to amend the development agreement, Staff recommends the enhanced landscaping plan also be adopted.

Mr. Mayer indicated he has been contacted by the owners of the Arby's restaurant, which is part of this overall project who has asked the item to be tabled so they can further study the issue. He stated existing restaurants are concerned that the building proposed could house up to four individual fast food restaurants which would be detrimental to those already built in the area, feeling the block should not become saturated with fast food.

Vice-Chair Herman noted there is no recommendation of Staff. Mr. Mayer stated he had presented three options, to retain the existing agreement, to change the plan as proposed, or to incorporate the additional landscape plan. He stated the Commission should base their decision on whether the intent of the General Plan is satisfied, and whether the proposed use is compatible with the neighborhood, and whether the internal use of this proposal is within the anticipated parameters of the project.

Attorney Brown stated this determination by the Commission is administrative rather than legislative and while the action can be denied, the Commission must have adequate findings to assure the action is compliant with the Zoning Ordinance or the development agreement.

Mr. Greg Glissmeyer stated he had purchased the entire property in 2007 and pursued the rezoning and development agreement. He stated he has had difficulty in securing tenants for the size of building shown in the development agreement. He stated the building is too far from the street and is not visible to travelers along 12th Street. He expressed support of the amendment and the overall new project as proposed.

Mr. Troy Foote, a partner in the Arby's Restaurant, expressed concern for the use proposed. He indicated the anticipated expectation at the time the Arby's was built was that this would be a 14,000 square foot office or retail space and its employees and/or customers might eat at the restaurant. The use now proposed could bring in four additional eating establishments, stating it is not good business to saturate the block with seven fast food restaurants between Lincoln and Grant. He felt the competition of more restaurants would affect existing businesses, and felt the site is more suited for additional retail or office space.

Commissioner Blaisdell asked if the original agreement was specific in uses for the future buildings. Mr. Mayer indicated the agreement identified some particular uses which would not be appropriate but would allow most C-2 uses without requiring additional review by the Commission once the development agreement was approved.

Commissioner Blaisdell stated she sees an existing traffic flow pattern, allowing cars to circulate throughout the project, traveling both in front of and in back of each building. She stated she favors parking in the back of the buildings. Vice-Chair Herman felt the intent of the original plan

is being compromised as the agreement has been changed over time, stating the conditional overlay zoning requires a particular type of project, which is no longer what is proposed. Commissioner Schade expressed concern that the back side of the building would be towards a main thoroughfare such as 12th Street, stating it has long been the desire of the Commission to have buildings facing streets, particularly on main arterials. The proposed design puts the service and storage areas facing 12th Street. The current development agreement requires glass facing 12th Street, and this also is being compromised.

Mr. Steiner indicated the design proposed includes a patio area with an arcade along the front of the building. He stated the traffic flow will identify the customer entrance.

MOTION: A motion was made by Commissioner Blaisdell to recommend approval of the proposed development agreement amendment based on the findings the amendment would be consistent with the character and theme of the original development agreement and fits with the General Plan and is compatible with the surrounding neighborhood. Motion was seconded by Commissioner Orton and passed 4-2 with Commissioners Blaisdell, Holman, Orton and Patterson voting aye and Commissioners Herman and Schade voting no.

Vice-Chair Herman felt the change is moving from the intent of the original site design and concept for the overall development which was originally approved. Commissioner Schade felt the building should be turned to face the street with parking in front of the building and the building moved back to fit with the original plan.

8. Public Hearing, Petition to amend PI Ordinance, to eliminate maximum number of beds in assisted living or retirement facilities.

Mr. Mayer indicated a petition had been submitted several months ago, since which time, the applicant has determined not to pursue purchase of the property as intended, but Staff feels there is merit in pursuing the amendment as proposed. The Commission had tabled the item in August and have since held a work session to discuss the PI Ordinance and its intent and locations where now located within the City. He stated the discussion had centered upon the particular provisions of the PI Ordinance, which require a campus atmosphere, increased building setbacks, particular design standards, and uses are limited to professional offices or institutional uses such as hospitals or other health facilities. He stated while the PI Ordinance has no limit on the number of beds for other long-term care centers, assisted living and retirement facilities are limited to 30 beds. He stated Staff has been unable to determine why this restriction was included in the original PI Ordinance, and feels it would be consistent with the intent of that Ordinance to eliminate the bed restriction for these uses.

As there were no public comments, a motion was made by Commissioner Schade to close the public hearing. Motion was seconded by Commissioner Holman and passed unanimously.

MOTION: A motion was made by Commissioner Blaisdell to recommend approval of the language as proposed, to remove the maximum number of beds for assisted living and retirement centers in the PI zone based on the findings the proposed language is consistent with both the General Plan and the purposes of the PI Ordinance. Motion was seconded by Commissioner Schade and passed unanimously with Commissioners Blaisdell, Holman, Orton, Patterson, Schade and Herman voting aye.

9. Public Hearing, Proposed Ordinance Amendment, for Mobile Food Trucks regulations.

Mr. Grover stated the Mobile Food Truck Ordinance has now been in place for a year, and at the time of its approval, the Commission had asked for a review of the standards. He reviewed the regulations, stating the ordinance allows a maximum of five food trucks, and there is now only one licensed to operate in Ogden City. He also has reviewed regulations of other cities throughout Utah, as well as throughout the nation, and has found food trucks do better when there are large gatherings such as a food truck rodeo or other civic or special events. He suggested this limit be eliminated. The next regulation limits the operation from being 200' from an existing restaurant and limits one food truck at a time per lineal block. He felt the limit of one per lineal block is still valid as street parking should not be eliminated. He stated this type of business does well when trucks congregate, so customers can try different types of food. He suggested the separation be reduced from 200' to 100'. The current ordinance also prohibits music to be played, which was included so music would not bother other existing uses. He stated as food trucks are allowed only in commercial zones, the effect on residential uses would not be typical. Existing noise regulations would still be applicable, which would assure the music would not penetrate into existing businesses. Staff suggests this regulation be eliminated. Food trucks also are not allowed to operate around City parks as most parks are surrounded by residential neighborhoods. This concern is still valid. He also indicated some parks already have a concessionaire on contract with the City, and Staff does not feel it is appropriate to interfere with these operating businesses. Staff feels this regulation is still appropriate.

Commission asked if these would still be restricted at schools. Mr. Grover stated they would not be allowed on the residential streets surrounding a school, but if located within the school property, they would not be regulated by the City as schools are exempt from City regulations. Commission noted there have been food trucks operating in various locations which are likely not licensed and asked if the regulations are enforceable. Mr. Grover indicated the enforcement method would be through business licensing and code enforcement. Commissioner Schade asked about the requirement for restroom facilities, stating if a truck is limited to a particular location for less than two hours, there would be little need for these facilities. Mr. Grover responded this regulation is from the Health Department, and is required only when they would be at the same location such as a parking lot which would be for a longer period of time. Commissioner Blaisdell commented that the two hour limit might be restrictive as it may take time to set up and take down, giving the owner two hours to operate, rather than counting the entire time the truck is parked. She suggested the typical lunch time is between 11am and 2pm, and felt allowing trucks a longer time period may be appropriate. Mr. Grover stated Staff is concerned with maintaining on-street parking as much as is possible, which is why the 2-hour parking restriction was created. He stated special events such as a food truck rodeo or City-sponsored events would be exempt from this regulation. He also indicated for City events, truck operators often obtain a permit from Special Events for the duration of the event, but might not be annually licensed.

Mr. David Hasratian stated he owns a truck which is licensed in Ogden. He asked if the regulations would prohibit the truck operating at Christmas Village. Mr. Grover answered that each special event would require the truck to be licensed with the holder of such permit. The truck could operate at events such as Christmas Village so long as licensed through that event, and would be exempt from the regulations of this ordinance so long as that event is ongoing.

Ms. Carol Hasratian stated trucks seem to do better when allowed s gatherings, and are not as effective when operating as a single truck, although she had done well at an event sponsored by the Weber County Library earlier this year.

As there were no additional public comments, a motion was made by Commissioner Holman to close the public hearing. Motion was seconded by Commissioner Blaisdell and passed unanimously.

Commissioner Schade commented there are some public parks where food trucks could provide a benefit to neighborhood residents and users of the park. He felt it would be well to create a venue for food trucks, creating a synergy where these could operate together. Commissioner Patterson felt an ongoing venue would be better in the downtown rather than in residential neighborhoods.

MOTION: A motion was made by Commissioner Holman to recommend approval of the ordinance amendments as proposed by Staff based on the findings the amendments would be consistent with the intent of the Zoning Ordinance for mobile food trucks and consistent with the policies outlined in the General Plan. Motion was seconded by Commissioner Schade and passed unanimously, with Commissioners Blaisdell, Holman, Orton, Patterson, Schade and Herman voting aye.

10. Public Hearing, Petition to Amend East Central Community Plan, to consider allowing additional parking at Lester Park.

Vice-Chair Herman indicated he is employed by the same architectural firm the County has employed and declared a conflict of interest. He was then excused from the meeting. At this time a motion was made by Commissioner Schade to elect Commissioner Blaisdell as temporary chair. Motion was seconded by Commissioner Orton and passed unanimously.

Mr. Tom Brennan, representing EDA Architects stated a petition had been submitted in April to amend the East Central Community Plan to allow additional parking in conjunction with the renovation of the library. He indicated the Weber County Library was constructed in 1968 as the only public library to serve Weber County residents. Its architecture is a legacy to the time period when it was constructed. Over the past several years, the use of library space has evolved to include many programs and activities in addition to checking out of library materials. He stated the location of the library at the core of the East Central Community can be a catalyst for reinvestment in the neighborhood. He reviewed the proposed use of space within the library building itself stating room would become available for large group meetings. He indicated the existing auditorium has a capacity of 75, while proposed new meeting space could accommodate up to 150. Additional classroom and reading areas also will become available and more programs could serve all ranges of ages. He stated while the footprint of the building will not be changed, an additional 9,000 square feet of usable space will become available as some storage areas are being relocated to other branches. He anticipates there will be increased attendance at the main branch, with the availability of mass transit in the area, the close proximity to both the park and the residential neighborhood, stating while many would walk, bike, or ride mass transit, the library feels there is a need for additional parking. Their request is for one additional lane of parking, which would contain 19 stalls. He stated while the existing parking lot could be reconfigured, the library feels the mature trees and landscape islands help to blend the parking lot with the adjacent park. It is felt Lester Park is underutilized, and this request includes fundraising to create a new master plan concept for the park which would mitigate the impact of the additional parking. It is felt the park should be more attractive to the residents and become accessible to others outside the surrounding community. The new design of the library would also add an additional entrance on the park side of the structure to the east with an outside area with tables and chairs which could be used by library patrons. They also are proposing a southwest

pedestrian connection between the east entrance and adjacent streets as well as the Golden Hours Center. Angle parking also is proposed along 25th Street, as well as bicycle parking containing 20 spaces on the east side of the building. He indicated while the Golden Hours Center parking lot is busy during some hours of the day, during evening hours it is often empty and library patrons might park in this lot and enter the east side of the library, particularly for special events. The library also is proposing to add landscaping with trees and berms to help blend the additional parking lot with the open space of the park as well as an ADA ramp entrance from the parking lot to the park. .

He indicated funding is available from Ogden City for the construction of a restroom and new pavilion. The library also feels new play equipment and pedestrian friendly lighting also are important improvements. He stated the Library is proposing some mitigating factors which could help Lester Park to better used to offset the additional parking spaces proposed. The Library Board is proposing a competition program be initiated for the redesign of Lester Park to expedite the improvements to the park. He stated Ms. Wangsgard has indicated the fundraising process has begun, with nearly \$30,000 in donations for the project. He stated the proposed design contest would involve community residents in order to provide facilities which would be beneficial to the residents near the park. The process would take the vision of the improvements forward to implementation, with the city also being a stakeholder in the project.

Mr. Montgomery stated the Commission had made a motion to not amend the East Central Community Plan to allow additional parking in Lester Park at its regular July meeting. Since that time, applicant has presented a proposal to mitigate the impact of the additional parking proposed by the Library, and have asked the item to be reconsidered. Their proposal is to provide an opportunity for youth to become involved in creating a design proposal which would better integrate the library into the park space and create a holistic design of the park with the existing buildings and proposed additional 19 parking spaces. He stated the needs of parks often evolve over time, and a re-design of the Lester Park could help with the revitalization of the East Central community. He indicate he has been informed the Rotary Club may also be interested in Lester Park as part of their Centennial project.

He stated the Commission is to first consider what has changed since the July request which would warrant a different recommendation from the Commission. The petition as considered in July spoke only about adding additional parking. This request is proposing amenities to the park such as walking paths, additional bike parking, ADA access between the parking lot and the park, and the proposed parking lot design now proposed is also preserving on street parking by eliminating additional curb cuts. The next item is to determine how the proposal fits into a masterplan for the park. The County is proposing to create some design charrettes and provide funding sources for the upgrade of the park in an effort to assure the library, its parking lot and the park are a complete project which works together and meets the needs of the City and area residents. The third concern is to determine what the parking philosophy as determined by the City should be. He stated while Staff still feels the addition of angle parking would create enough additional parking space without an interior parking lot expansion, the proposed work to the development into the park was not previously discussed. Staff acknowledges upgrades to the park are needed, and the City has no funding budgeted for these improvements. If the library and its associated parking lot extend beyond the limits of the lease area, it should create a better integration with the park space. Staff feels the overall park improvements proposed outweigh the amount of parking being asked for, and feel a more attractive park would help with the stabilization of the surrounding neighborhood and invite more investment in the City by both businesses and residents. It would also benefit the community if both the park and the library improvements could be completed concurrently. Staff recommendation is for approval of the

language which would allow up to 20 parking spaces so long as its construction is tied to a holistic redesign of the Lester Park and amenities being funded to provide a better service for users of the park.

Commissioner Patterson asked if there is a need for additional parking. Mr. Montgomery responded while the added angle parking appears adequate, the City feels the tradeoff of the proposed pack design and improvements as part of the overall project is a tradeoff for the proposed 19 additional parking spaces. Commissioner Schade asked if the potential park improvements might create a greater need for parking surrounding the park. Mr. Montgomery responded the park is still considered a neighborhood park, and many would still be within walking distance. Commissioner Holman commented she liked the proposed improvements to the interior of the library as large meeting rooms would be created. She also commented the addition of new features often increases activity at parks, noting Monroe Park has become busier since the recent pickleball courts have been installed.

Commission asked about the timing of the improvements to the park. Mr. Montgomery stated the first step would be to amend the East Central Plan as the proposed parking lot addition would be a violation of that Plan and could not be approved. The Commission would then review the library site plan to determine its compliance with the General Plan. It is anticipated the proposed design charrette process could begin during the winter months and the Lester Park Plan would then be reviewed to assure its consistency with the General Plan.

Ms. Shalae Larsen indicated green space is a limited asset in the community and feels citizens should be allowed in the design charrette process. She felt this public process should occur prior to the amendment to the East Central Plan, and felt there is no gain by the amendment being done at the onset of construction for the library. She indicated she had been involved in a citizen committee as part of the East Central Plan process, and citizens had anticipated there would be requests for additional parking for either the library or the Golden Hours Center. Because the park space is a value to the community, it was their desire to place the language in the plan which would prohibit this from occurring. She suggested the item be tabled and allow for community involvement for the design of the park prior to giving up the valuable park space.

Mr. Jay Lowder stated the proposed compromise is an effort to satisfy both the County and the City's needs in providing the desired parking spaces as well as creating a holistic approach for improvements to Lester Park. He stated Lester Park is one of the oldest parks in the City and needs a jump start. He stated there are new dynamics in the East Central Neighborhood who love the East Central community. He felt the park should be allowed to reinvent itself, and felt the needs of the neighborhood should be identified in the determination of elements which should or should not be included in the park. He indicated the picnic shelter was installed in 1952, and the process proposed creates an opportunity for the construction of a new restroom and picnic shelter along with other park improvements which creates a synergy which extends into the surrounding neighborhood. He indicated Lester Park was originally designed as a destination park and feels it could again become such.

Ms. Lynnda Wangsgard stated the intent is to invite the community to engage in the reinvention of Lester Park and the process would be a cooperation between area residents, Weber County and Ogden City.

As there were no additional public comments, a motion was made by Commissioner Schade to close the public hearing. Motion was seconded by Commissioner Patterson and passed unanimously.

Commissioner Patterson stated the residents involved in the East Central Community Plan had identified a value of this park land being preserved and no additional parking being allowed. He felt if the Plan is compromised, the credibility of the Planning Commission comes into question. He felt the concepts discussed in the creation of a new design for the park involving the East Central community is desirable, but questioned whether the community residents support the compromise. Commissioner Blaisdell felt while she feels park space should be preserved, there are mitigating factors now proposed which would benefit the park and the surrounding community, and 19 parking spaces might be a tradeoff for the park improvements. Commissioner Holman it is important to revitalize the park, and conceding some parking space might create an ability for park improvements which might not otherwise occur. Commissioner Patterson asked if the overall project could be approved without the parking lot improvements, and then once the needs are known the parking lot could be expanded. He expressed concern that the City should not nullify the desires of those involved in the community planning process. Commissioners all expressed the neighborhood should be involved with the redesign of the Liberty Park. Commissioner Schade stated the funding of the library is in place now, and suggested it may be the desire of the County to know the design of the site and how it is funded now. Commissioner Blaisdell read the language proposed by Staff which limits the parking to less than 20 stalls, stating they may be allowed only upon the park improvements are made which create a holistic design for the park and provide connections and amenities available to all park users. Commissioner Patterson felt outreach to the citizens should occur and the parking addition be conditional and not guaranteed. It was indicated the plan language is being considered at this time, and the actual site plan would be reviewed by the Commission at a later date. Commissioner Orton agreed the community should be involved with the design of the park and the parking lot. He also suggested a reconfiguration of the existing parking lot would create 12 stalls which could be a compromise by the County without extending further into the park and requiring a plan amendment.

MOTION: A motion was made by Commissioner Holman to recommend approval of the plan language proposed based on the findings the revised language will serves the needs of the multiple users of the park, there are no other alternatives that can meet the needs of the users without amending the community plan, and revising the plan will provide a means for general park enhancements which benefit the community. Approval is for language for 14.B.C.14.D as follows:

“Additional parking not to exceed 20 stalls may be considered, provided that improvements to the park are made that create a holistic design for the park and provide connections and amenities available to all park users”

Motion was seconded by Commissioner Schade and passed 3-2 with Commissioners Holman, Orton and Blaisdell voting aye and Commissioners Patterson and Schade voting no. Commissioner Herman was excused due to a conflict of interest.

Commissioner Schade explained his vote is based on his feeling there is no need to expand the parking, stating there are more options for parking spaces without losing park space. He stated for other uses, the hope for more business does not generate the capacity to increase parking. Commissioner Patterson indicated his vote was based on the desires of the area residents and felt their plan should be respected.

Reports: Landmarks Commission – Ron Atencio - not present
Ogden Trails Network – Ross Patterson – Commissioner Patterson indicated there has been some discussion on creating a bike park as well as meeting with the County in the vicinity of the landfill and retain the Kingfisher Loop near the proposed gun

range.

Bicycle Initiative – Rick Southwick/Robert Herman – not present

Review of Meeting

Commission asked about the timing for the East Central Plan amendment. Mr. Montgomery indicated as it is an election year, the timing is unknown. He indicated they also would be required to amend the lease agreement and additional language could be added as part of this agreement. Commissioner Schade asked if the 20 stalls also could be implemented for the Golden Hours Center as well. Commissioner Patterson expressed while he supports the renovation of the library, the needs of the community should not be compromised.

Mr. Montgomery stated there is concern with the 12th Street Plan amendment, stating the Commission also had other options which were not identified, which could include adding conditions, such as requiring a specific land use, requiring utilities to be in the rear, He stated he would work with Staff to improve the reports to assist in the decision making process. Commission should not be pressured by market concerns, stating there is no problem with waiting for other potential commercial uses.

Discussion continued relative to signage, and the maintenance of the Junction plaza. Commission felt it is important for the plaza to be maintained as this is a main attraction for the City.

Mr. Montgomery announced the October 21st work session would be on storage sheds and salvage yard.

There being no additional business before the Commission, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Jannette Borklund, Planning Technician

Approved: _____

Robert Herman, Vice-Chair

Minutes of the regular work session of the Ogden City Planning Commission held October 21, 2015.
Meeting was conducted by Chair Wright and began at 5:33 p.m.

Members Present: Janith Wright, Chair
 Robert Herman, Vice-Chair
 Mark Orton
 Ross Patterson
 Bryan Schade
 Rick Southwick

Members Excused: Cathy Blaisdell
 Lillie Holman

Staff Present: Greg Montgomery, Planning Manager
 Rick Grover, Deputy Planning Manager
 Jannette Borklund, Planning Technician

1. Discussion, Junk and Salvage Yards, and Personal Storage Units

Junk and Salvage Yards

Mr. Grover stated Staff has been concerned about the many salvage yards and personal storage units, and has done some investigation to determine the locations of each of these types of uses. While Staff recognizes, these are needed and provide a service to citizens, there may be a better way of regulating these uses so they are more compatible with other land uses and do not take up valuable commercial property, He inventoried other cities in Utah and most cities allow junk and salvage yards. He presented photos of existing facilities and stated some have a metal fence with minimal landscaping, and in many instances onlookers are able to see junk above the fence line. There is at least one site where the use is illegal, and Code Enforcement are working to eliminate the use from that location. He stated in many cases there is some landscaping outside the fence, but it is not adequate to screen the fence or the use. He also indicated he had given the Commission some research from Planning Advisory Service relative to junk and salvage yards and asked the Commission for their impressions.

Commissioner Schade indicated he has been attending the committee meetings with the Gibson Area Steering Committee, and residents have expressed they would like to have junk yards in their area cleaned up. Commission also expressed concern that if an owner leaves, that a new salvage should yard not be allowed to replace it. Commission feels it is important that those along the Ogden River be eliminated and then new owners not be allowed to take over the business. There is concern about potential effect on the River habitat as fluids are often buried in the soil near the River. It was indicated when Bloom's relocated to Exchange Road, most of the facility was required to be away from the River, and that the storm water detention area creates a separation between the storage of material and the River. Commission expressed concern that many are violating their approval as materials are stacked above the fence line and were concerned that there should be better enforcement of the Code. Commission also felt the illegal use should not be given a time period, but should be shut down. Commission felt while most sites are fenced, some fences provide a better screen than others. It was suggested a wood or metal fence should not be allowed, but that a masonry fence be required. Commissioners felt the metal fences are particularly unsightly. Commission noted a facility in Marriott-Slaterville which seems to blend with the community which is surrounded by a masonry fence. Discussion continued regarding

landscaping and glazing on buildings which help to improve the appearance of the site. Commission also expressed concern about the potential of contaminated soil and the cost of soil remediation if the use is abandoned and another use were desired. Commission felt there should be a required separation between this type of use and the river corridors, stating these areas should be prohibited rather than allowing them as a conditional use in any M-2 zone. Commission also expressed concern with the inability of enforcement for both the outside appearance and what goes on within the site which may not be legal. Commissioners felt the River should be a focal point of the City and not a habitation for junk yards. It was suggested Staff identify areas where the use would be inappropriate, particularly along river corridors, and determine whether there should be an amortization for those which now exist in these areas. Discussion also centered upon whether there should be a requirement for hard surface for the entire storage area rather than only the accessways. It was suggested the requirement for improvements could be established and a time frame given for each site to come into compliance. Standards might include regulating fence material, building architecture and design, and a requirement for hard surface.

Commission asked if Staff had contacted any junk or salvage business operators for input, indicating it would be well to identify their concerns. It was also suggested Staff contact the Division of Natural Resources, the Environmental Protection Agency, the Army Corps of Engineers for their input as well as whether there is a requirement for soil testing around the river corridor. It was indicated the water quality of the Ogden River has been tested and passes, but it is unknown how long contamination of soil would seep into the River, that it may take up to 40 years,

Commission also felt there should be some detail provided to them relating to the different definitions in the Ordinance for this type of uses, including junk and salvage yards, recyclers or variations of these uses. Commissioners felt the illegal uses should be immediately enforced and the business required to shut down. Uses which are legal and have a conditional use permit should be better monitored to assure they are in compliance with the conditions of approval. Commission felt efforts should be made to clean up the appearance of these uses, which could be done with better fencing, landscaping, larger setbacks, and requiring the entire site to be hard surfaced. Landscaping should be extensive, and include a double row of fast growing evergreens. It was felt while these uses are important and serve a purpose for the community, there are ways to help improve their appearance and made to be not visible from the public street. Landscaping would soften the appearance and hard surface material would protect the soil from contamination. Commission felt existing metal fences should be replaced with masonry fences. Commission also expressed concern with the height of stacked material within the site as it is often higher than the fence. It was suggested the illegal uses should be eliminated, and those that are noncompliant with their conditional use permit should be required to improve the site to become compliant. Commission felt shrubs do not create an effective screen and fast-growing solid evergreen trees should be required.

Personal Storage Units

Mr. Grover stated personal storage units are now a permitted use in C-3 commercial zones and Staff is concerned about the ability of valuable commercial property being lost. He indicated storage units are needed for the service of City residents, but it may be well to limit them to the M-1 and M-2 zones. He stated while these generate income for the property owner, they do not generate sales tax for the benefit of the community. Staff also is concerned about the location of these facilities along major City corridors due to their appearance, as mostly just the cinderblock building and garage doors are visible from the street. He suggested it may be well to require a solid

wall to provide better screening, stating while some facilities have nice landscaping behind a wrought iron fence, there is concern that the appearance should be better screened from both the public street and from the adjacent uses, particularly in the rear. He showed photos of existing facilities and indicated some of the newer ones have better screening. He also indicated there is a problem for the storage of unlicensed vehicles, often recreational vehicles which are not moved or used during the year.

Commission indicated most people are able to fill up the space they have, and then when they desire to downsize, have a difficult time parting with personal items. There also are those who own recreational vehicles such as boats, 4-wheelers or other toys and may not have space for them to be stored on their individual property. Others use storage for Christmas decorations, or other items which may be only used once per year. It was indicated smaller dwelling units also have less storage space, and items such as bikes might need to be accommodated elsewhere.

Mr. Grover stated the C-3 zone allows both buildings with interior storage units as well as traditional storage units. Because they generate no tax revenue, do not provide employment, and there is little opportunity for redevelopment of the property in the future, Staff is suggesting the use be eliminated from the C-3 zone, and allowed only in manufacturing zones. However, due to the increased apartments being constructed in the downtown, there may be a growing need for to provide personal storage. Staff feels there could be efforts to require new construction to provide its own personal storage are so long as it is not on the ground floor, or that the use could be allowed in other commercial buildings which may have vacant floor space, so long as not allowed on the ground floor. Commission indicated the use of other than the ground floor would require an elevator system to allow access to the units.

Commission discussed the option of these being eliminated from the C-3 zone and it was indicated the intent is to prohibit new uses from coming into the C-3 zone, or to identify the proper place for storage units. Mr. Grover indicated he had surveyed several cities and found that some allow these only in industrial zones, while others are less restrictive. These are sometimes allowed as part of a mobile home or PRUD project in residential zones so long as they are an integral part of the project.

Commissioner Herman arrived at 6:30 p.m.

Commission expressed concern that those that are illegal operating should be closed down by Code Enforcement. It was indicated Staff has been informed that someone renting a storage unit is operating a mechanic shop, and discussion continued relative to how uses such as this could be monitored, other than controlling the amount of electrical power allowed in storage units. It was indicated uses such as this also operate without a business license, and the property owner only cares that the space is being rented.

Commission felt it is appropriate to limit the use of personal storage to the M-1 and M-2 zones, and the use be eliminated from the C-3 zones, stating there is adequate space in or near the downtown which is zoned for industrial uses. The agreed with the concern of the limited amount of commercial land available, and felt storage units are not a desirable use in the C-3 zone. Commission felt there may be some merit to considering in the CBD zone so long as it would be located in the basement or upper floors. It also was indicated it may be desirable for new apartment projects to supply their own on-site storage if there are more than a designated number of dwelling units (20-30).

As there was no additional business before the Commission, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Jannette Borklund, Planning Technician

Approved: _____
(date)

Janitrh Wright, chair

Report by Joseph Simpson

Agenda Name: PUBLIC HEARING FOR PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE WOODWARD SUBDIVISION AT 1776 23RD STREET

Petitioner/ Developer: Weston Woodward
1675 Capitol Street
Ogden, Utah 84401

Petitioner/ Developer's requested action: Approval of the proposed Woodward Subdivision

Planning Staff's Recommended Action

Approval of the requested subdivision plat, subject to all Department Staff comments being obtained and satisfied.

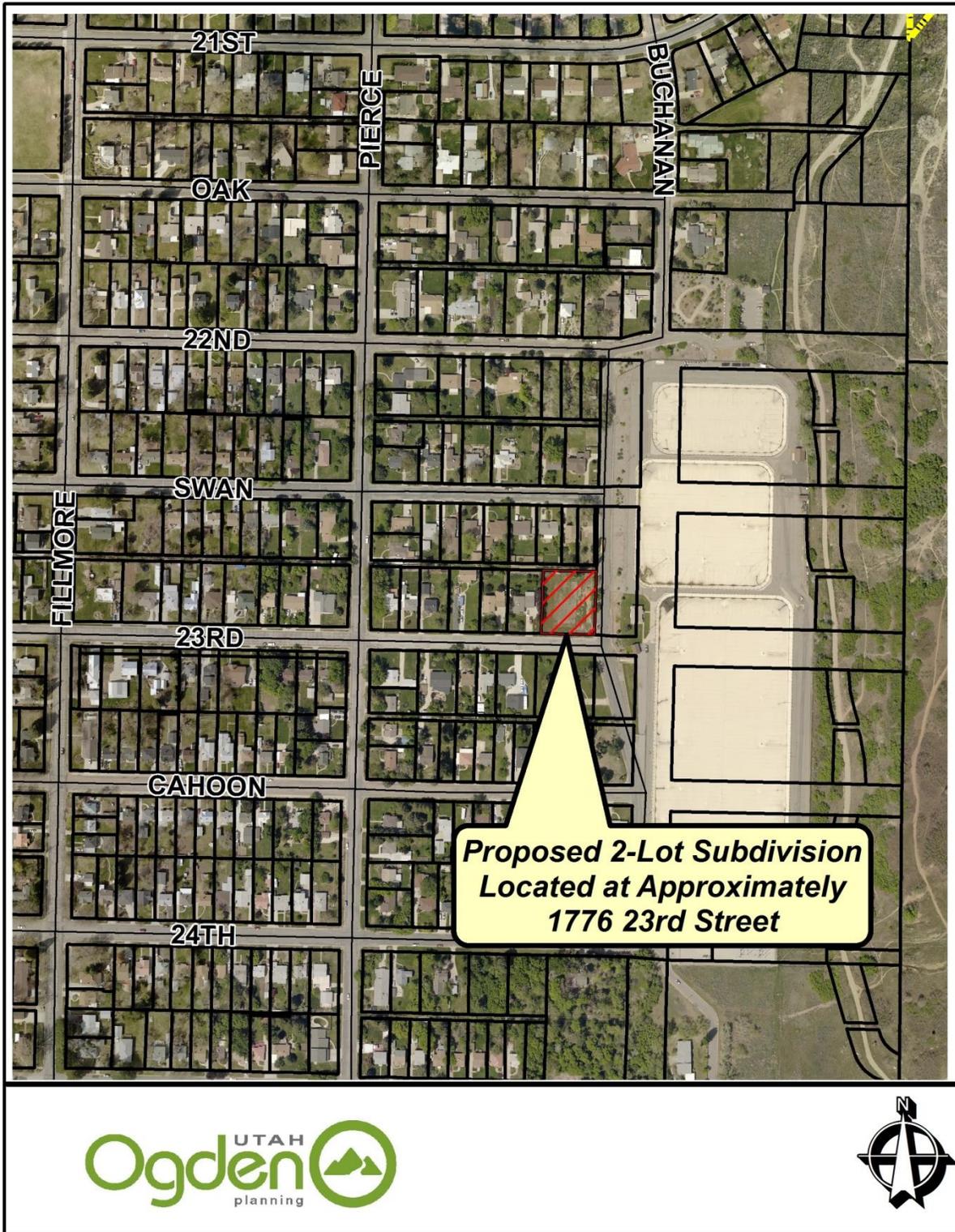
Planning Commission's determination for action

1. The subdivision does/ does not promote the health, safety, convenience, and general welfare of the inhabitants of the city.
2. The subdivision is/ is not in the best interests of the public and in harmony with good neighborhood development.
3. The subdivision is/ is not in full compliance with zoning ordinances.
4. The subdivision is /is not in full compliance with the requirements of the subdivision ordinance.

Past History

June 2002- Approval of declaring this surplus property as long as the storm water easements be indicated on the recorded deed and plat.

Vicinity Map



Project Summary

Property Address: 1776 23rd Street

Zone: R-1-6

Community Plan: Taylor

Property Size: 18,418.3 square feet (proposed to be subdivided into two (2) lots – Lot 1: 9,380 square feet, Lot 2: 9,038.3 square feet)

Existing Use: Vacant land to be developed into single-family homes

Description of request

Mr. Weston Woodward, the applicant and property owner is proposing to subdivide the existing 18,418 square foot parcel into two (2) lots in order to develop two (2) single-family homes, one (1) on each lot. Both lots are to have a 134' depth, but the corner lot will have a 70' lot width and the interior lot will have a 67.45 square foot lot width. The single-family homes are to be developed facing east towards the public land that is functioning as Buchanan Avenue. In 2002 the Commission approved declaring this parcel as surplus property so it could be developed privately for single-family home use.

What Planning Commission reviews

The Commission is required to review subdivision plats. As part of this review the Commission is to determine that the subdivision is in the best interest of the public and in harmony with good neighborhood development. The Commission will need to determine that the subdivision is in compliance with city ordinances, specifically current zoning and subdivision ordinances.

Once the Commission takes an action regarding the proposed subdivision, the recommendation is then forwarded to the Mayor for his determination of the final action the city should take regarding the subdivision.

Factors for consideration of action

1. Promotion of the health, safety, convenience, and general welfare of the inhabitants of the city

The proposed subdivision will not create any conditions that could cause public concerns.

2. Best interests of the public and in harmony with good neighborhood development

In 2002 this property was approved as surplus property so it could be sold for private single-family development. This proposed subdivision allows the property owner to create two (2) lots that are similar to the size of the surrounding single-family neighborhood. The development of these new lots with single-family homes will help to strengthen the neighborhood as a whole.

3. Compliance with zoning code requirements

The subdivision will comply with zoning regulations as show in the table below:

	Lot 1 (corner lot)	Lot 2 (interior lot)
Required Lot Area	7,000 square feet	6,000 square feet
Proposed Lot Area	9,380 square feet	9,038.3 square feet
Required Lot Width	70'	60'
Proposed Lot Width	70'	67.45'

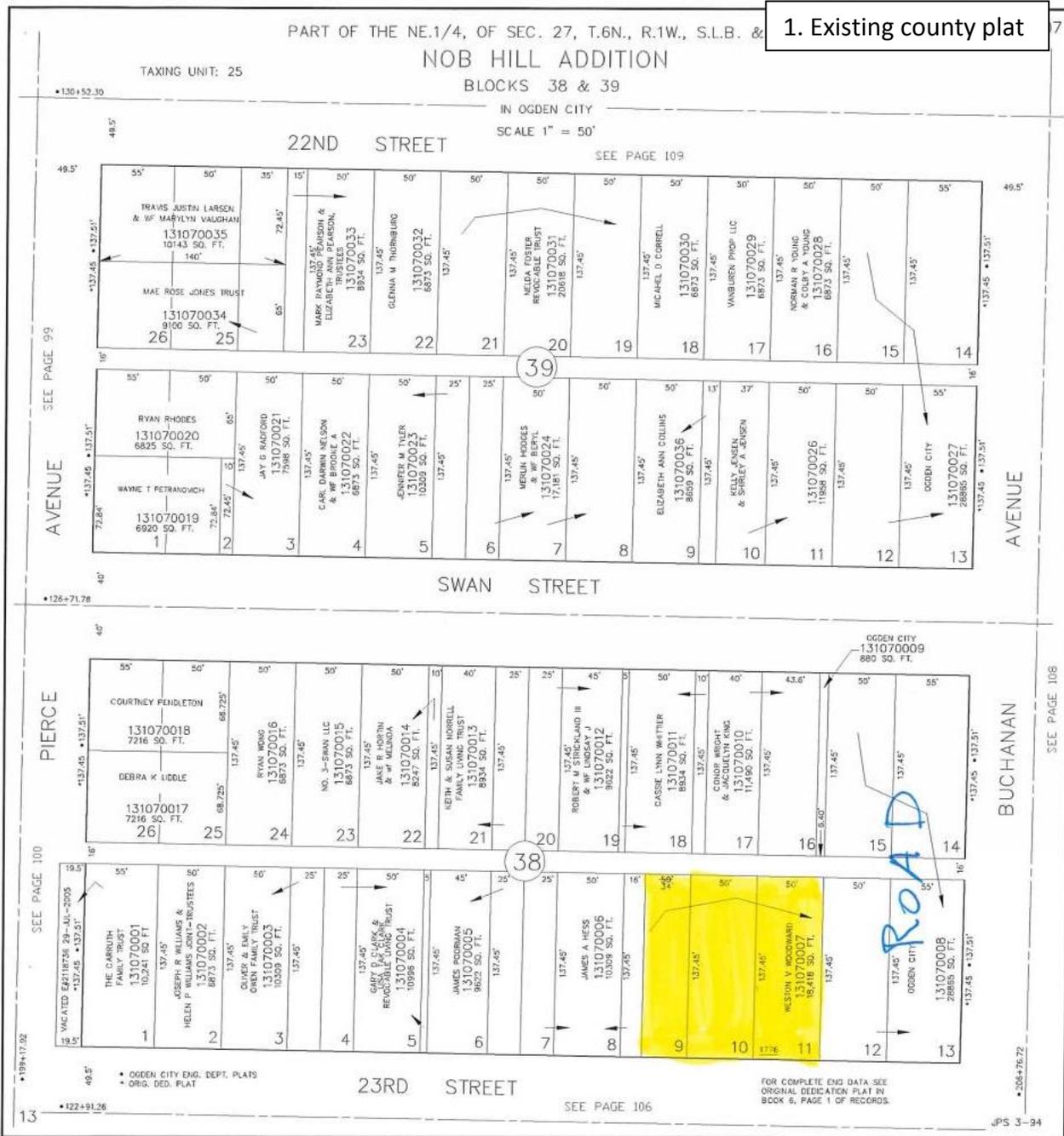
4. Compliance with subdivision code requirements

The proposed subdivision creates uniform dividing lines perpendicular to Buchanan Avenue, which is consistent with the Subdivision Ordinance. The proposed lots will have the needed access to the public streets and utilities.

NOTE: As shown in the attached Department Staff comments, the Engineering, Legal, and Addressing reviews still need to be completed, so staff is recommending that the comments from these reviews be obtained and satisfied as a condition of approval.

Attachments

1. Existing county plat
2. Proposed subdivision plat
3. Department Staff Comments (2 pages)
4. Legal Notice (2 pages)



3. Department Staff Comments (2 pages)



DEVELOPMENT SERVICES

2549 WASHINGTON BLVD. OGDEN, UT 84401 - (801) 629-8986 - www.ogdencity.com

Subdivision Woodward

Review Due Date:	1st Review: 10/29/2015
Ogden City Point of Contact:	David Daniels: 801-629-8986, davidd@ogdencity.com

GENERAL INFORMATION

PROJECT INFORMATION

Project Name/Desc.:	Woodward Subdivision
Parcel ID:	
Address:	1776 23rd St
Use & Occupancy:	Single family homes

PROJECT TEAM

Owner:	Weston Woodward. weston_woodward@trekbikes.com / 801-388-0517
Engineer/Other:	Gardner eng. Spencer Priest 801-476-0202
Contact Person:	Spencer Priest 801-476-0202

REQUIRED AGENCY REVIEWS

PLANNING REVIEW COMMENTS

Reviewer: Joseph Simpson
 Phone: 801-629-8923
 Email: josephsimpson@ogdencity.com

1st Review: MAKE CORRECTIONS: 1. The plat will need to be modified to show the correct lot areas. 2. Approvals must be obtained from the Planning Commission and Mayor.
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ENGINEERING REVIEW COMMENTS

Reviewer: Taylor Nielsen
 Phone: (801) 629-8983
 Email: TaylorNielsen@ogdencity.com

1st Review:

LEGAL REVIEW COMMENTS

Reviewer:

Phone:

Email:

1st Review:

BUILDING SERVICES REVIEW COMMENTS

Reviewer: Steve Patrick

Phone: 801-629-8957

Email: stevepatrick@ogdencity.com

1st Review: **Approved with general comment noted below**

A soils geotechnical study will not be required by the Building Department for this small 2 lot subdivision.

FIRE REVIEW COMMENTS

Reviewer: Kevin Brown

Phone: 801-629-8070

Email: kevinbrown@ogdencity.com

1st Review: **Approved**

SURVEYOR REVIEW COMMENTS

Reviewer: Steve Porter

Phone: 801-629-8979

Email: steveporter@ogdencity.com

1st Review: **Approved**

ADDRESSING REVIEW COMMENTS

Reviewer:

Phone:

Email:

1st Review:

FINANCIAL GUARANTEE / PERMIT REQUIREMENTS

(Financial guarantee must submitted and approved before permits can be issued.)

Financial Guarantee:	Required
SWPPP Permit:	
R.O.W. Improvements Permit:	
Water Permit:	

4. Legal Notice (2 pages)

Public Notice

Planning Commission Meeting
Wednesday, November 4, 2015
City Council Chambers
2549 Washington Boulevard 3rd Floor
This item is scheduled to be heard at 5:00 p.m.*

The Ogden City Planning Commission will be reviewing an application for a preliminary subdivision approval to allow a two-lot residential subdivision at approximately 1776 23rd Street

*Start time is approximate Meeting begins at 5pm

If you have comments or questions please contact us!
801-629-8930 or planningcommission@ogdencity.com



Planner: Joseph Simpson



A copy of the Staff Report will be available at ogdencity.com, or at the Weber County Library Nonfiction Desk, 2464 Jefferson Avenue on 10/31/15 or at our offices on 11/2/15

Etiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160
 label size 1" x 2 5/8" compatible with Avery®5160/8160

STAPLES

13-106-0020	DETMER, JERYL K 1301 MARTIN LUTHER KING JR DR OXNARD CA 930302575	13-107-0007	WOODWARD, WESTON V 1675 CAPITOL ST OGDEN UT 844013009	13-106-0031	MALAN, CLAUDE W & 1715 23RD ST OGDEN UT 84401
13-107-0016	WONG, RYAN 1717 SWAN ST OGDEN UT 844012130	13-107-0003	OLIVER & EMILY OWEN FAMILY 1718 23RD ST OGDEN UT 844012117	13-106-0019	COLEMAN, ELROY & WF 1730 CAHOON ST OGDEN UT 84401
13-107-0023	TYLER, JENNIFER M 1730 SWAN ST OGDEN UT 84401	13-106-0030	FRANCKE, SHAWN HAFEY 1731 23RD ST OGDEN UT 84401	13-107-0014	HORTIN, JAKE R & WF 1731 SWAN ST OGDEN UT 84401
13-107-0004	GARY D & LISA TAK CLARK 1732 23RD ST OGDEN UT 844012117	13-106-0029	SEVERO, DANIEL M 1735 23RD ST OGDEN UT 84401	13-107-0013	KEITH & SUSAN NORRELL TRUST 1739 SWAN ST OGDEN UT 84401
13-107-0005	POORMAN, JAMES 1740 23RD ST OGDEN UT 844012117	13-106-0044	OLIVER, SASHA 1740 CAHOON ST OGDEN UT 84401	13-106-0045	MCFARLAND, MICHAEL RAY & WF 1745 23RD ST OGDEN UT 84401
13-107-0012	STRICKLAND III, ROBERT M & WF 1745 SWAN ST OGDEN UT 844012130	13-107-0006	HESS, JAMES A 1748 23RD ST OGDEN UT 844012117	13-106-0021	WILLIAMS, BRAD A & WF 1756 CAHOON ST OGDEN UT 84401
13-107-0011	WHITTIER, CASSIE LYNN 1759 E SWAN ST OGDEN UT 84401	13-107-0036	COLLINS, ELIZABETH ANN 1760 SWAN OGDEN UT 84401	13-107-0010	WRIGHT, CONOR & 1765 E SWAN ST OGDEN UT 844012130
13-106-0022	LARSON, JOHN 1768 E CAHOON ST OGDEN UT 84401	13-106-0024	ANGELONE, HEATHER L 1780 CAHOON ST OGDEN UT 84401	13-107-0026	JENSEN, KELLY & 2239 BUCHANAN AVE OGDEN UT 844012118
13-106-0026	HEINER, JEFFREY N & WF 2309 BUCHANAN AVE OGDEN UT 84401	13-108-0001	OGDEN CITY CORP. OGDEN MANAGEMENT SERVICES 2549 WASHINGTON BLVD STE 522 OGDEN UT 844013111	13-107-0024	HODGES, MERLIN & WF PO BOX 123 OGDEN UT 84402
13-107-0015	NO. 3-SWAN LLC PO BOX 1295 OGDEN UT 844021295		<i>Woodward Subdivision 1776 23rd Street Nov. 2015</i>		

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
 Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Report by Joseph Simpson

Agenda Name: Conditional Use Permit for Outdoor Display of Tires at 2650 Wall Avenue

Petitioner/ Developer: Arturo Siliezan
1074 West 5150 South
Riverdale, Utah 84405

Petitioner/ Developer's requested action: Approval to allow an outdoor tire display consisting of 3 racks holding 16 tires each (total of 48 tires).

Planning Staff's Recommended Action

Approval subject to the following:

1. The screening fence along Binford Street be relocated out of the required 15' setback.
2. The required 15' landscaped setbacks along Wall Avenue and Binford Street be installed.
3. The parking be relocated out of the required 15' setbacks.
4. An escrow be established with Ogden City for all the landscaping improvements to the site.
5. There only be the displaying of 48 tires along the west fence and there be no outdoor storage of tires on the site.

Planning Commission's determination for action

1. The applicant is / *not* meeting the requirements for outdoor tire display in the CBD Zone.

Previous Actions

None

Project Summary

Property Address: 2650 Wall Ave.

Zone: CBD

Community Plan: Central Business District

Property Size: 12,811 square feet

Existing Use: Tire Shop

Vicinity Map



2650 Wall Avenue



Parcel Boundary

1 inch = 20 feet
 (at 8.5" x 11" Sheet Size)

NOTE: Property lines
 shown are NOT precise
 and are for reference purposes only

Aerial: 04/2014
 Map: 10/2015

DEVELOPMENT STATISTICS

Land utilization

<u>Landscaping</u>	<u>Building</u>	<u>Parking</u>	<u>Outdoor Storage</u>
9.2%	23.4%	16.5%	50.9%

Onsite Parking: 3 stalls

ORDINANCE COMPLIANCE

	<u>yes</u>	<u>no</u>	<u>Commission waiver</u>	<u>need</u>
front setback		10'	(5')	15'
side facing street setback		5'	(10')	15'
side setback	0'			0'
rear setback	0'			0'
parking		6	(6)	12
open space		9.2%	(0.8%)	10%
land use	x		Conditional Use	

Description of request

The applicant wishes to provide outdoor tire displays on 3 horizontal racks that hold 16 tires each. The stacks would be approximately 5' tall and would be taken out every day. The location would be along the west fence at the back of the parking lot.

What Planning Commission reviews

Outdoor tire display is a conditional use in the CBD Zone with five criteria that needs to be meet in order to approve.

15-34-2:A.b. Outdoor tire displays: (Conditional Use in CBD)

- i. Limited to establishments fronting Wall Avenue, south of 2550 South
- ii. Display size regulated by being calculated as on-site signage
- iii. Display is not located on landscaping
- iv. Tires are stacked on paved ground

- v. Site is upgraded to comply with present site development standards as approve by the City.

Commission action is the final action needed for use approval. The site improvements are part of the CBD review, which has final approval by the Mayor.

Factors for consideration of action

1. Limited to establishments fronting Wall Avenue south of 2550 South.

The establishment is located within this area.

2. Display size regulated by being calculated as on-site signage.

The tire display will take up approximately 90 square feet. The applicant is just moving in this space and has not installed any permanent signage on the property. The site is allowed 420 square feet since it is on a corner lot. Past signage on this site has typically been under 100 square feet, so the tire display will not likely be an issue when the applicant installs permanent signage. Staff will review the permanent signage when a permit is applied for to ensure the signage square footage is not exceeded.

3. Display is not located on landscaping.

Display will not be located in landscaped area.

4. Tires are stacked on paved ground.

Display will be located on hard surface.

5. Site is upgraded to comply with present site development standards as approve by the City.

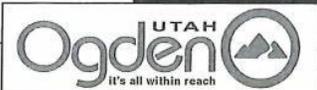
The site is presently deficient in meeting landscaping and setback requirements for the site. There is an option for the Commission to reduce landscaping requirements in the CBD when improvements are not possible due to existing conditions of a site. However, the ordinance requires sites to be brought into compliance when outdoor displays for tires are proposed in this area of the CBD. Staff is recommending the required 15' landscaped setbacks be installed along Wall Avenue and Binford Street. This additional landscaping will allow the site to more than meet the minimum 10% landscaping coverage requirement on the site as well. Additionally, the fence along Binford Street is not allowed in the setback, so staff is recommending it be relocated.

Staff is also recommending the parking be located out of the required 15' setbacks. Relocating the parking can also allow the applicant to increase the number of parking stalls on the site from 6 to the required 12. It should be noted that the 3 repair bays inside the building count as parking stalls for the use (see attached staff recommended site plan).



Attachments

1. Application
2. Proposed site plan
3. Staff recommended site plan
4. County plat
5. Notice



Conditional Use Permit (CUP) Application

Ogden City Development Services
 2549 Washington Blvd. Suite 240
 Ogden, Utah 84401
 (801) 629-8985

Please print legibly and complete all areas:

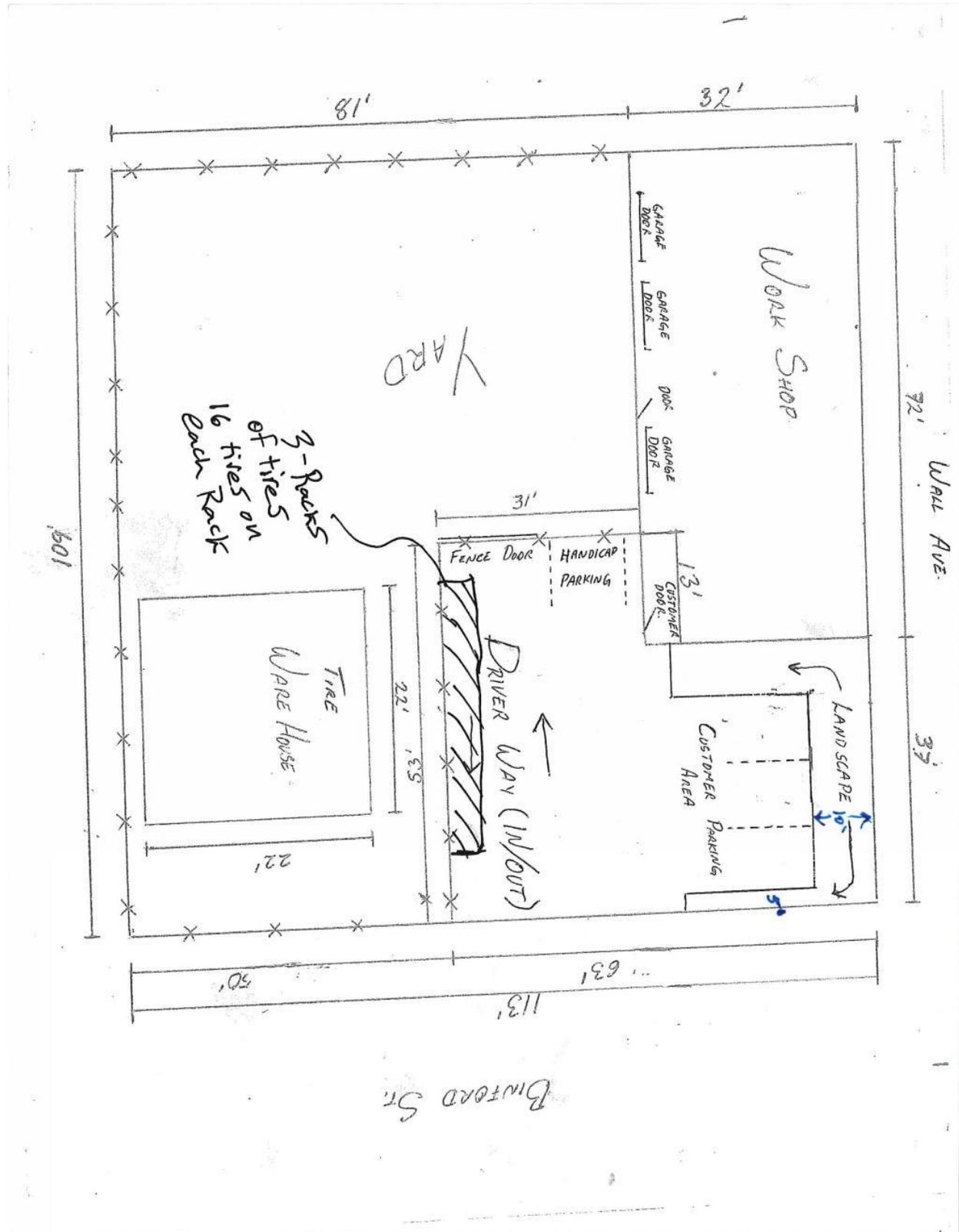
Project Name: <u>USED TIRE KING LLC</u>		
Project Use: <u>TIRE SALES AND REPAIR</u>		
Project Address (will be verified and assigned by Engineering dept.): <u>2650 WALL AVE OGDEN UT 84401</u>		
Parcel ID number (s) _____		
Applicant Name: <u>ARTURO SILIEZAN</u>		Phone: <u>801-8667991</u>
Applicant's address: <u>1074 W 5150 S RIVINGTON UT 84405</u>		
E-mail: <u>TURINSC@EMAIL.COM</u>		
Property Owner's name: <u>BEN ROGERS</u>		
Owner's address:	City:	Zip:
Owner's phone: <u>801-755-8887</u>	Email:	
Architect/Engineer's name:		
Architect/Engineer's Phone:		
Email:		
Date of Planning Commission Meeting:		
<input type="checkbox"/> First step: Attend a Development Review Team meeting held every Wednesday at 9:00 am, 3rd floor conference room. You must call (801) 629-8930 or (801) 629-8932 to be placed on the agenda. Attendance at this meeting will help you understand additional requirements for your project.		
These questions need to be answered when considering the proposed use:		
1. What are your days and hours of operation? <u>MONDAY THRU SATURDAY</u> <u>9:00 AM - 6:00 PM</u>		
2. Describe the use you are proposing. <u>SELLING AND REPAIR DISPLAYING TIRES @ 3 RACKS OF 16 @ BY EAST FRANCE</u>		
3. How is this use compatible with the surrounding properties? <u>I WILL BRING THEM IN EVERY NIGHT</u>		
4. Does the proposed use produce any outside noise, smell or waste products? If so, how will they be treated? <u>NO</u>		
5. Are changes being made to the building to accommodate the use? If so, please describe: <u>NO</u>		
6. IMPORTANT** Are changes being made to the site to accommodate the use? If so, please submit a Site Plan Review application in addition to this application. Site Plan Review applications are available at the Customer Service counter.		

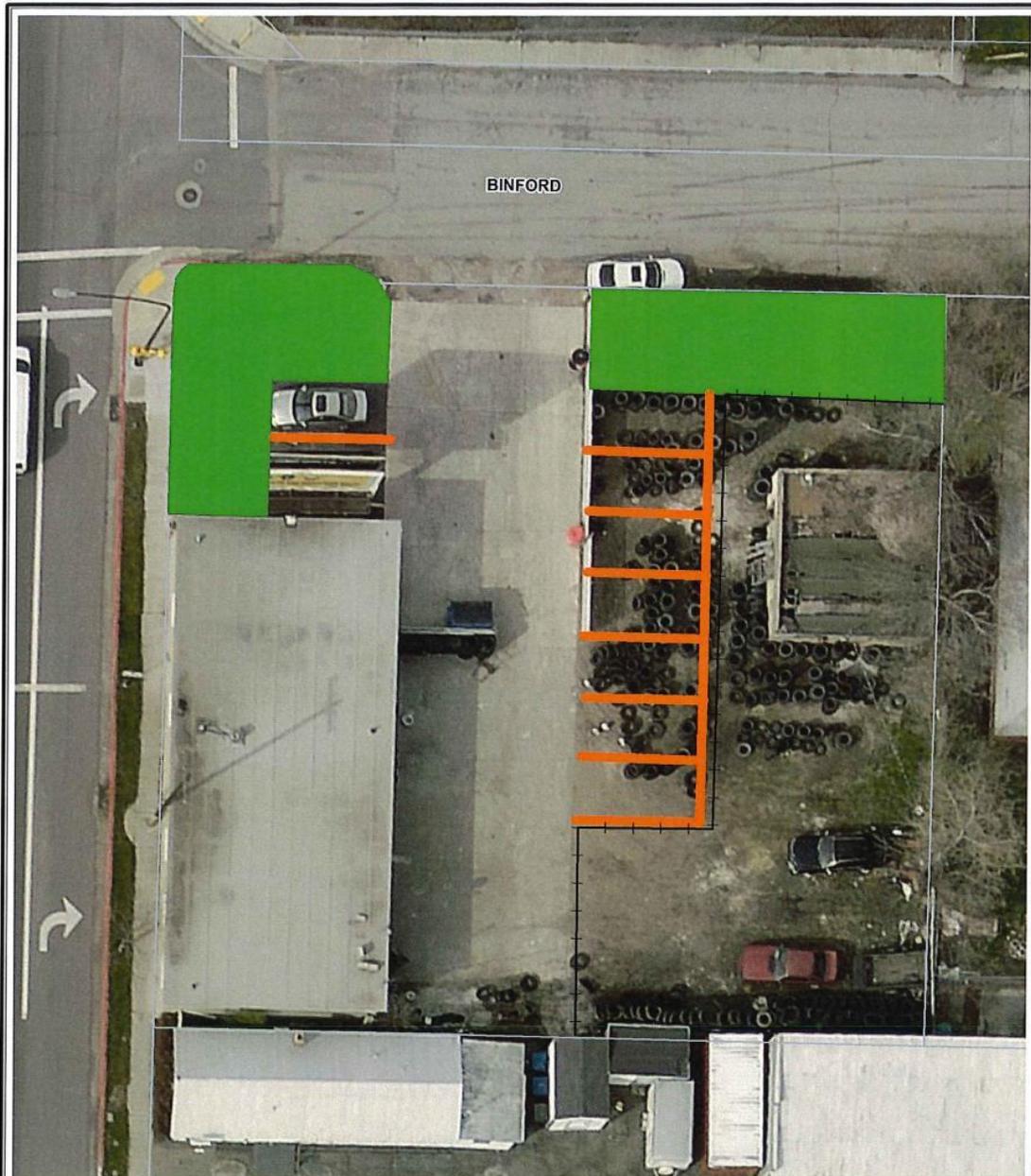
Pay \$175 Fee - Note: If a formal Site Plan Review is required in conjunction with a C.U.P, this fee will be \$400.
 I have read the application and hereby certify that the information is correct and that I understand that the conditional use approval is valid for one year from the approval date. If the use does not begin within one year, the approval is void.

Applicant's signature: [Signature]
 Plans accepted by: [Signature]

date: 10-19-15

PAID!!!
 10-19-2015/10:54 AM
 002-00319948
 \$ 175.00





-  Parking Stalls
-  Relocate Fence
-  Landscaped Setbacks
-  Parcel Boundary

**Staff Recommended Site Plan
2650 Wall Avenue**

1 inch = 20 feet
(at 8.5" x 11" Sheet Size)



NOTE: Property lines shown are NOT precise and are for reference purposes only

Aerial: 04/2014
Map: 10/2015

Public Notice

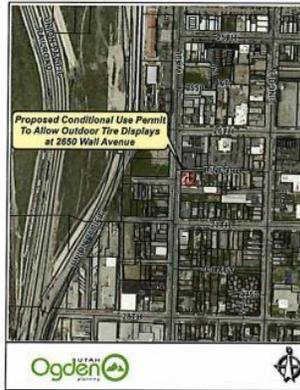
Planning Commission Meeting
 Wednesday, November 4, 2015
 City Council Chambers
 2549 Washington Boulevard 3rd Floor
 This item is scheduled to be heard at 5:10 p.m.*

The Ogden City Planning Commission will be reviewing an application for a conditional use permit to allow outdoor tire display in the CBD at approximately 2650 Wall Avenue

*Start time is approximate Meeting begins at 5pm
 If you have comments or questions please contact us!
 801-629-8930 or planningcommission@ogden-city.com



Planner: Joseph Simpson



A copy of the Staff Report will be available at ogden-city.com, or at the Weber County Library Nonfiction Desk, 2464 Jefferson Avenue on 10/31/15 or at our offices on 11/2/15

01-007-0019	HAYES, LUCY MAY ETAL 123 BINFORD ST OGDEN UT 84401	01-007-0012	BISHOP, JAMES E 124 W 27TH ST OGDEN UT 844013410	03-003-0013
03-003-0006	ST ANNES CENTER INC 137 W BINFORD ST OGDEN UT 844013417	03-003-0019	ARC COVENANT INC 137 W BINFORD ST OGDEN UT 844013417	03-003-0008
01-007-0008	DOMINGUEZ, MARTIN & WF 146 27TH ST OGDEN UT 84401	01-007-0022	GOLDENWEST CREDIT UNION 147 26TH ST OGDEN UT 84401	01-007-0055
01-007-0007	MOORE, BEVERLY J 154 27TH ST OGDEN UT 84401	01-007-0010	NAMAZI, HASSAN 2053 E SOUTH WEBER DR SOUTH WEBER UT 844059212	03-003-0001
01-007-0023	OGDEN CITY OGDEN MANAGEMENT SERVICES 2549 WASHINGTON BLVD STE 522 OGDEN UT 844013111	01-007-0058	ELLIS PLANING MILL 2658 WALL AVE OGDEN UT 84401	01-007-0015
01-007-0059	SQUIRE, BRIAN O % J MORGANS CONFECTIONS INC 2665 LINCOLN AVE OGDEN UT 84401	03-003-0007	REEVES, JOSEPHINE & HUS 2685 WALL AVE OGDEN UT 84401	03-003-0011
01-007-0065	GUS & VEVE CHOURNOS FAMILY 3520 KINGSTON CIR OGDEN UT 844012134	01-007-0014	GUS & VEVE CHOURNOUS TRUST 3520 KINGSTON CIR OGDEN UT 844032134	01-007-0029
01-007-0031	STERRETT, MORRIS R TRUSTEE 3650 TYLER AVE OGDEN UT 84403	01-007-0024	OGDEN RAILWAY CREDIT UNION 5025 ADAMS AVE SOUTH OGDEN UT 844034102	01-007-0021
01-007-0020	DTO PROPERTY MANAGEMENT LLC 585 24TH ST # 105 OGDEN UT 844011545	03-003-0012	DOXEY PROPERTY LLC 652 E OAK VIEW CT NORTH SALT LAKE CITY UT 840541550	01-007-0011
01-007-0057	THOMAS, DARREL 844 E VILLAGE WAY FRUIT HEIGHTS UT 84037	01-007-0018	Z INDUSTRIES LLC 947 E CANYON ROAD #17 OGDEN UT 844045982	01-007-0053

STAPLES

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
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OGDEN CITY PLANNING COMMISSION
November 4, 2015 AGENDA ITEM- B

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

STAPLES

01-007-0070
UTAH DEPARTMENT OF
RIGHT OF WAY 4TH FLR
PO BOX 148420
SALT LAKE CITY UT 841148420

01-007-0009
THOMAS, RODNEY &
PO BOX 183
UNION MO 63084

01-007-0016
ROGER INVESTMENTS LLC
PO BOX 3225
OGDEN UT 84409

2650 Wall Ave.
CUP Tire Display

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Report by Rick Grover

Agenda Name: Encroachment Permit to allow a 5' high metal fence along the sidewalk of 1500 E. Street and height variation of fence to a 5 foot height at the rear of 4987, 4995 and 5005 Wasatch Court.

Petitioner/ Developer: Chris Calver
4995 Wasatch Court
Ogden, Utah 84403

Petitioner/ Developer's requested action: Approval of an Encroachment Permit of 6' for a 5' high metal fence that has been installed against the sidewalk in the 1500 E. Street right-of-way as proposed.

Planning Staff's Recommended Action

Approval to install the proposed 5' high metal fence 3' behind the sidewalk along 1500 E. Street and height variation of fence to a 5 foot height.

Planning Commission's determination for action

1. The applicant has / *has not* obtained written support from abutting property owners for the encroachment.
2. The applicant has / *has not* demonstrated good cause for the encroachment.
3. The 3' encroachment *will* / will not interfere with the use of the public way by vehicular or pedestrian travel, or with utilities legally installed in or over the public way.
4. A fence height waiver from 4' to 5' should / *should not* be granted because the proposed fence design, materials and location will not create a safety hazard and the fence design is compatible with the area.

Previous action

1999– PRUD was recorded.

Vicinity Map



Project Summary

Property Address: 4987, 4995 and 5005 Wasatch Court
Zone: R-1-10
Community Plan: Southeast Ogden
Area Size: 1,914.54 square feet
Property line: 6' back of curb
Fence Length: 319'
Existing Use: Landscaping in public right-of-way (*East of public right-of-way*
One: Two-family dwelling and One: Single-family dwelling)

Description of request

The applicant, Ms. Calver has installed a 5' high dark brown metal fence in the 1500 E. Street public right-of-way, against the inside of the sidewalk adjacent to the rear yard properties at 4987, 4995 and 5005 Wasatch Court as shown in the photo below. These properties are located in a private planned residential unit development (Village at Lakeview Ridge). The applicant occupies the south side of the two-family home and desires the fence to provide some separation to the rear yard of the properties which abut 1500 E. Street. The applicant made the request for the encroachment because it was determined that the property line of the development sets 6' behind the sidewalks on 1500 E. Street.



What Planning Commission reviews

The ordinance requires that the Planning Commission review encroachments in the public right-of-way to ensure that:

1. The adjacent owners have been notified and have given written approval for the encroachment,
2. There is good cause for the encroachment,
3. The encroachment will not interfere with the use of the public way, and
4. The Engineering Department's review of the encroachment is taken into consideration.

The Commission will also review the 5' fence height due to the development it abuts being a planned residential unit development (PRUD) which requires fences abutting a public street to be 4' in height unless a waiver is granted by the Commission. To grant the waiver the Commission needs to determine the fence will:

1. Not isolate the surrounding neighborhoods;
2. Be consistent with the theme of the development; and
3. Be compatible with the neighborhood.

The Planning Commission will be making a recommendation of action for the proposed encroachment. The Mayor will review the Planning Commission's recommendation and determine the final action for the proposed encroachment.

The Commission's consideration of waiver of the fence height is a final action by the Commission.

Factors for consideration of action

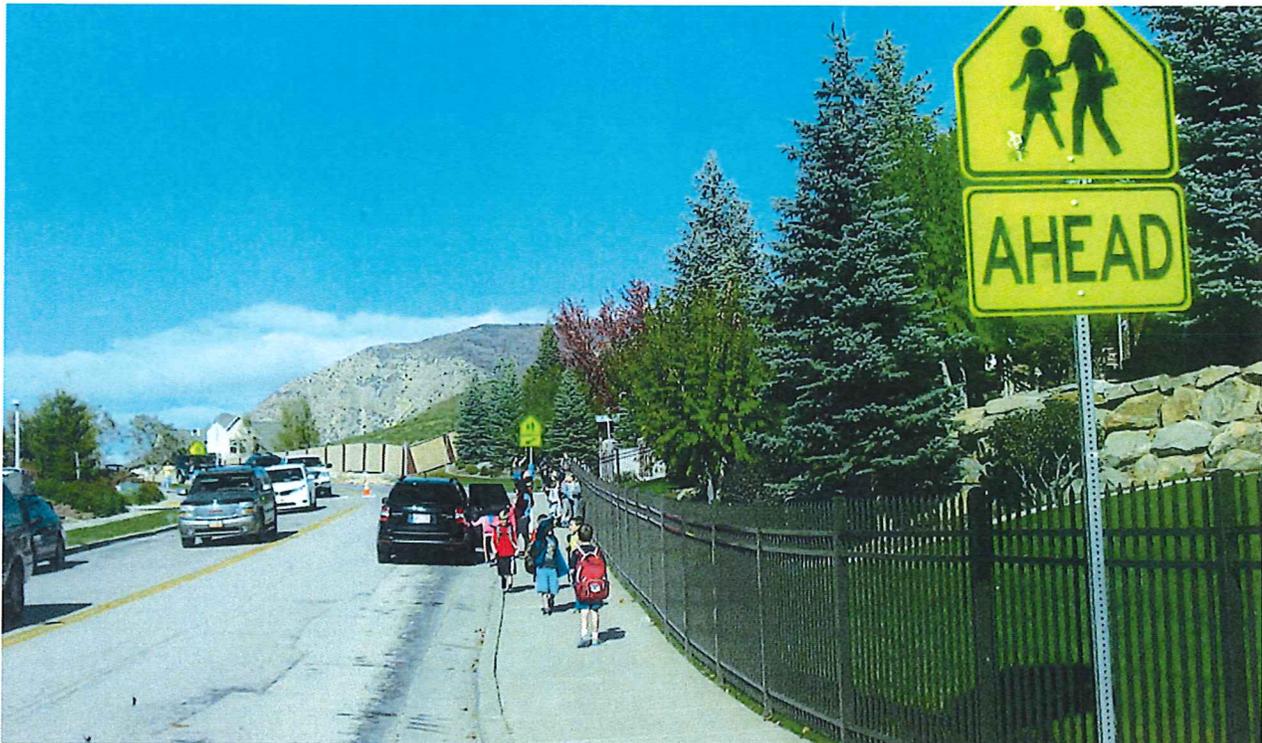
- 1. The permittee is the owner of the abutting property, provided that a permit may be issued to the lessee of such property if the encroachment does not involve any excavation, or affixing of structures to improvements, within the public right of way and the owner concurs in writing with the issuance of such permit;**

This application comes from one of the property owners who occupies the south duplex-unit. It should be noted that the abutting property owners and neighboring property owners along 1500 E. Street have been properly notified of the proposed encroachment.

- 2. The encroachment will not interfere with the use of the public way by vehicular or**

pedestrian travel, or with utilities legally installed in or over the public way;

The 5' high metal fence would interfere with the use of the public sidewalk and vehicular traffic along the public street when children are being dropped off and picked up from school. To the northwest of this site is Shadow Valley Elementary School. Staff noted that when school is getting out parents park along the street to pick up their children. When the car door opens it restricts access on a portion of the sidewalk because there is no park strip in this area. If a bicyclist is using the sidewalk and a vehicle door opens it is difficult for the cyclist to maneuver without hitting the fence. Staff took a picture of what happens during school hours as shown below.



If the fence were setback 3' from the sidewalk it would allow a cyclist or pedestrian a safe area. It should be noted that a smaller sidewalk and park strip is located on the west side of the street to allow for pedestrian travel but was not as heavily used. Staff would recommend that an encroachment permit be issued but that it be for 3' instead of 6' in order to provide a safety zone along the sidewalk for the public. This would require the fence to be setback 3' from back of sidewalk.

3. The applicant demonstrates good cause for such encroachment;

The applicant's property lines is located around the foundation of their building. The rest of the area is common open space. Fences are required to be installed within private property lines, which would require the association to locate the fence 6' behind sidewalk along 1500 E. Street. This 6' setback would impact some of the existing landscaping. In newer residential subdivisions typically the property lines are 6" behind the sidewalk to allow for maintenance work along the sidewalk.

4. The application is reviewed by and recommendations received from the city engineer.

The Engineering Department has indicated that the current location causes issues with the sidewalk replacement and safety of pedestrians. They have indicated that the fence should be installed six feet behind the sidewalk which is along the property line.

5. Waiver of fence height.

As previously mentioned this development is part of PRUD which requires fences to be 4' high next to a public street and not 5' as requested. However, the Planning Commission can grant a waiver to the height if it is determined that the proposed fence design, materials and location

will not create a safety hazard due to obstructed vision of approaching vehicles or pedestrians. Staff feels that by shifting the fence back 3' from back of sidewalk as previously indicated this would eliminate any safety issues. It should also be noted that the fence is located out of the 40' site triangle as shown in the side photo. The Commission will also need to determine the fence will:



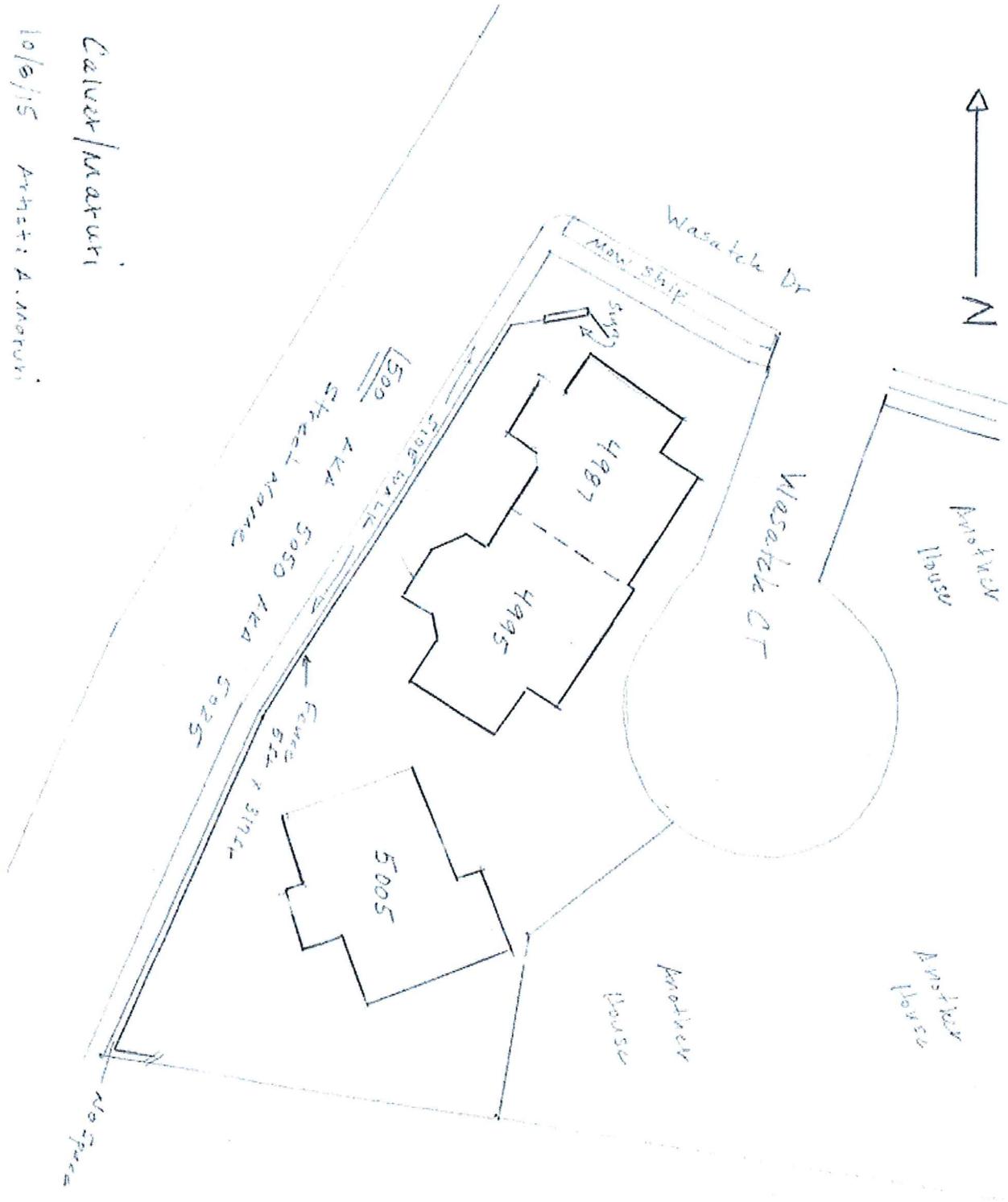
- a. Not isolate the surrounding neighborhoods;
- b. Be consistent with the theme of the development; and
- c. Be compatible with the neighborhood.

The fence is open so it would not isolate the neighborhood. The metal style and color would also relate with the existing development and is a common style of fencing found in the neighborhoods in this area.

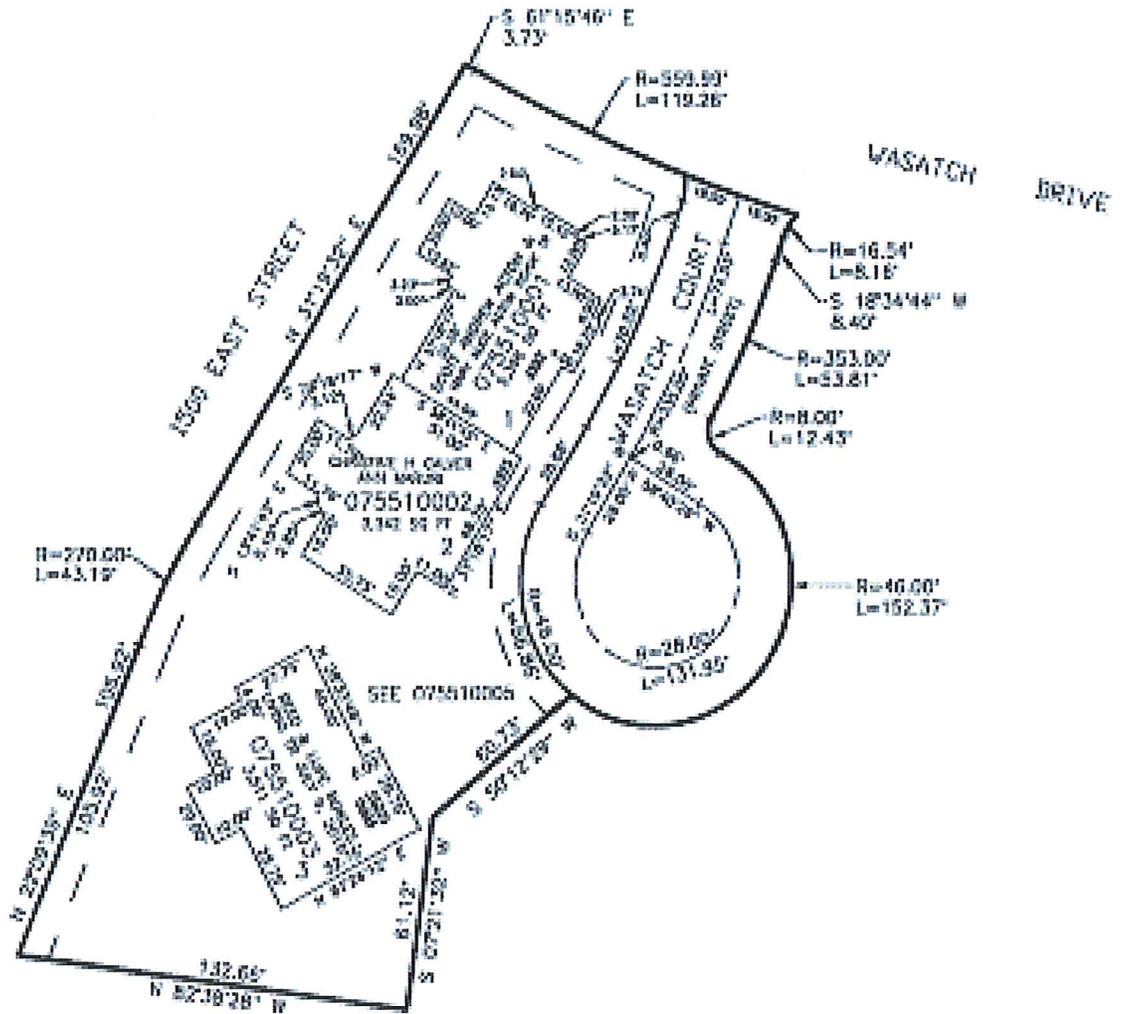
Attachments

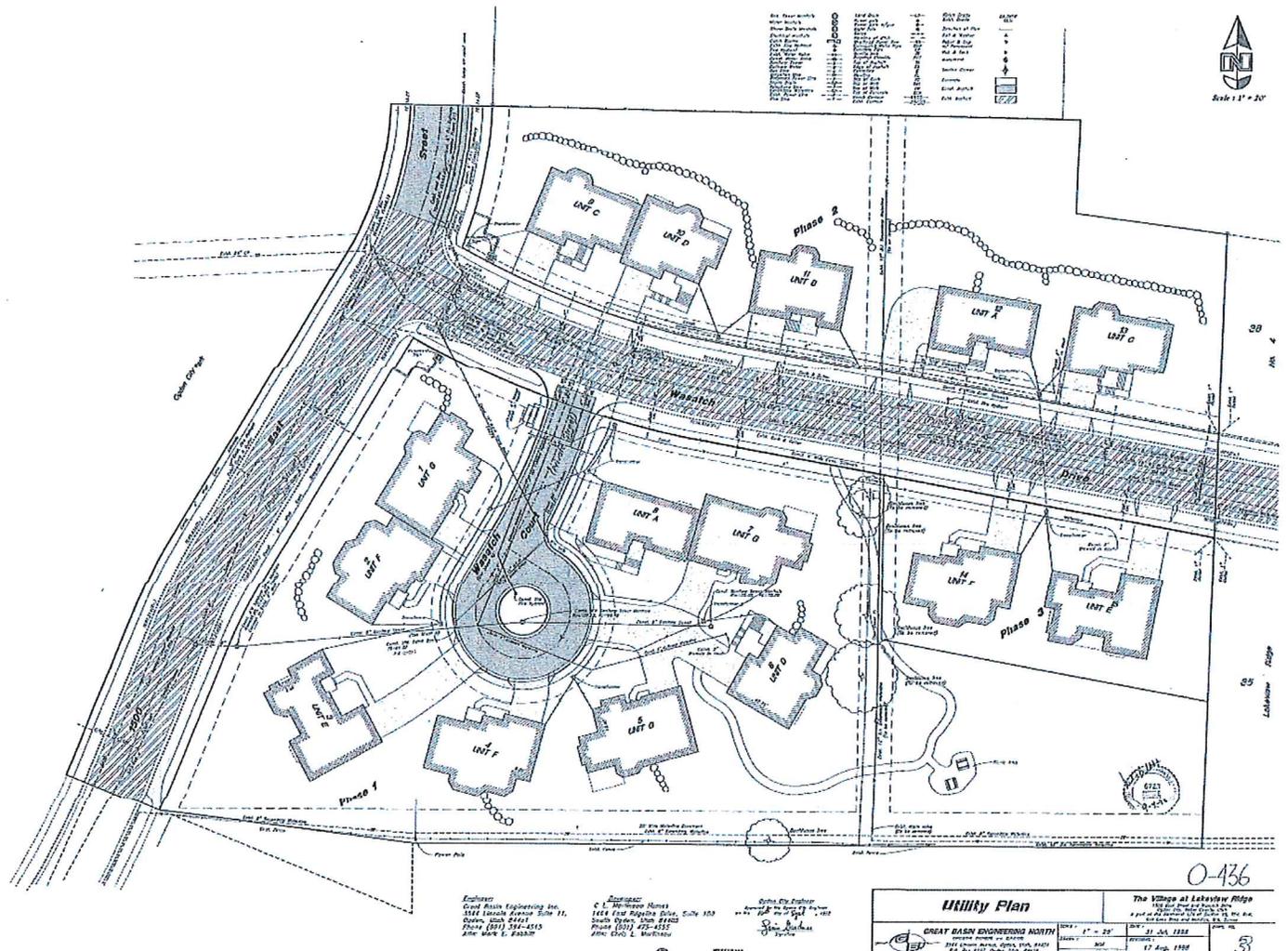
- 1. Site Plan of Property
- 2. Parcel Map
- 3. Utility Plan
- 4. Notice
- 5. Comments from divisions

10/8/15
Calvar/Maruri
Archetti A. Maruri



PAGE 12





Engineer:
Great Basin Engineering Inc.
1122 South Canyon Lane, Suite 11,
Ogden, Utah 84401
Phone (801) 384-4535
After Hours: 833-337

Surveyor:
C. L. Whitman Surveyors
1424 East Republic Blvd., Suite 300
South Ogden, Utah 84403
Phone (801) 424-4555
After Hours: L. Whitman

Utility Plan Engineer:
S. J. Anderson
S. J. Anderson
S. J. Anderson

Utility Plan		The Village at Lakeview Ridge	
	Scale: 1" = 20' Date: 11/24/15 Project: 12-24-15	Date: 11/24/15 Project: 12-24-15	Sheet No.: 53

Public Notice

Planning Commission Meeting
Wednesday, November 4, 2015
City Council Chambers
2549 Washington Boulevard 3rd Floor
This item is scheduled to be heard at 5:30 p.m.*

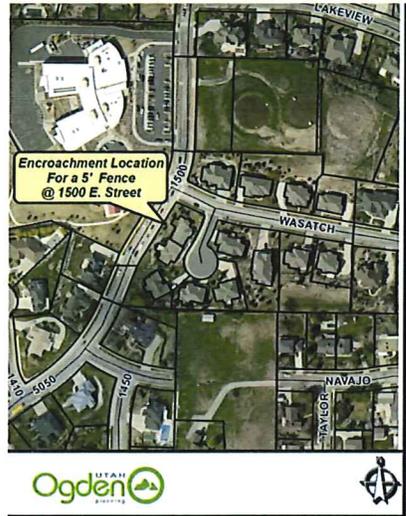
The Ogdén City Planning Commission will be reviewing an application for an encroachment permit to allow a fence in the public right-of-way along the sidewalk of 1500 East Street at the rear of 4987, 4995 & 5005 Wasatch Ct.

*Start time is approximate Meeting begins at 5pm

If you have comments or questions please contact us!
801-629-8930 or planningcommission@ogdencity.com



Planner: Rick Gerover



A copy of the Staff Report will be available at ogdencity.com, or at the Weber County Library Nonfiction Desk, 2464 Jefferson Avenue on 10/31/15 or at our offices on 11/2/15



Encroachment Permit 1500 East

07-371-0004
BEVERLY LYON COX REVOCABLE
5008 S 1410 E
OGDEN UT 84403

07-002-0057
BOARD OF EDUACTION OF OGDEN
1950 MONROE BLVD
OGDEN UT 844010619

07-551-0002
CALVER, CHRISTINE H &
4995 WASATCH CT
OGDEN UT 844036887

07-558-0001
CHRISTINE RENEE CASTANARES
4993 S 1500 E
OGDEN UT 844034488

07-557-0003
CLARK, DOUG S & WF
4980 S 1410 E
OGDEN UT 84403

07-205-0008
COLLINS, AARON M &
1530 NAVAJO DR
OGDEN UT 84403

07-651-0001
DURSTELER, LARRY R & WF
1530 WASATCH DR
OGDEN UT 844031424

07-371-0016
FOX, FRANKLIN & WF
1452 E 5015 S
OGDEN UT 844034377

07-002-0036
GORDON KEITH MADSON FAMILY
5090 OLD POST RD
OGDEN UT 84403

07-593-0001
INKLEY, RONALD W & WF
1511 WASATCH DR
OGDEN UT 84403

07-558-0002
MESSER, PAUL J & WF
4977 S 1500 E
OGDEN UT 844034488

07-557-0004
MONGKOL & NANCY TUNGMA
4988 S 1410 E
OGDEN UT 84403

07-371-0005
NIELSEN, CHAD R &
1427 E 5050 S
OGDEN UT 84403

07-593-0002
PACK FAMILY TRUST
4992 WASATCH DR
OGDEN UT 844034314

07-551-0003
REED & LUPE BOWLES LIVING
TRUST
5005 WASATCH CT
OGDEN UT 844034315

07-620-0002
RICHARD & DORIS BOSWORTH
FAMILY
1520 WASATCH DR
OGDEN UT 844031424

07-551-0001
SCOTT ANDREW ACTON & MARY
4987 S WASATCH CT
OGDEN UT 844034314

07-664-0001
SELANDER, RODGER A & WF
1502 E WASATCH DR
OGDEN UT 84403

07-620-0001
SHAW, GREGORY K &
1506 WASATCH DR
OGDEN UT 844031424

07-551-0004
SHIRLEY S MACK SEPARATE
1521 E WASATCH DR
OGDEN UT 844031422

07-566-0002
SHORTEN, CASEY & WF
5002 S WASATCH CT
OGDEN UT 84403

07-371-0015
SMITH, JAMES D
5040 S 1450 E
OGDEN UT 844034382

07-566-0001
STEWART, JOAN G
5004 WASATCH CT
OGDEN UT 84403

07-002-0055
STUART, JEFFREY L & WF
1505 NAVAJO DR
OGDEN UT 84403

07-566-0003
VILLAGE AT LAKEVIEW RIDGE
1502 WASATCH DR
OGDEN UT 84403



Grover, Rick

From: Nielsen, Taylor
Sent: Tuesday, October 27, 2015 9:33 AM
To: Grover, Rick
Cc: Anderson, Justin; Daniels, David
Subject: Encroachment on 4995 Wasatch Court Ogden

Rick,

The fence cannot be within the Right-of-Way at the current location.

The current location causes issues with sidewalk replacement and safety of pedestrians. The fence should be installed six feet behind the sidewalk (along the property line).

Thank you,

Taylor Nielsen, P.E.
Development Engineer
Ogden City Engineering
(801) 629-8983

Report by John Mayer

Agenda Name: Conditional Use Permit to allow the commercial making of jam at 2261 Adams Ave.

Petitioner/ Developer: Mr. Isaac Farley and Mr. Nestor Robles
2163 Buchanan Ave
Ogden UT 84401

Petitioner/ Developer's requested action: Approval to allow the preparation of jam at the YCC at 2267 Adams Ave. to be sold off-site.

Planning Staff's Recommended Action

Approval of the conditional use permit for the preparation of jam at the YCC at 2261 Adams Ave. subject to the removal of the storage units in the parking lot.

Planning Commission's determination for action

1. The use *will* / will not be detrimental to persons or property.
2. The proposed use/addition is / *is not* compatible with the intent, function and policies established in the General Plan.
3. The use will / *will not* conform to the character of the site, adjacent properties, surrounding neighborhoods and other existing development.
4. The proposed site and building plan design at this particular location is / *is not* compatible with the character of the site, adjacent properties, surrounding neighborhoods and other exiting development.
5. The proposed addition will / *will not* comply with regulations and conditions specific in this title for such use.

Past History

March 1993 – YCC was expanded to the northwest corner of Adams and 23rd St.

December 1995 – new 2700 square foot storage building was approved on the west side of the current campus, just north of the transitional housing units.

October 2013 – new additional space was approved on the existing building.

Vicinity Map



Project Summary

Property Address: 2267 Adams Ave.
Zone: CBD
Community Plan: CBD
Area Size: 1.95 ac.
Existing Use: Women’s shelter

DEVELOPMENT STATISTICS

Land utilization

Open space	Building (compound)	Hard surface
20,386 sq. ft.	36,756 sq. ft. (floor area)	27,789 sq. ft. (parking/access lanes)

On site Parking: 48 spaces

Description of request

The proposal is to allow the making of fruit jam in the already certified commercial kitchen at the YCC, which is located at 2267 Adams Ave. The applicants wish to engage the residents of the YCC as a means of occupational therapy. They will be employing between 1 to 3 of the women who reside there as employees. The applicants would be the principle instructors and ultimately the sellers of the jams created in the kitchen. The hours of operation will be between 2:30 p.m. and 5:30 p.m. on Mondays and Wednesdays. No customers will arrive at the facility at the YCC and no direct sales will take place from that location. The YCC is allowing the applicants to use the kitchen rent free as part of their involving the residents in the business.

What Planning Commission reviews

The manufacturing of food to be sold off site as a packaged commodity in the CBD zone requires a Conditional Use Permit. The Planning Commission is required to review any

application for a conditional use permit (15-7-2). There are 5 criteria the Commission needs to consider in order make a determination on this request. The Planning Commission decision is the final action.

Factors for consideration of action

Does this proposal satisfy all the required findings for Conditional Use Permit?

- A. Detrimental To Persons Or Property: The proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons, nor injurious to property and improvements in the community, existing surrounding uses, buildings and structures;
This is a very benign use of the existing kitchen facility at the YCC. It actually allows for a more efficient use of the kitchen as it will not be generally used during the proposed times of operation. Making jam is consistent with kitchen use, and it will not introduce ingredients that could be detrimental to persons or property.
- B. General Compatibility: The proposed use at the particular location is compatible with the intent, function and policies established in the general plan, this title and the particular zoning district in which the use is proposed;
This provides an opportunity of employment for the applicants as well as 1 to 3 of the women who reside at the shelter. This reinforces the goal in the general plan to “work in cooperation with the private sector to expand the variety of housing types”. This use allows another outlet for the residents to transition into the work force that does not exist at the YCC today.
- C. Use Compatibility: The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development. In determining the compatibility of the use with the surrounding area, the Planning Commission may consider among other things parking, traffic impacts, hours of operation, and emission of odors, light and noise;
The preparation of fruit jam is compatible with the use of a commercial kitchen located inside the YCC that serves the residents. This new use satisfies the purpose statement of the CBD zone by further fostering a mixture of land use into the CBD. This added “flavor” also serves to “recognize the existence of areas with unique development needs or opportunities requiring special development standards”.
- D. Design Compatibility: The proposed site and building plan at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development. In determining the compatibility of the site and building plan with the surrounding area, the Planning Commission may consider among other things landscaping, screening, parking location, building design (e.g., mass, height, site work needed to place the building on the lot), building materials, color and site design in relation to emission of odors, light and noise; and
There will be no site alterations to accommodate this use. None are needed.

E. Compliance with Regulations: The proposed use will comply with the regulations and conditions specified in the Land Use Ordinances.

The use of the kitchen for the preparation of fruit jam will not require any alterations such as updated hood or grease trap. The kitchen currently meets the standards for this use. In the recent approval for the building addition in 2013 a condition of approval was to remove the metal storage containers located in the parking lot (see attached minutes). Since the storage units remain on the site it is appropriate that the requirement for their removal be maintained. Although this will be a condition of approval, it is a zoning enforcement issue.

In order to meet the requirements of the zoning code the containers must be removed. In review of the minutes from October 2013, the Commission chose not to tie the storage units to the approval and determined it was a code compliance matter. Parking was reduced to 48 stalls for the site presumably to allow the ability of some permanent type of facility but nothing has happened to address this issue as containers cannot be a long term solution. The issue still needs to be addressed. It may be helpful for the Commission to direct the YCC to pursue a permanent storage solution for the area now occupied by the storage containers.

Attachments

1. Application
2. Aerial photo
3. Aerial photo of storage units west of the building
4. Minutes from the October 2013 meeting
4. Notice label



Conditional Use Permit (CUP) Application

Ogden City Development Services
2549 Washington Blvd. Suite 240
Ogden, Utah 84401
(801) 629-8985

Please print legibly and complete all areas:

Project Name:	Isaac Farley O-Town Kitchen		
Project Use:			
Project Address (will be verified and assigned by Engineering dept.):	2261 Adams Ave. Ogden 84401		
Parcel ID number (s)	01-034-0009		
Applicant Name:	Isaac Farley & Nestor Robles	Phone:	
Applicant's address:	2163 Buchanan Ave.		
E-mail:	isaac.farley26@gmail.com		
Property Owner's name:	Your community connection		
Owner's address:	2261 Adams Ave.	City:	Ogden
		Zip:	ut
Owner's phone:	801 689 1703	Email:	ycc@yccogden.org
Architect/Engineer's name:			
Architect/Engineer's Phone:			
Architect/Engineer's Email:			
Date of Planning Commission Meeting:			

First step: Attend a Development Review Team meeting held every Wednesday at 9:00 am, 3rd floor conference room. You must call (801) 629-8930 or (801) 629-8932 to be placed on the agenda. Attendance at this meeting will help you understand additional requirements for your project.

These questions need to be answered when considering the proposed use:

- What are your days and hours of operation?
Monday/Wednesday 2:30 PM - 5:30 PM
- Describe the use you are proposing.
A Program that makes Jam and employes clients living in Yce's center
- How is this use compatible with the surrounding properties?
Ycc Already has a commercial kitchen license & ~~UDFA~~ UDFA APPROVED
- Does the proposed use produce any outside noise, smell or waste products? If so, how will they be treated?
NO
- Are changes being made to the building to accommodate the use? If so, please describe:
NO
- IMPORTANT**** Are changes being made to the site to accommodate the use? If so, please submit a Site Plan Review application in addition to this application. Site Plan Review applications are available at the Customer Service counter.

Pay \$175 Fee ~ Note: If a formal Site Plan Review is required in conjunction with a C.U.P, this fee will be \$400.

I have read the application and hereby certify that the information is correct and that I understand that the conditional use approval is valid for one year from the approval date. If the use does not begin within one year, the approval is void.

Isaac Farley
Applicant's signature

10-16-15
date

Plans accepted by

PAID!!
10-16-2015/03:04 PM
002-00519903
\$ 175.00



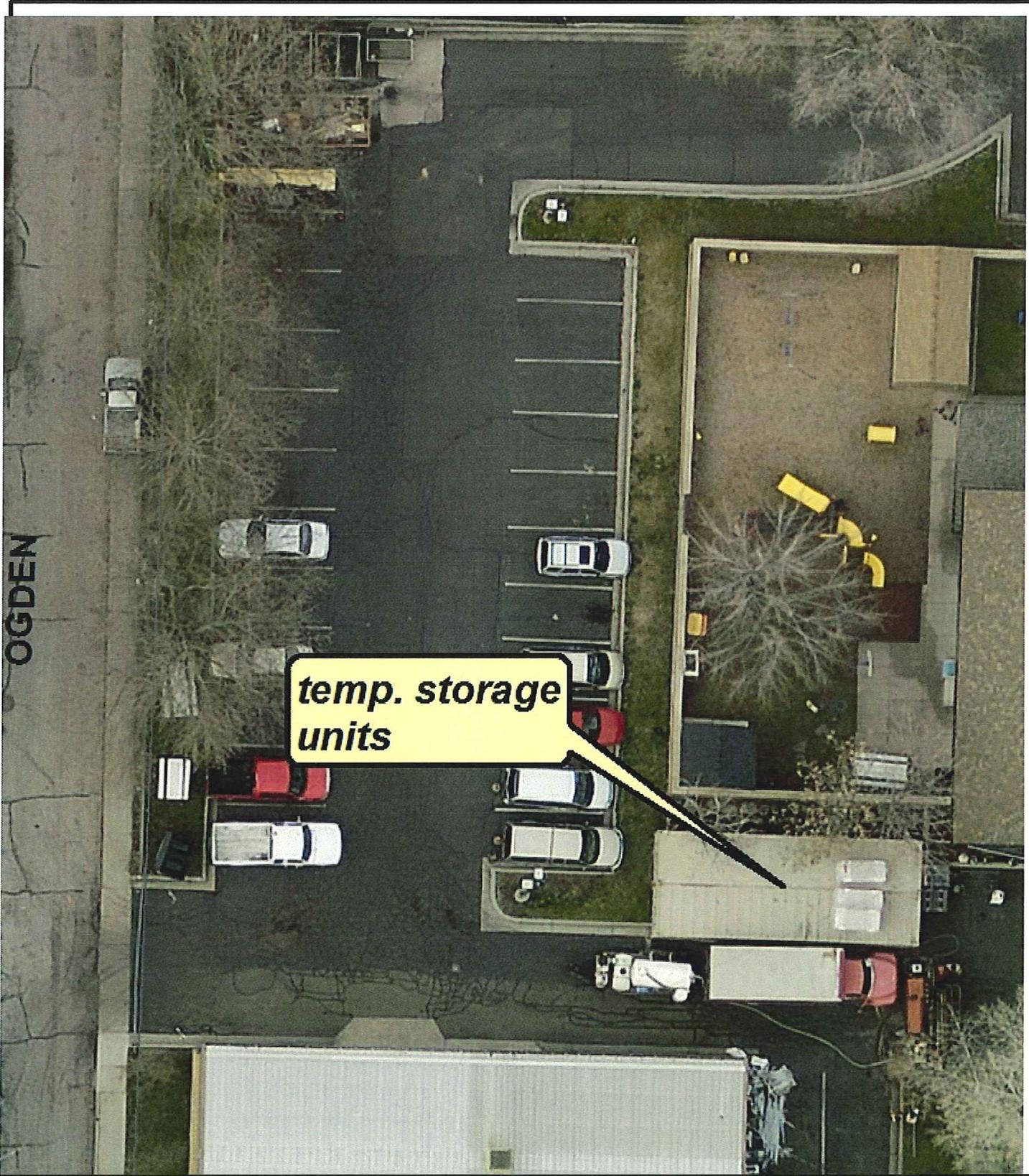
2267 Adams Ave.



Conditional Use Permit



1 inch = 167 feet



OGDEN

temp. storage units



Parking lot at YCC



1 inch = 20 feet

by Commissioner Atencio and passed unanimously, with Commissioners Atencio, Herman, Orton, Schade, Wright, and Chair Blaisdell voting aye.

Motion: A motion was made by Commissioner Schade to grant Preliminary Subdivision Approval for the Ogden Riverbend Phase I subject to a recommendation to the Mayor to grant an exception to the requirement of a 10' public utility easement along the perimeter of the lots and that necessary accesses and utility easements are provided. Motion was seconded by Commissioner Wright and passed unanimously, with Commissioners Atencio, Herman, Orton, Schade, Wright, and Blaisdell voting aye.

3. CBD Site Plan, Addition to the YCC facility at 2261 Adams Avenue. Gary Tyler, Bott Pantone Architects, and Julie Smith, YCC Executive Director, indicated they have received comments from City Staff. They explained the proposal is to do a small addition to the existing building in order to relocate the women's shelter. They will also be adding classrooms in the addition to be used for community classes after hours. Mr. Tyler mentioned there were some concerns about the roof lines which have been revised. He distributed and reviewed the site plan.

Commissioner Southwick arrived.

Mr. Tyler mentioned there have been some concerns regarding parking. There are some containers that sit at the back of this property. They are not visible from road and have been there for about 14 years. He stated none of us were around when the initial addition was approved and no one knew these containers did not comply with the code. He explained the existing parking that has been available for that time has not caused any issues with the amount of parking. He asked Ms. Smith to address why those containers are there, what's in them and the value of them. He commented there is not a lot of room on this site and they cannot be relocated; they would have to be removed.

Ms. Smith reported the YCC is a domestic violence/ rape crisis center. The main concern is the people in the shelter. Many of them are homeless when they leave YCC and that is why they started the nontraditional housing. There are nine units/apartments behind the main building. The reason for the containers is that these ladies and their children are homeless when they leave so when they move into these units they don't have furniture. Ms. Smith indicated the YCC takes donations and stores the furniture in these containers. She explained they never know when someone will move out and there will be an opportunity to move someone else in. When that happens they move as fast as possible. If these women are in the shelter they need to move quickly to get jobs, etc. They take the furniture with them and new furniture is moved in from the containers. Sometimes there is a week notice and other times it is only a day. The containers are needed to store the furniture.

Mr. Daems reviewed the roof line and stated it would match up with the existing building. The proposed addition does not affect setbacks but would eliminate some landscaping. The landscaping would be reduced from 29% to 24%; however, only 10% is required in this zone. The way parking is regulated for this type of use is 1 stall per 500 square feet for the housing area, and 1 stall per 300 square feet for the office area. This addition would be for office area but another area would be converted to housing area so the two areas offset each other for additional parking needs. No new parking will be created or is necessary. The site was originally approved with 56 parking stalls. There are some concerns that a dumpster is taking up one parking stall. There is an outdoor storage area near the metal warehouse used for taking donations that was built in approximately 1995. There should be three parking stalls in another area but that space is being used by picnic tables. He outlined the area where the containers are and stated they take up five parking stalls. This development will go from 30 to 60 beds; however, there should not be more demand for parking. He stated there was never an approval for the storage containers and added that these types of containers are not allowed anywhere in the CBD zone. Staff

feels the containers need to be removed even though they've been there for a long time. They are sitting on top of landscaping and taking up parking stalls. The only way containers are allowed in the CBD zone is if they are inside a permanent roofed building. Staff does not see those as an accessory building. The finding is to determine whether the proposed addition is compatible with the theme of the CBD.

Commissioner Southwick inquired whether the Commission can look at parking in the same way as at McKay Dee Hospital where a reduction in parking was allowed. Mr. Daems replied the Commission could approve a 10% reduction which would be 5 stalls. The Commission could also require the dumpster to be screened.

Chair Blaisdell asked how many stalls are currently occupied with dumpsters, picnic tables, and storage. Mr. Daems stated he believes there are eight stalls affected and outlined those areas.

Mr. Tyler mentioned he does not see a problem moving the picnic tables. The tables could be moved and the recycle bin could be eliminated or moved. The storage containers are the one thing to consider as many of the tenants are single women with children that do not have cars. A lot of the existing stalls are not used by clients in the shelter. He stated increasing the number of beds will not create a need for additional parking as the clients do not have cars. He asked if it would be an acceptable compromise if these could be screened. He commented the YCC is not asking for special treatment; it is a non-profit organization and is doing all they can to help people in difficult situations. Mr. Daems replied that, as written, the ordinance does not allow for screening. There needs to be a permanent storage shed and there would be additional considerations for a permanent structure. The parking spaces are required from the previous site plan approval.

Commissioner Southwick asked whether the Planning Commission has the authority to reduce the requirement for parking. Mr. Daems replied the Commission could authorize a 10% reduction if it is felt there is shared or compatible use. Commissioner Southwick asked if there is any other authority for a greater reduction than the 10%. Mr. Montgomery stated in the CBD the Commission can make reductions as long as there is sufficient parking to meet the need of the use; it is not limited to 10%. Commissioner Herman asked if the Commission has done that. Mr. Montgomery replied the Commission has not done that in the past.

Mr. Daems explained he visited the site four times and there were always at least 12 spaces available. He stated this is less about the parking issue and more about the ordinance that does not allow the outdoor storage. Commissioner Herman stated it can be established that there is adequate parking and the moving of the containers is more of an enforcement issue. Mr. Daems agreed that is one way to look at it. Commissioner Herman suggested looking at it as an enforcement issue.

Chair Blaisdell suggested allowing a 10% reduction in required parking and then separate the issues. Parking is what brought this project to the Commission and then the containers became an issue. General discussion took place among the Commissioners regarding code enforcement and the containers. Ms. Brown commented the Commission could move forward with the approval of the site plan with a motion to allow a reduction in parking. Regarding the enforcement issue there may be other options for storage. Commissioner Southwick inquired how many stalls are currently available to park in. Mr. Daems replied the site plan shows 56 stalls but after you subtract the eight stalls that are being used for other things the total number of open parking stalls is 48. He added it depends how important the Commission feels the storage units are. Commissioner Southwick suggested he can think of more important code enforcement issues than this one.

MOTION: A motion was made by Commissioner Schade regarding the CBD site plan review for an addition to the YCC facility at 2261 Adams Ave. finding the addition is compatible with the

surrounding land uses, both in land use and architecture and does comply with the regulations and requirements of the CBD to approve the building addition on the condition of Staff recommendations 1 – 6 being met, to reduce the required parking to 48 stalls, and with the requirement that the containers are removed from the property. Motion was seconded by Commissioner Wright. Motion was defeated 4 to 3 with the following vote. Voting aye: Commissioners Schade, Wright, and Blaisdell. Voting no: Commissioners Atencio, Herman, Orton, and Southwick.

MOTION: A motion was made by Commissioner Southwick regarding the CBD site plan review for an addition to the YCC facility at 2261 Adams Ave. finding the addition is compatible with the surrounding land uses, both in land use and architecture and does comply with the regulations and requirements of the CBD to approve the building addition on the condition of Staff recommendations 1 – 6 being met and to reduce the required parking to 48 stalls. Motion was seconded by Commissioner Atencio and passed 5-2 with Commissioners Atencio, Herman, Orton, Southwick, and Wright, voting aye, and Commissioners Schade and Blaisdell voting no.

4. Requests for extension of conditional use permit #064-12 for the Mountain View Townhomes at 775 West Harrisville Road.

Mark Koehler, Crocket and Koehler Construction, explained he is here asking for an extension to finish up final details on this project.

Mr. Daems reported this proposal is to grant an extension up to six months on the approval date. This PRUD Development was approved 10/03/12 with a one year expiration. The Commission needs to determine if exceptional conditions exist that would allow for an extension to be granted. Staff feels there are exceptional circumstances and this is a large project area with many complexities. One road is owned by Harrisville City so the Developer has had to get approvals from Harrisville City to use the road, so there have been dual processes and submittals for this developer. At this point most everything comes down to establishing the financial guarantees with Harrisville City and Ogden City. He indicated Staff just needs to make sure the final plans look like what was approved and a six month extension should provide plenty of time for those reviews.

Commissioner Southwick commented there are a lot of homes in there for one ingress/egress but stated he doesn't know whether that is within the scope of the Commission's discussion tonight. Chair Blaisdell stated that was a concern previously and was discussed at length but the Commission did approve the project. She added any discussion tonight should be regarding the extension up for consideration.

MOTION: A motion was made by Commissioner Wright to approve an extension of conditional use permit #064-12 for the Mountain View Townhomes at 775 West Harrisville Road. Motion was seconded by Commissioner Atencio and passed unanimously, with Commissioners Atencio, Herman, Orton, Schade, Southwick, Wright and Blaisdell voting aye.

ADJOURN TO WORK SESSION

1. Discussion West Ogden Community Plan

Mr. Simpson referred to the West Ogden Community plan and stated a lot is going on and it is exciting to work with the community. One work session has already been held and the things discussed were summarized. This is the first draft of all those efforts. He asked the Commission to look at some of the priority items and added that the final step is an administrative list of items. There is not an unlimited

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01-034-0071	SANDERS, MINDI 2237 ADAMS AVE OGDEN UT 84401510	01-034-0059	MISTI LLC 2507 MADISON AVE OGDEN UT 84401	01-034-0030	BOSWORTH, GARY A 4108 SKYLINE DR OGDEN UT 844033232
01-034-0042	INVISION THIS LIMITED LIABILITY 2220 WASHINGTON BLVD OGDEN UT 844011410	01-034-0033	RENFRO FAMILY TRUST % COVEY REG MGMT 10 W BROADWAY STE 810 SALT LAKE CITY UT 841012069	01-034-0056	JEX, VICKIE LEE 2261 W 4550 S ROY UT 84067
01-034-0069	HERBON PROPERTIES LLC 585 24TH ST STE 105 OGDEN UT 844011768	01-035-0030	OGDEN COMMUNITY FOUNDATION PO BOX 185 OGDEN UT 844020185	01-034-0053	SMITH, KEVIN 2233 OGDEN AVE OGDEN UT 844011514
01-034-0051	WAYMAN, SAMUEL & WF 1156 AVALON HILLS DR OGDEN UT 844046635	01-026-0030	KENNEDY, JOHN P & WF 805 GRANDRIDGE DR SALT LAKE CITY UT 841033306	01-034-0067	IACOVELLI, SHAUN & WF 2215 ADAMS AVE OGDEN UT 844011510
01-034-0068	BARNES, KENNETH & 2223 ADAMS AVE OGDEN UT 84401	01-034-0009	YOUR COMMUNITY CONNECTION OF 2261 ADAMS AVE OGDEN UT 84401	01-034-0063	CLEVELAND, KATHRYN A 2238 S OGDEN AVE OGDEN UT 84401
01-034-0027	CRITCHLOW, CLARENE C ETAL % CLIFTONS 2254 WASHINGTON BLVD OGDEN UT 844011410	01-035-0034	FLORES, MIGUEL A 523 E 22ND ST OGDEN UT 844011518	01-034-0060	VAN WAGONER, STEVEN P 4305 HARRISON BLVD STE 230 OGDEN UT 84403
01-034-0062	HERNANDEZ, JOSA ZAVALA 2232 OGDEN AVE OGDEN UT 844011515	01-035-0016	EASTMAN, BOYD M & WF 1430 COBBLESTONE LN OGDEN UT 844046080	01-034-0061	CRWLY LLC % REAL PROP MGMT/MICHEAL TROY 579 HERITAGE PARK BLVD STE 102 LAYTON UT 840415651
01-035-0031	2206 ADAMS LC 220 RIDGE TRAIL BOZEMAN MT 597159253	01-034-0052	GARCIA, PEDRO 3484 GRAMERCY AVE OGDEN UT 844031149	01-034-0018	MONEY, R BRUCE & WF 374 E 4750 N PROVO UT 846045441
01-027-0016	P C THOMAS INVESTMENT CO LC PO BOX 12116 OGDEN UT 844122116	01-034-0065	GAIL B GIBBS REVOCABLE FAMILY 1755 W STODDARD LN MORGAN UT 840509649	01-035-0012	EASTMAN, BOYD M & WF 1430 COBBLESTONE LN OGDEN UT 844046080
01-035-0076	LIBERTY MOUNTAIN GROUP LLC % SCOTT MAZUR 435 ASPEN DR #13 PARK CITY UT 840985193	01-035-0079	MIDTOWN COMMUNITY HEALTH 2240 ADAMS AVE OGDEN UT 844011511	01-035-0079	MIDTOWN COMMUNITY HEALTH 2240 ADAMS AVE OGDEN UT 844011511

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<p>01-034-0057</p> <p>JEX, JOHN C 465 22ND ST OGDEN UT 84401</p>	<p>01-034-0050</p> <p>KENNY, JACOB A 2213 OGDEN AVE OGDEN UT 84401</p>	<p>01-035-0011</p> <p>GORLEY, CURTIS D & WF 530 23RD ST OGDEN UT 84401</p>
<p>01-034-0066</p> <p>GAIL B GIBBS REVOCABLE FAMILY 1755 W STODDARD LN MORGAN UT 840509649</p>	<p>01-026-0033</p> <p>BRAINTREE LLC % WOODBURY CORPORATION 2733 E PARLEYS WAY # 300 SALT LAKE CITY UT 841091661</p>	<p>01-035-0033</p> <p>JENKINS, ANDRIA & 517 22ND ST OGDEN UT 844011518</p>
<p>01-034-0048</p> <p>CROSS BROTHERS LLC % CRAIG CROSS 1555 S 8900 E HUNTSVILLE UT 843179739</p>	<p>01-026-0032</p> <p>BRAINTREE LLC % WOODBURY CORPORATION 2733 E PARLEYS WAY # 300 SALT LAKE CITY UT 841091661</p>	<p>01-034-0025</p> <p>TRIBE, DAVID S TRUSTEE 1446 CAPITOL ST OGDEN UT 844012910</p>
<p>01-027-0022</p> <p>ZIONS FIRST NATIONAL BANK %ACCOUNTING SLSC 0830 #46 PO BOX 30709 SALT LAKE CITY UT 841300709</p>	<p>01-035-0015</p> <p>ROBERTS, JAMES A & 2268 ADAMS AVE OGDEN UT 844011511</p>	<p>01-034-0075</p> <p>KENNY, JACOB A 2213 OGDEN AVE OGDEN UT 84401</p>
<p>01-034-0064</p> <p>ST MOUNTAIN PROPERTIES LLC 20826 JUNIPER AVE YORBA LINDA CA 928863191</p>	<p>01-034-0045</p> <p>CROSS BROTHERS LLC % CRAIG CROSS 1555 S 8900 E HUNTSVILLE UT 843179739</p>	<p>01-034-0019</p> <p>BUENA VISTA RENTAL PROPERTIES 585 24TH ST # 105 OGDEN UT 844011545</p>
<p>01-035-0029</p> <p>MADDUX, TREVOR JAMES 11184 S ROPEMAKER RD SOUTH JORDAN UT 840956011</p>	<p>01-034-0047</p> <p>CROSS BROTHERS LLC % CRAIG CROSS 1555 S 8900 E HUNTSVILLE UT 843179739</p>	<p>01-034-0020</p> <p>MARTINEZ, JAIME 1783 N 200 W NORTH OGDEN UT 844147339</p>
<p>01-026-0034</p> <p>HOMELESS VETERANS FELLOWSHIP PO BOX 1706 OGDEN UT 844021706</p>	<p>01-034-0046</p> <p>MAA CORPORATION % AGHA S ALI 191 HILLSIDE LN NORTH SALT LAKE UT 840544114</p>	<p>01-034-0054</p> <p>TRIPLE V LLC 4305 HARRISON BLVD #230 OGDEN UT 844033306</p>
<p>01-035-0013</p> <p>GATSON, ANTON & WF 1270 EL CERRO DR HOLLISTER CA 95023</p>	<p>01-034-0029</p> <p>CROSS BROTHERS LLC % CRAIG CROSS 1555 S 8900 E HUNTSVILLE UT 843179739</p>	<p>01-034-0049</p> <p>KENNY, JACOB A 2213 OGDEN AVE OGDEN UT 84401</p>
<p>01-035-0014</p> <p>UNVERRICH, DON & PO BOX 10285 OGDEN UT 844050285</p>	<p>01-034-0055</p> <p>BLUE HILL INVESTMENTS LLC % MICHAEL T OLSEN 495 E 100 N MT PLEASANT UT 846471428</p>	<p>01-034-0028</p> <p>CRITCHLOW, CLARENE C ETAL 2254 WASHINGTON BLVD OGDEN UT 844011410</p>
<p>01-034-0058</p> <p>GAIL B GIBBS REVOCABLE FAMILY 1755 W STODDARD LN MORGAN UT 840509649</p>	<p>01-035-0017</p> <p>BLUEMOUNTAIN INC PO BOX 294 LAYTON UT 840412944</p>	<p>01-027-0024</p> <p>P C THOMAS INVESTMENT CO LC PO BOX 12116 OGDEN UT 844122116</p>

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Report by Greg Montgomery

Agenda Name: Consideration of amending development agreement for revision of exhibit C to two story unit building design and exhibit B to add landscaping plan for phase 4 and open space design.

Petitioner/ Developer: Blaine Walker
P.O. Box 902581
Sandy Utah 84090

Petitioner/ Developer's requested action: Approval of phase 4 site, landscape and building plan.

Planning Staff's Recommended Action

Approval subject to:

1. The revised building design adding brackets to the gable end on the rear pop outs and adding some other feature to break up the blank wall.
2. The landscape plan be revised to add benches along the curvilinear planting area and the center hard surface area have a circular paver design.

Planning Commission's determination for action

1. Amending the two story unit design is / *is not* consistent with the architectural design guidelines for the Riverbend development
2. The phase 4 landscape plan is / *is not* consistent with the theme of the development and Riverbend Guidelines.
3. This phase of the development is/ *is not* consistent with the approved plan for the Meadows at River Bend.

Past History

April 1, 2015- An amendment to development agreement was made for a new two story unit design and landscaping for phase 3 and additional land to be added in phase 4.

September 4, 2013- Amendment made to revise phase 2 with new alignment for units along 20th Street and include new two story design.

December 7, 2011- Approved MU development agreement for Southriver Townhomes.

April 6, 2011- Ogden Bend Redevelopment Masterplan and Design Guidelines approved.

May 2, 2007- The area was rezoned from R-1-6, C-2 and M-1 to MU.

Vicinity Map



Project Summary

Property Address: 351 Park Boulevard
Zone: MU
Community Plan: CBD
Property Size: .99 acres (19.8 d.u.a.) total 4.22 acres (15.6 d.u.a.)
Existing Use: vacant land for phase 4

DEVELOPMENT STATISTICS

Land utilization

<u>Open space</u>	<u>Building</u>	<u>Hard surface</u>
19.5%	43.8%	36.7%

Building height: two and three story

On site Parking: 52 stalls

Description of request

The final phase of the Meadows at River Bend is being submitted for approval. The plan proposes 20 units in 6 different buildings. Four of the buildings will have the new two story unit which was approved in phase three included in the design. This project will tie all the roads and sidewalks together and complete the 66 unit development. An amendment to the two story unit is being proposed which makes the building 10 feet longer and alters some the exterior building elevation by adding an additional section of windows to the front face, altering the window placement under the porch and adding a mechanical room on the second level of the rear of the two story units.

The plan also proposes the landscaping for this phase and a final landscape design for the additional property that was included in phase three that serves as a buffer between this development and the commercial parking lot to the east. This space will have a screening wall of shrubs to buffer the commercial parking lot and then a curvilinear grass and shrub area to create a semi private green space for the development with a patio in the center of the space.

What Planning Commission reviews

The Planning Commission is required to review any alterations to the approved master plan which includes building elevations. The Commission is also required to review the landscape plan since it was never approved as a master plan but was a phase by phase addition.

The Planning Commission's recommendations are then forwarded to the RDA Board to be included as amendments to the development agreement.

Factors for consideration of action

1. Alterations of the two story building design

The Commission had reviewed a preliminary design for the new two story unit as part of phase three. Since that time the floor plan was revised and changes made to the floor plan which were determined by the developer to be more marketable and create more usable space. Those changes created a larger building face and revisions are proposed to add additional windows so that there would not be a blank wall. The window and door placement under the porch was also revised to make the room more functional that is behind the porch. The rear of the building has a pushout addition because the mechanical room was moved from the garage to this new space on the second floor at the back of the building.

The main item that needs to be considered is that the design reflects the architectural patterns in the development guide for the MU zone and the theme established for this development. The window locations and design pattern keep the modulation that is required in the plan. The rear addition changes the roof line by adding gables over the push outs and removes a window from the back area. The back is less visible and while the gables break up the long roof line the blank wall and lack of detail is a concern. As a minimum the bracketing of the eaves of the craftsman style should be added to the gable ends and consideration of decorative venting on the gable ends or repeating the window pattern that occurs on this portion of the building may help to take away the starkness of the blank walls.

2. Phase 4 landscape plan

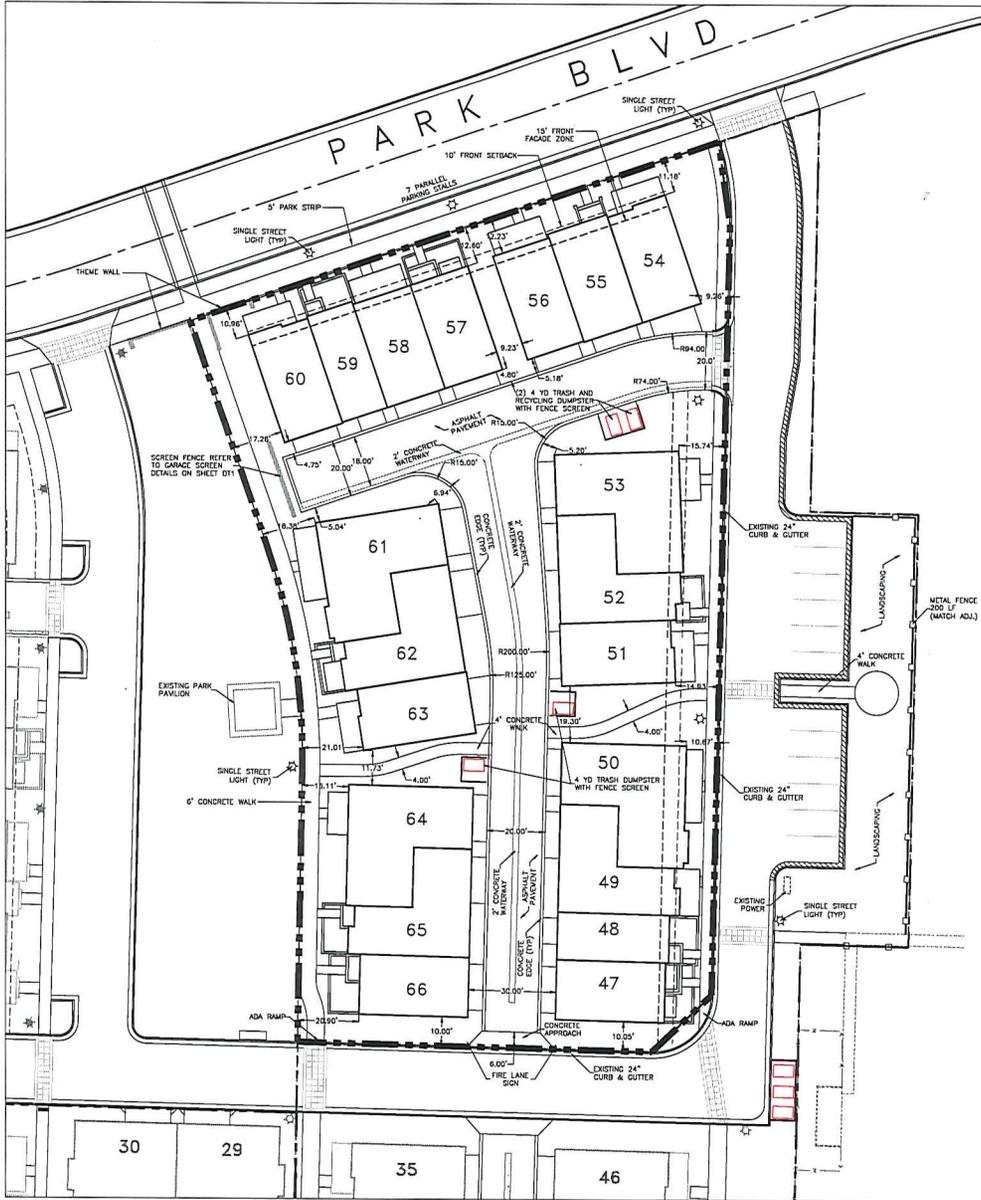
The landscape plan is consistent with the overall theme that has been established throughout the development. Trees, lighting and planting areas are consistent with the idea that lawn is used to compliment the planting areas and should not be the main theme. The design for the east landscaped area keeps this in mind and creates a passive area with the curvilinear design. Some key elements are missing though in the details. Benches should be located along the curve planting design to maintain the pattern established rather than two benches placed by the plaza. The plaza design lacks any scale detail as the paving pattern and material are not the same intimate design that this space seems to want to create. The concrete circular area should be something that has a radial design to it and have a texture such as stamped flagstone so it is a smaller scale.

Attachments

1. Site plan
2. Proposed two story building design
3. Approved two story building design
4. Landscape plan
5. Open space element suggestions from Master plan design guidelines
6. Phase 4 building elevations
7. Suggested changes

ATTACHMENT 1

THE MEADOWS AT RIVER BEND PHASE 4



PHASE 4 - BREAKDOWN

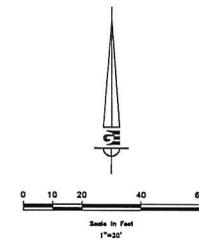
UNIT 47:	PLAN 1, TRANSITIONAL MODERN STYLE	4 PLEX D
UNIT 48:	PLAN 4, ARTS AND CRAFTS STYLE	
UNIT 49:	PLAN 7, ARTS AND CRAFTS STYLE	
UNIT 50:	PLAN 6, VICTORIAN STYLE	3 PLEX L
UNIT 51:	PLAN 1, ARTS AND CRAFTS STYLE	
UNIT 52:	PLAN 7, TRANSITIONAL MODERN STYLE	
UNIT 53:	PLAN 6, ARTS AND CRAFTS STYLE	3 PLEX M
UNIT 54:	PLAN 1, ARTS AND CRAFTS STYLE	
UNIT 55:	PLAN 1c, ARTS AND CRAFTS STYLE	
UNIT 56:	PLAN 1, VICTORIAN STYLE	4 PLEX E
UNIT 57:	PLAN 1, TRANSITIONAL MODERN STYLE	
UNIT 58:	PLAN 1c, VICTORIAN STYLE	
UNIT 59:	PLAN 4, ARTS AND CRAFTS STYLE	3 PLEX K
UNIT 60:	PLAN 1, ARTS AND CRAFTS STYLE	
UNIT 61:	PLAN 6, VICTORIAN STYLE	
UNIT 62:	PLAN 7, TRANSITIONAL MODERN STYLE	3 PLEX J
UNIT 63:	PLAN 1, ARTS AND CRAFTS STYLE	
UNIT 64:	PLAN 6, ARTS AND CRAFTS STYLE	
UNIT 65:	PLAN 7, VICTORIAN STYLE	
UNIT 66:	PLAN 1, TRANSITIONAL MODERN STYLE	

DEVELOPMENT DATA - PHASE 4:

1. DEVELOPMENT ACREAGE	43,508 SF / 0.99 AC
2. PROPOSED DENSITY	20 UNITS
3. ON SITE PARKING PROVIDED	40 GARAGE STALLS
4. TOTAL INTERVIEW	35,025 SF / 80.53%
5. LANDSCAPE AREA	8,473 SF / 19.47%
6. PARCEL I.D. #	03041 0022

NOTES:

- FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING, FIRE LANE" SIGNS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12" BY 12" WITH RED LETTERING ON WHITE REFLECTIVE BACKGROUND.
- FOR ADDITIONAL NOTES - SEE SHEET C2.
- LIGHT POLE BASE TOP SHALL BE FLUSH WITH SURROUNDING FINISHED GROUND.



REVISIONS	DESCRIPTION	DATE



SOUTH RIVER LLC
THE MEADOWS AT RIVER BEND - PHASE 4
SITE PLAN
OGDEN CITY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL, LAND PLANNING
MUNICIPAL, LAND SURVEYING
OFFICE: 301.474.0092 FAX: 301.474.0095



PLAN 1
ARTS & CRAFTS

PLAN 7
TRADITIONAL MODERN

PLAN 6
ARTS & CRAFTS

3 PLEX L - FRONT ELEVATION



PLAN 1
ARTS & CRAFTS

3 PLEX L - LEFT SIDE ELEVATION



PLAN 6
ARTS & CRAFTS

PLAN 7
TRADITIONAL MODERN

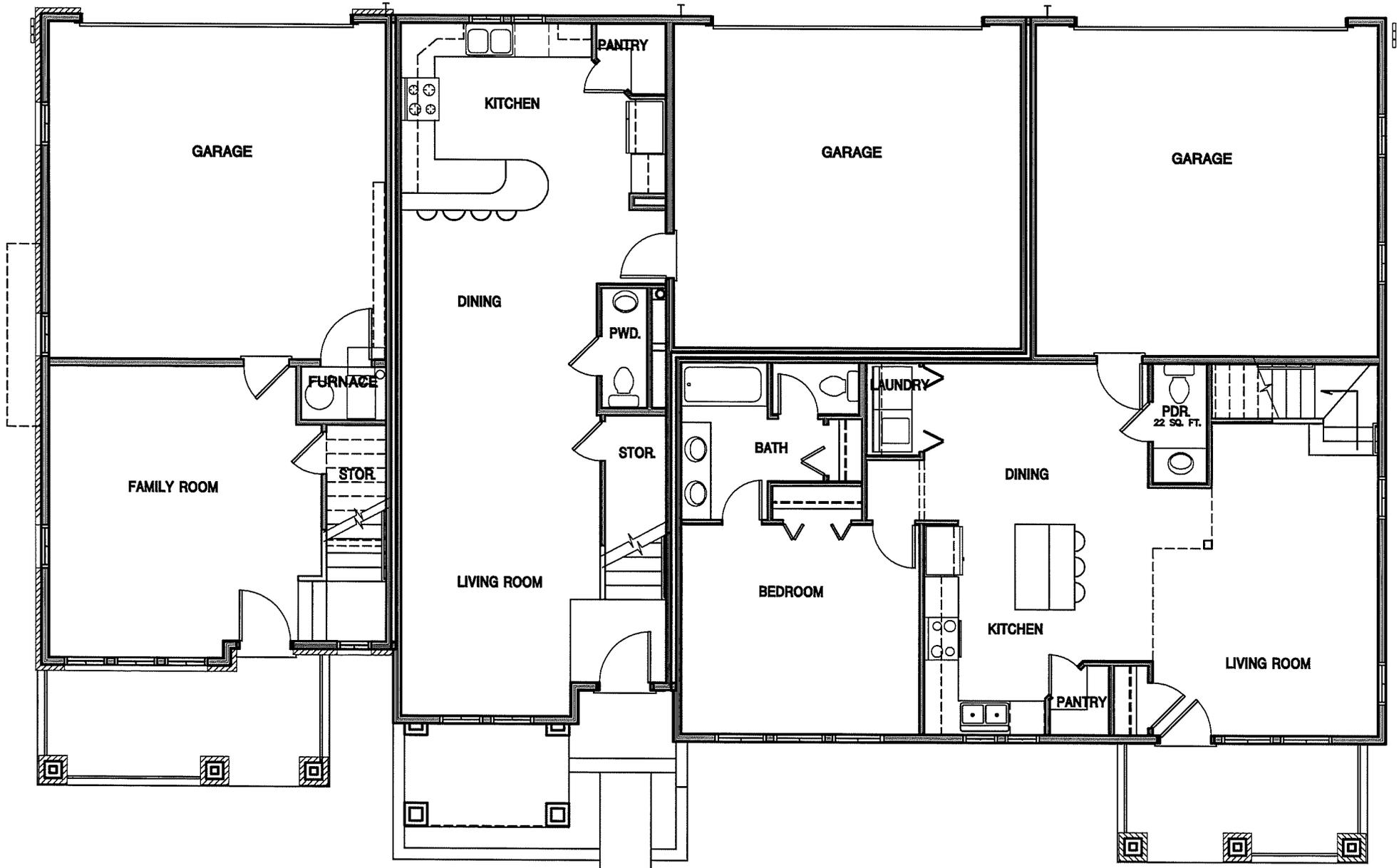
PLAN 1
ARTS & CRAFTS

3 PLEX L - REAR ELEVATION



PLAN 6
ARTS & CRAFTS

3 PLEX L - RIGHT SIDE ELEVATION

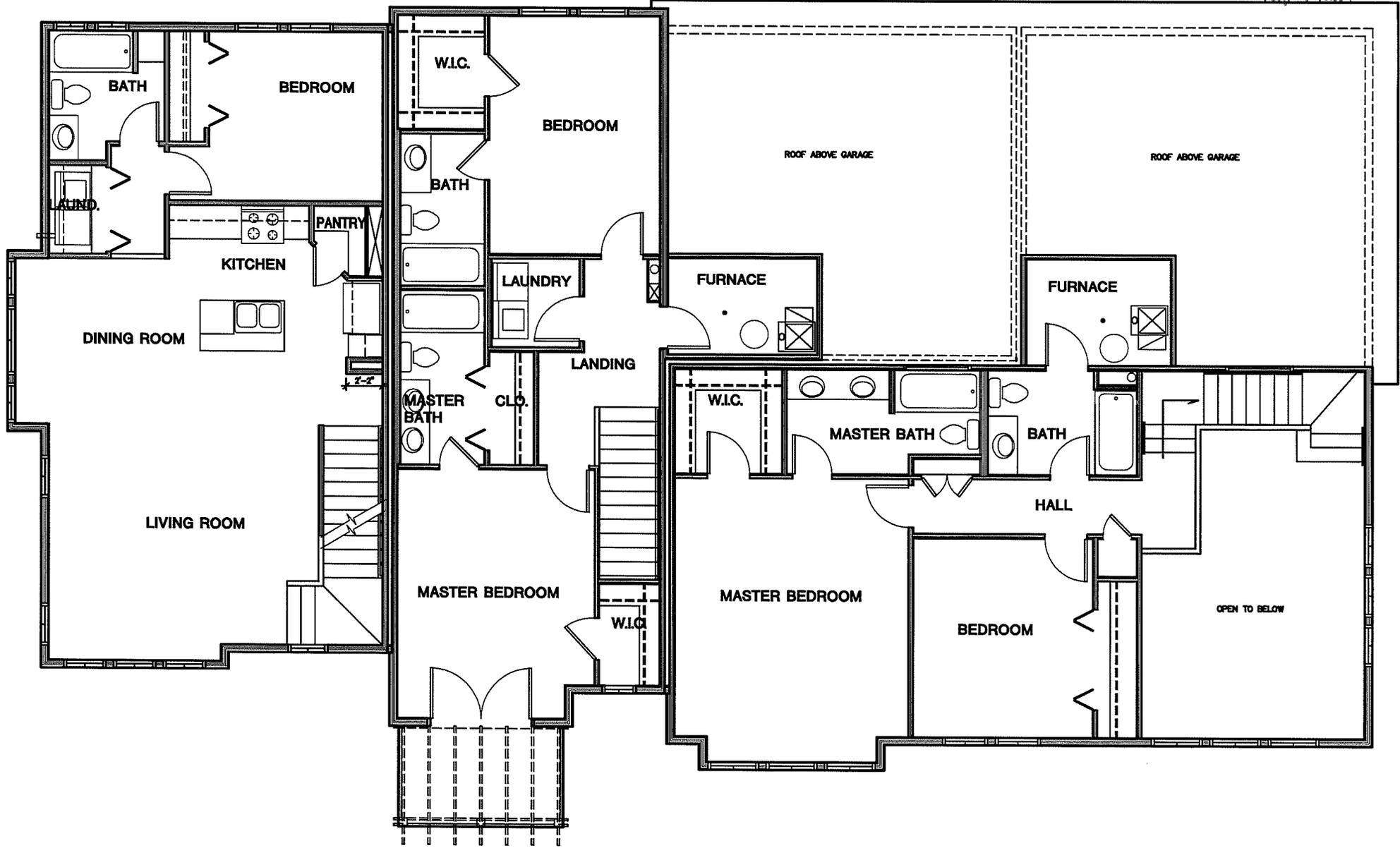


PLAN 1 YARROW
ARTS & CRAFTS

PLAN 7 CEDAR
TRANSITIONAL MODERN

PLAN 6 CYPRESS
ARTS & CRAFTS

3 PLEX L - FIRST LEVEL PLAN

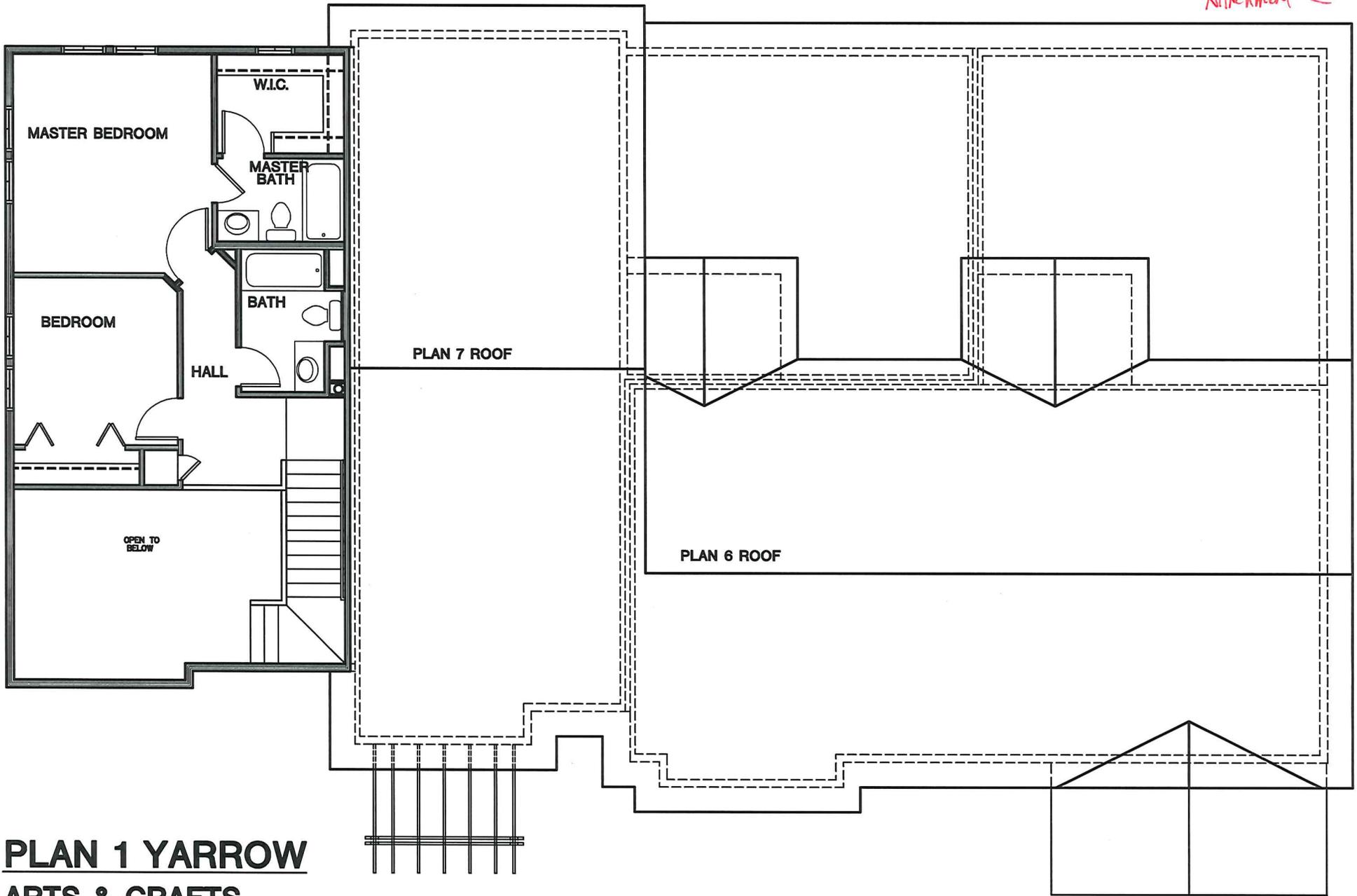


PLAN 1 YARROW
ARTS & CRAFTS

PLAN 7 CEDAR
TRANSITIONAL MODERN

PLAN 6 CYPRESS
ARTS & CRAFTS

3 PLEX L - SECOND LEVEL PLAN

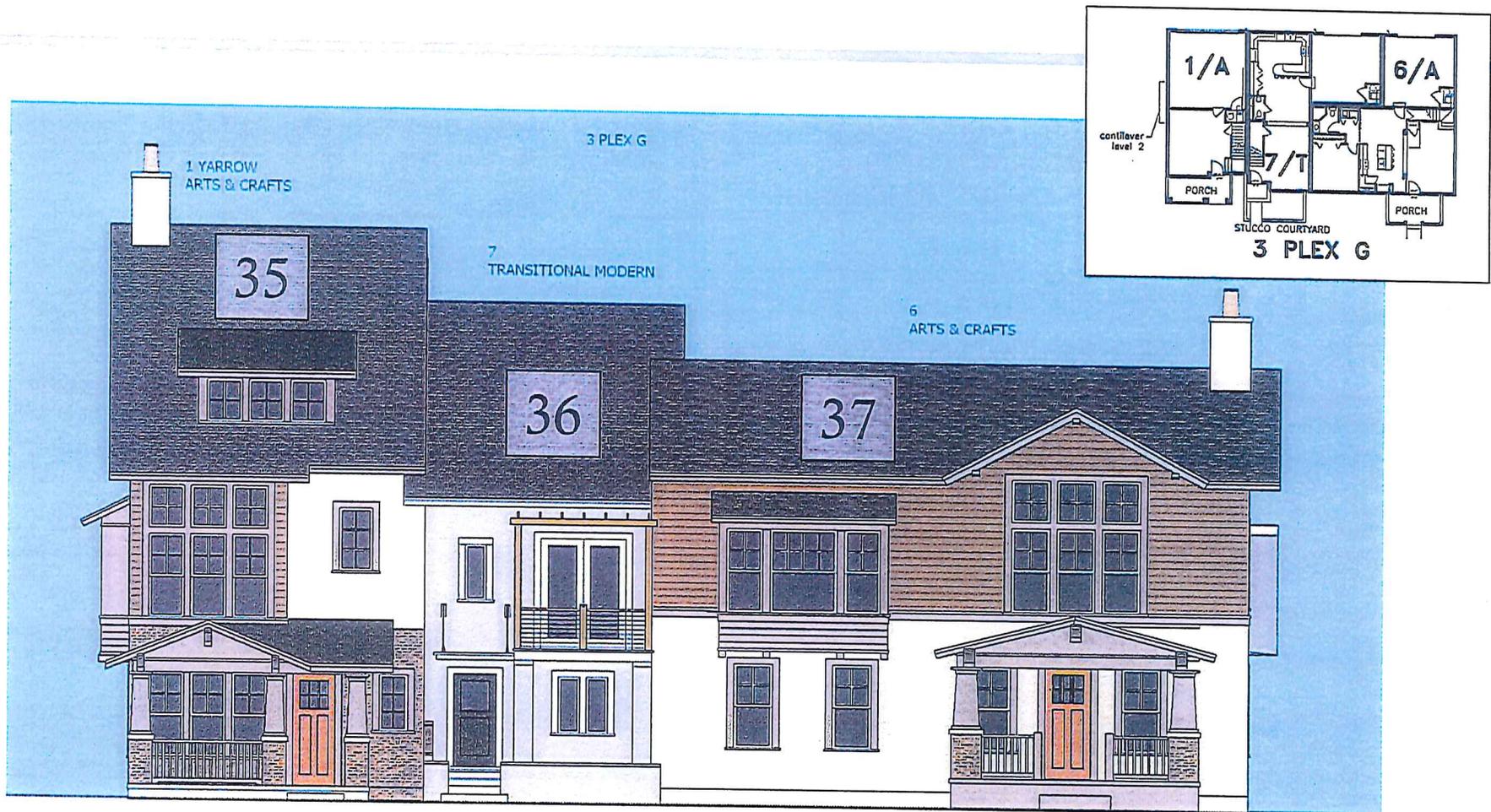


PLAN 1 YARROW
ARTS & CRAFTS

3 PLEX L - THIRD LEVEL PLAN

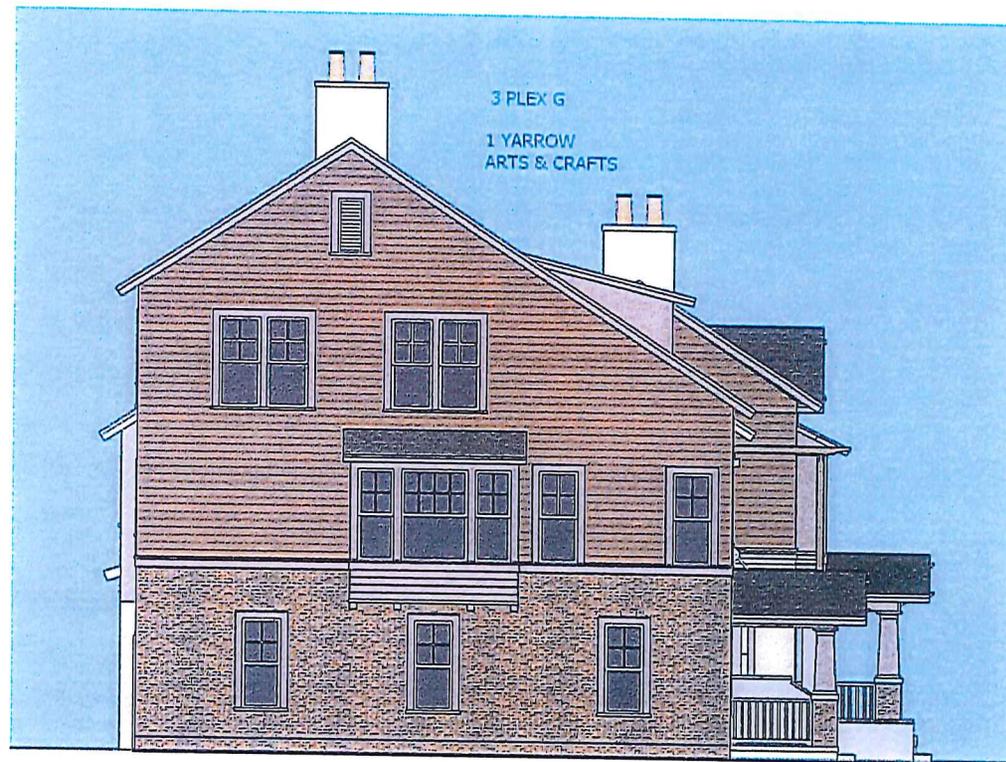
3 Plex G – Front

NEW UNIT ELEVATIONS
Attachment 3



*SketchUp model above depicts the change in material and it's placement. Please note that the following slides with exterior specifications accurately represent the exterior finishes and color.

3 Plex G – Left



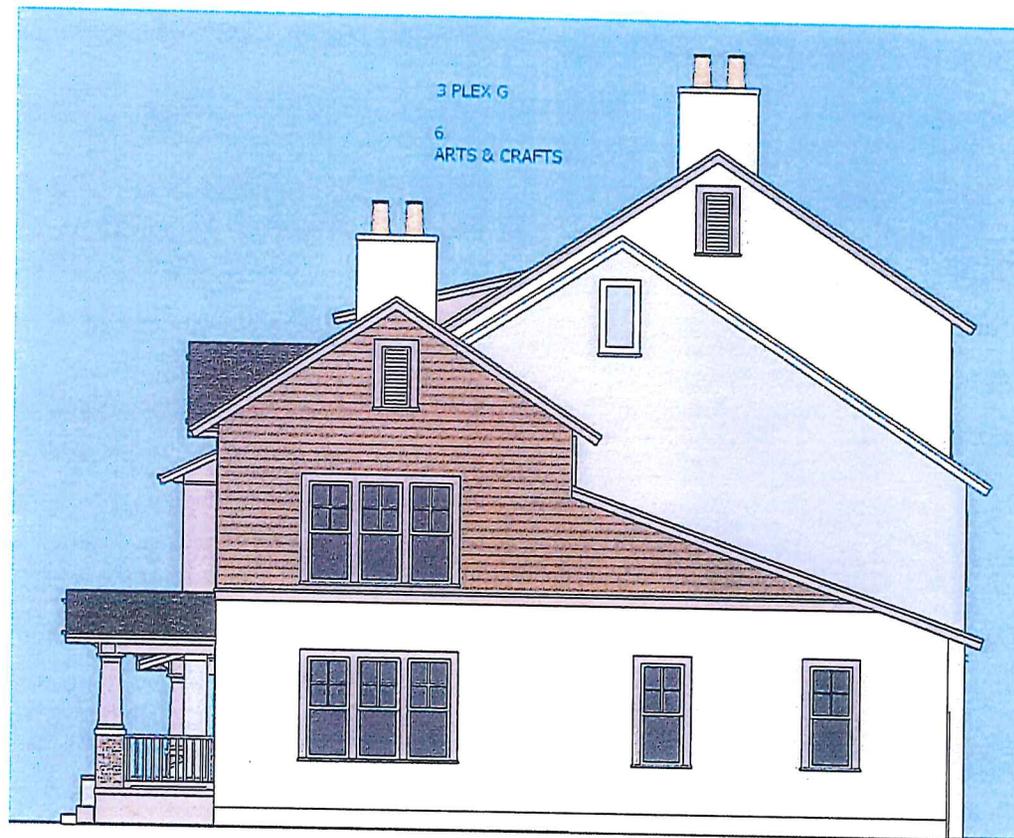
*SketchUp model above depicts the change in material and it's placement. Please note that the following slides with exterior specifications accurately represent the exterior finishes and color.

3 Plex G – Rear



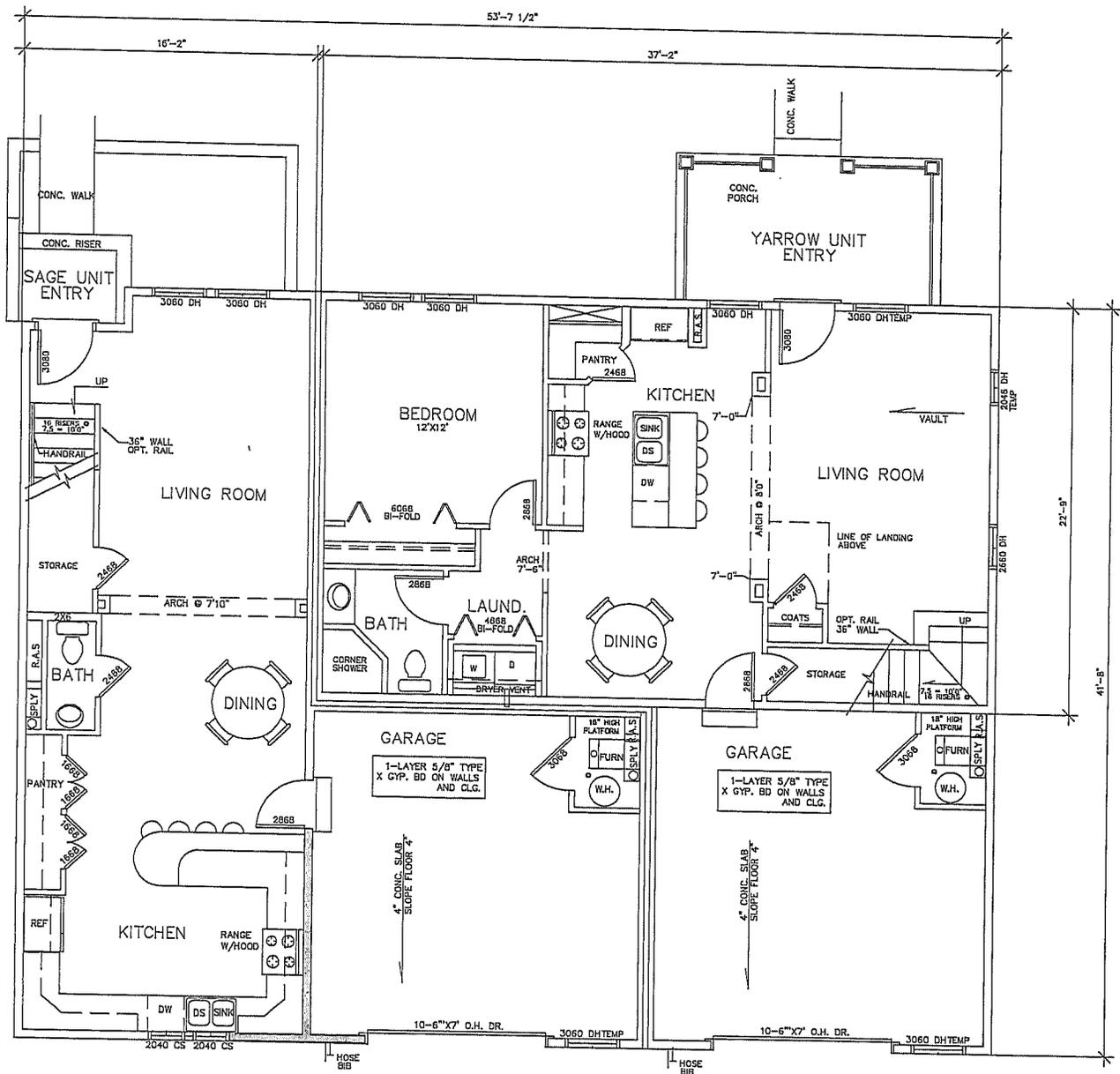
*SketchUp model above depicts the change in material and it's placement. Please note that the following slides with exterior specifications accurately represent the exterior finishes and color.

3 Plex G – Right



*SketchUp model above depicts the change in material and it's placement. Please note that the following slides with exterior specifications accurately represent the exterior finishes and color.

SAGE UNIT: 1338 TOTAL SQ. FT (668.9 MAIN, 668.5 UPPER)
YARROW UNIT: 1484 TOTAL SQ. FT (848.9 MAIN, 635 UPPER)



NEW UNIT FLOOR PLAN

Open Space Elements



Stormwater retention features can be well designed and use local materials.



Porous paving surfaces reduce water runoff



Public open space combines landscape, hardscape, lighting



Safe areas for playgrounds is important to families



Brick pavers, when installed properly, can last as long as concrete and are also ADA compliant



Intimate gathering spaces should be mixed with larger spaces to invite more users



Consistent use of the same public space furniture makes for more orderly environment



Boardwalks help protect natural resources



Bike racks promote use of an alternate mode of transportation



Sustainable stormwater streetscapes include rain channels, planted verges, and porous paving



Hedgerows serve to define private space from public space, especially in townhouse mews (garden) locations

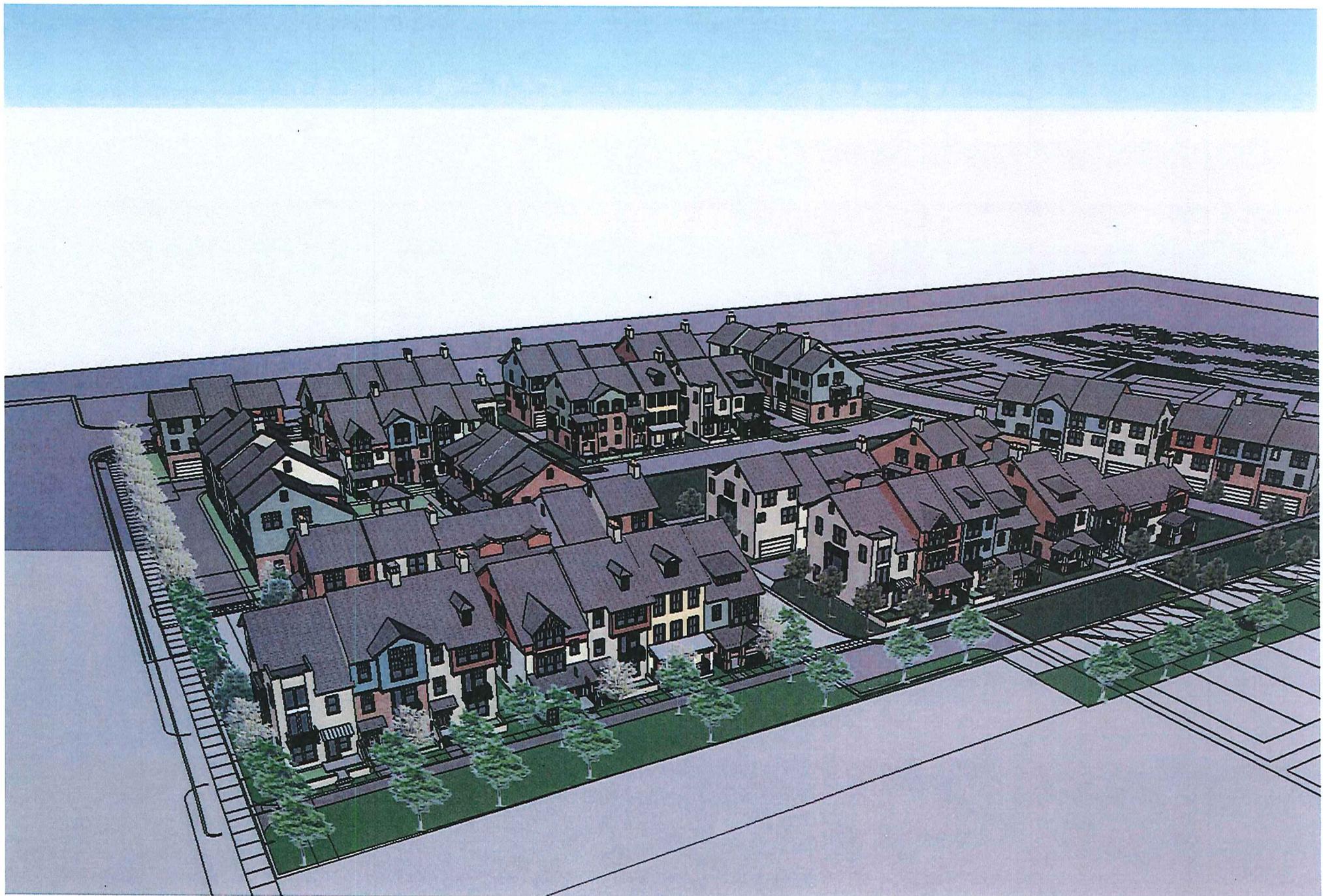


A variety of landscape palettes should be used to define open spaces



Small playgrounds or tot lots should be located within a residential address

© 2011 URBAN DESIGN ASSOCIATES



ENTIRE SITE



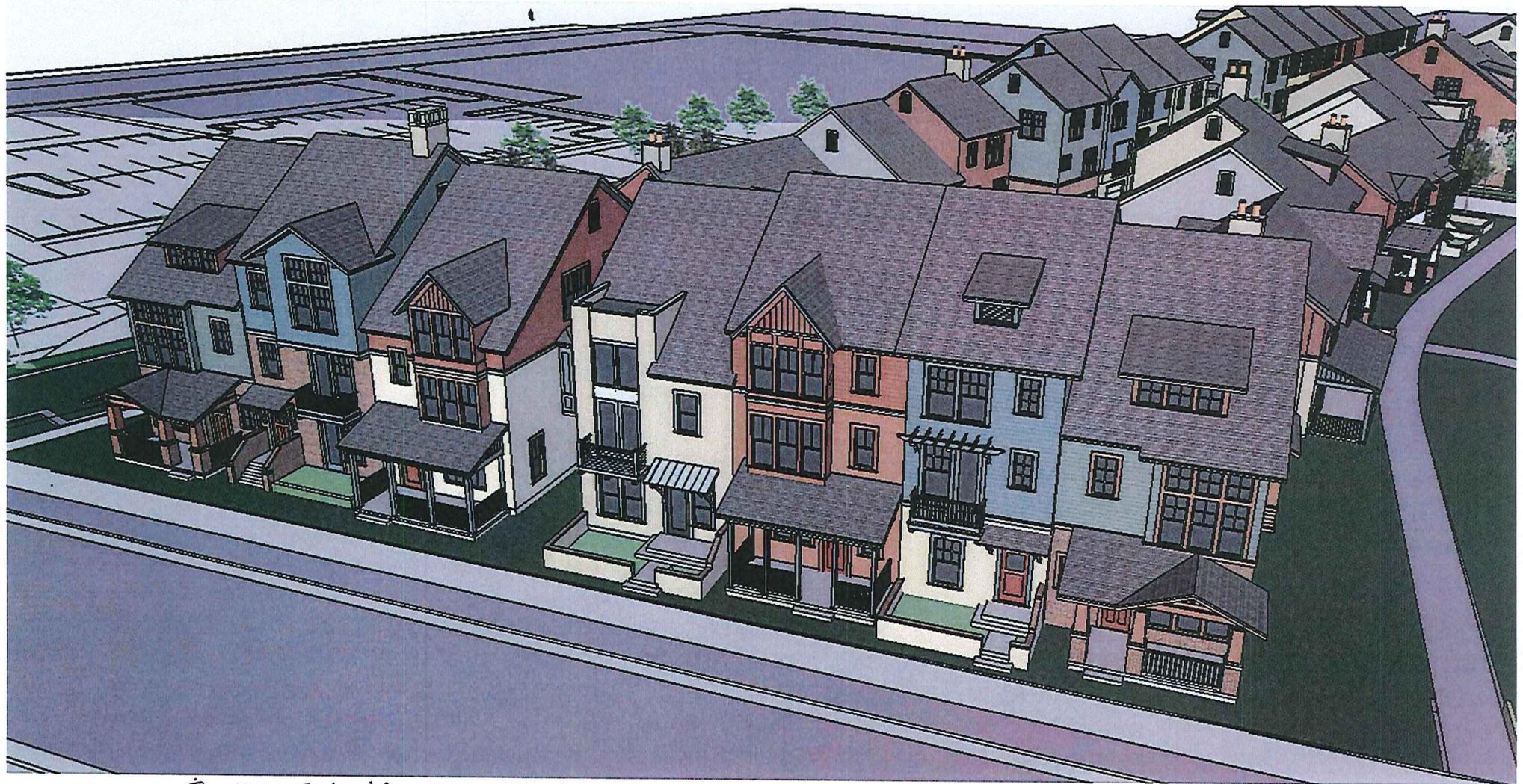
4 PLEX D

3 PLEX L



3 PLEX K

3 PLEX J



3 PLEX M

4 PLEX E

SUGGESTED REVISIONS IN RED

Attachment 7



PLAN 6
ARTS & CRAFTS

PLAN 7
TRADITIONAL MODERN

PLAN 1
ARTS & CRAFTS

3 PLEX L - REAR ELEVATION

Report by Greg Montgomery

Agenda Name: Consideration to allow construction of a restroom/ pavilion facility at Lester Park at 24th and Jefferson

Petitioner/ Developer: Ogden City Public Ways and Parks attn. Perry Huffaker
133 West 29th Street
Ogden Utah 84401

Petitioner/ Developer's requested action: Approval to install new restroom and pavilion at Lester Park

Planning Staff's Recommended Action

Approval as consistent with plan provided that some architectural features such as corner post accents be installed as part of building design.

Planning Commission's determination for action

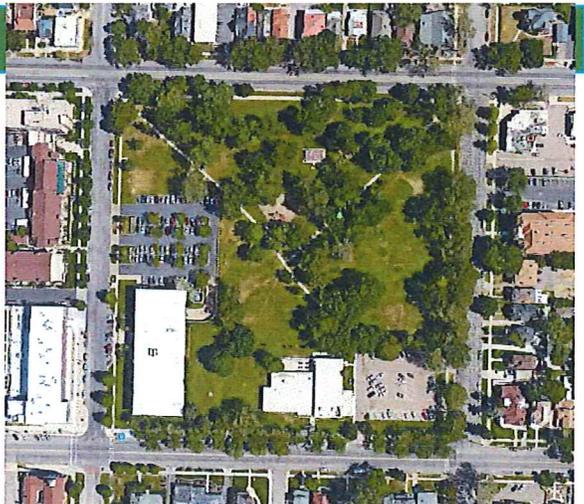
The proposed 56 by 24 foot structure is/ is not consistent with the general plan.

Past Actions

October 7, 2015- Planning Commission recommends amendment to East Central Plan to allow expanded parking.

2013- Rezoned from R-3EC to O-1

Vicinity Map

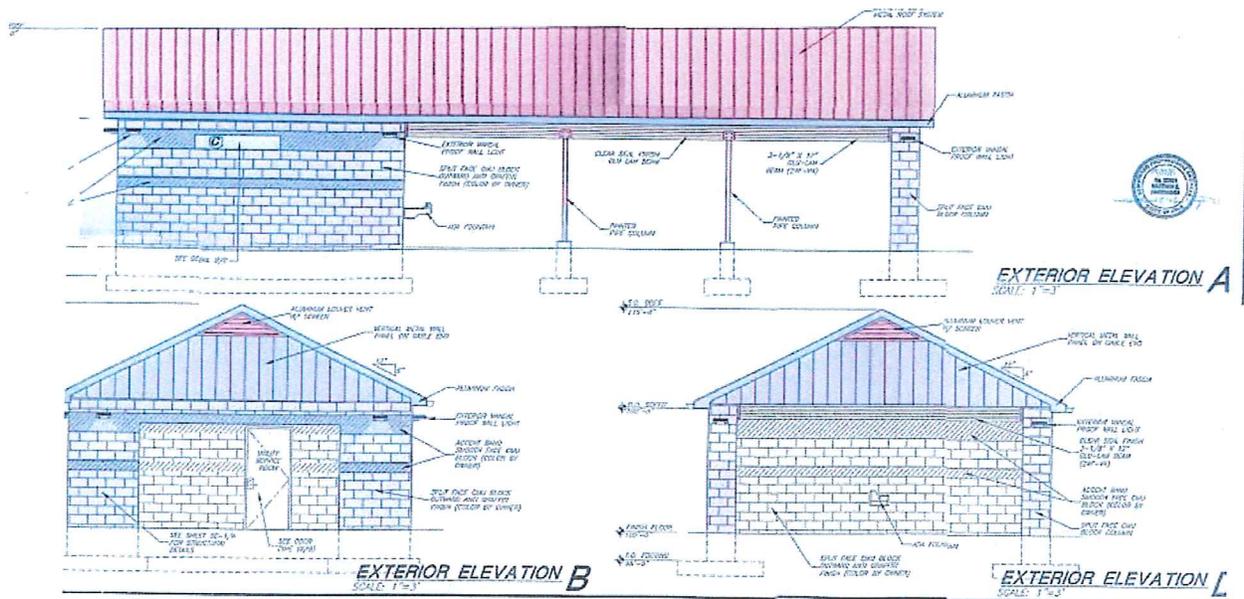


Project Summary

Property Address: 24th and Jefferson
Zone: 0-1
Community Plan: East Central
Property Size: 10 acres
Existing Use: Public Park

Description of request

The Public Ways and Parks is proposing to construct a new 56 by 24 foot pavilion/ restroom facility on the north side of Lester Park. The building would be a colored masonry building with a metal roof. It would replace the old restroom facility and pavilion that is on the northwest quarter of the park. The desire is to install the facility now as it was part of a four park public improvement project.



What Planning Commission reviews

The Planning Commission is required to review any public development of public facilities for conformance to the general plan.

Once reviewed by the Commission the recommendation is forwarded to the Mayor if it is determined consistent with the plan. If the action is determined not consistent with the plan, the plan is amended and then forwarded to the City Council for review.

Factors for consideration of action

1. Consistency with the General Plan-

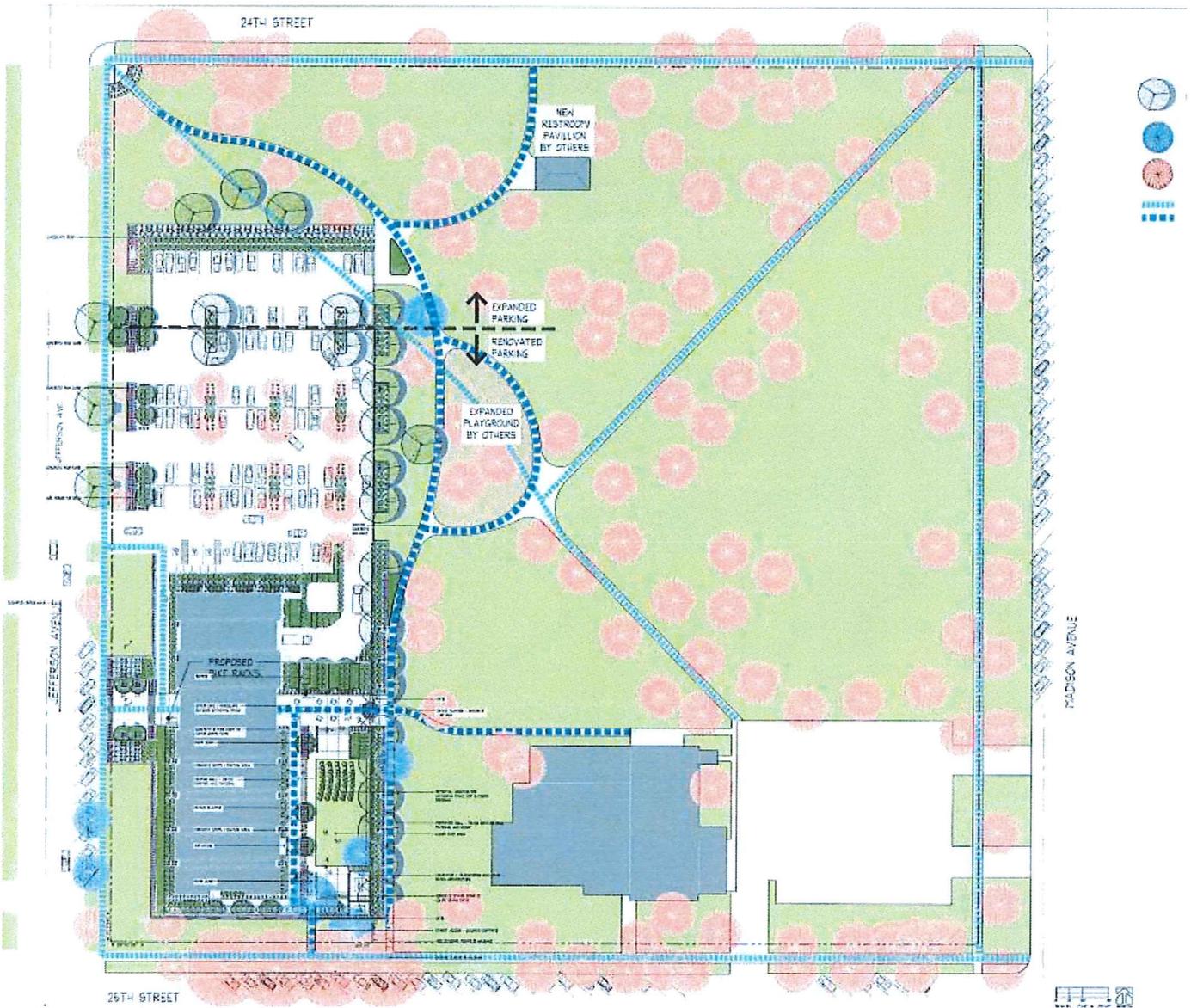
The General Plan talks about the need to evaluate the current use of park land and the condition of the facilities and services and make necessary upgrades. (14.B.C.14.b.) The upgrade of the restroom and covered picnic area are amenities needed to encourage use of the park. Another plan strategy is to build on the parks as a neighborhood amenity. (14.B.C.14.a.) Creating a new covered picnic area/ restroom with the other activities planned for the park helps in providing neighborhood activities so that there is a gather spot for the neighborhood in the park and can encourage park usage.

2. Timing with Lester Park Plan-

One of the proposed conditions of the Library site plan expansion is that improvements to tie the library and park together be made to the park according to a developed park master plan. It will be the summer of 2016 before that plan is completed yet the contract and pricing for this shelter was established prior to these new conditions being recommended. Parks would like to move forward with this project now to keep the contract valid. The placement of the shelter is in the general location the county plan showed and using the existing sewer and water line connections is a reasonable approach. The shelter and restroom would not move to far from the present general area to take advantage of those connections in the street and be cost effective. The planning staff feels that some small architectural revisions to fit the context of the neighborhood would be appropriate in moving forward with this project now and that making this improvement now will still be consistent with the overall plan for the park because these are amenities that will be need and a change now may help signal that more improvements can be looked forward to.

Attachments

1. Library expansion site plan.



Report by Rick Grover

Agenda Name: Public Hearing Preliminary approval of the Mountain View Townhomes Private Subdivision at 800W. Harrisville Road.

Petitioner/ Developer: Mark Koehler
 PO Box 1430
 Layton, Utah 84041

Petitioner/ Developer’s requested action: Preliminary approval of a private subdivision into three phases.

Planning Staff’s Recommended Action

Approval subject to the following:

1. All service provider’s comments being satisfied, including all requirements for the CC&R’s from the City’s Legal Department.
2. Phasing plan reflect the approved phasing plan dated May 7, 2014.
3. Proper utility easements be provided around the periphery of the development.
4. Proper tenant notification occur prior to final approval.

Planning Commission’s Determination for action

1. The proposal will / will not satisfy the private subdivision requirements.
2. The proposal will / will not comply with the approved site and phasing plan.

Vicinity Map

Past History

May 7, 2014- Approved phasing plan.

October 2, 2013- Conditional Use Permit issued for PRUD approval.





December 12, 2007- Fairview Manor Subdivision PH 1st Amendment was recorded.

Project Summary

Property Address: 800 W. Harrisville Road
Zone: R-3
Property Size: 14.13 Acres
Existing Use: Planned Residential Unit Development (PRUD)

ORDINANCE COMPLIANCE

Table with 4 columns: yes, no, Commission waiver, need. Rows include lot area (14.13 Acres, None), lot width (315.55', 60'), and land use (x).

Description of request

The purpose of the private subdivision is to be able to sale the land under each unit as a lot. The landscaping and driveways would be common open space that would be maintained by a homeowners association. The applicant is proposing the amendment to occur in three phases.

What Planning Commission reviews

Review for compliance with private subdivision ordinance requirements and to make sure it complies with approved development and phasing plans. A private subdivision plat amendment requires the Commission to recommend approval or denial to the Mayor for preliminary and final. The final approval requires tenant notification which is needed due to existing tenants.

Factors for consideration of action

1. Does the proposal satisfy the private subdivision requirements?

This development is currently recorded as one lot in the Fairview Manor Subdivision with public utility easements recoded as shown in the attachment. The proposal will be amending the 20'

sewer easement to reflect the current layout that was done as part of this development. However, the plat will need to provide the required public utility easement around the periphery of the development.

The CC&R's have also been submitted for review and will need approval from the Legal Department. It should be noted that the applicant will need to properly notify by certified mail the existing tenants for final approval in order to comply with the private subdivision requirements.

2. Does the proposal comply with the approved site plan?

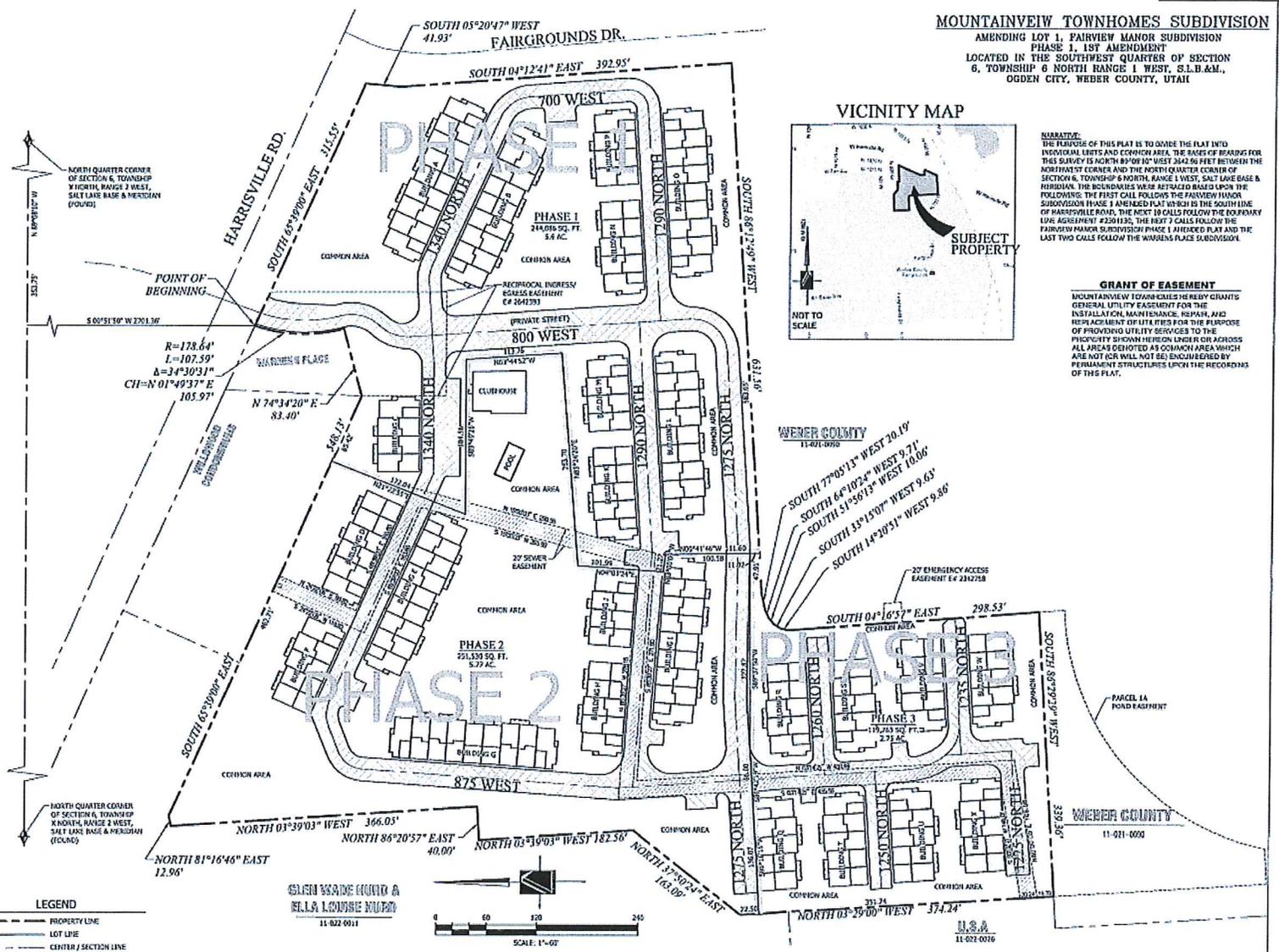
The development received conditional use approval for the site plan in 2013. The proposed subdivision is following the same development layout. However, in 2014 the Commission approved a phasing plan for a three phased development which is not being followed. The approved phasing plan had the clubhouse and pool in phase 1 but now it is proposed to be shifted into phase 2. The plan also takes some common area out of phase 3 and includes it with phase 2. The subdivision phases would need to reflect the approved development phasing plan.

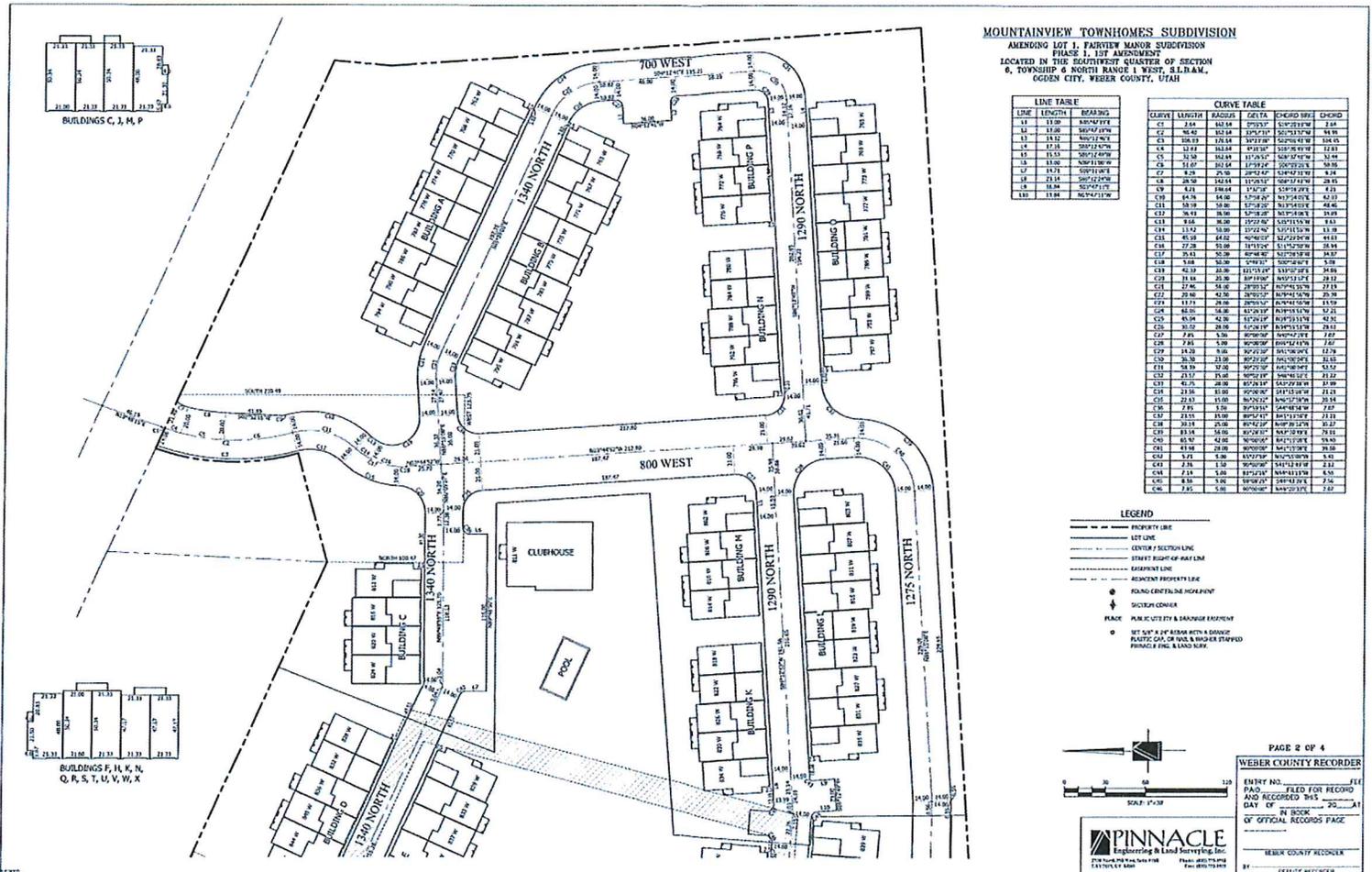
3. Are there reasons to amend phasing plan?

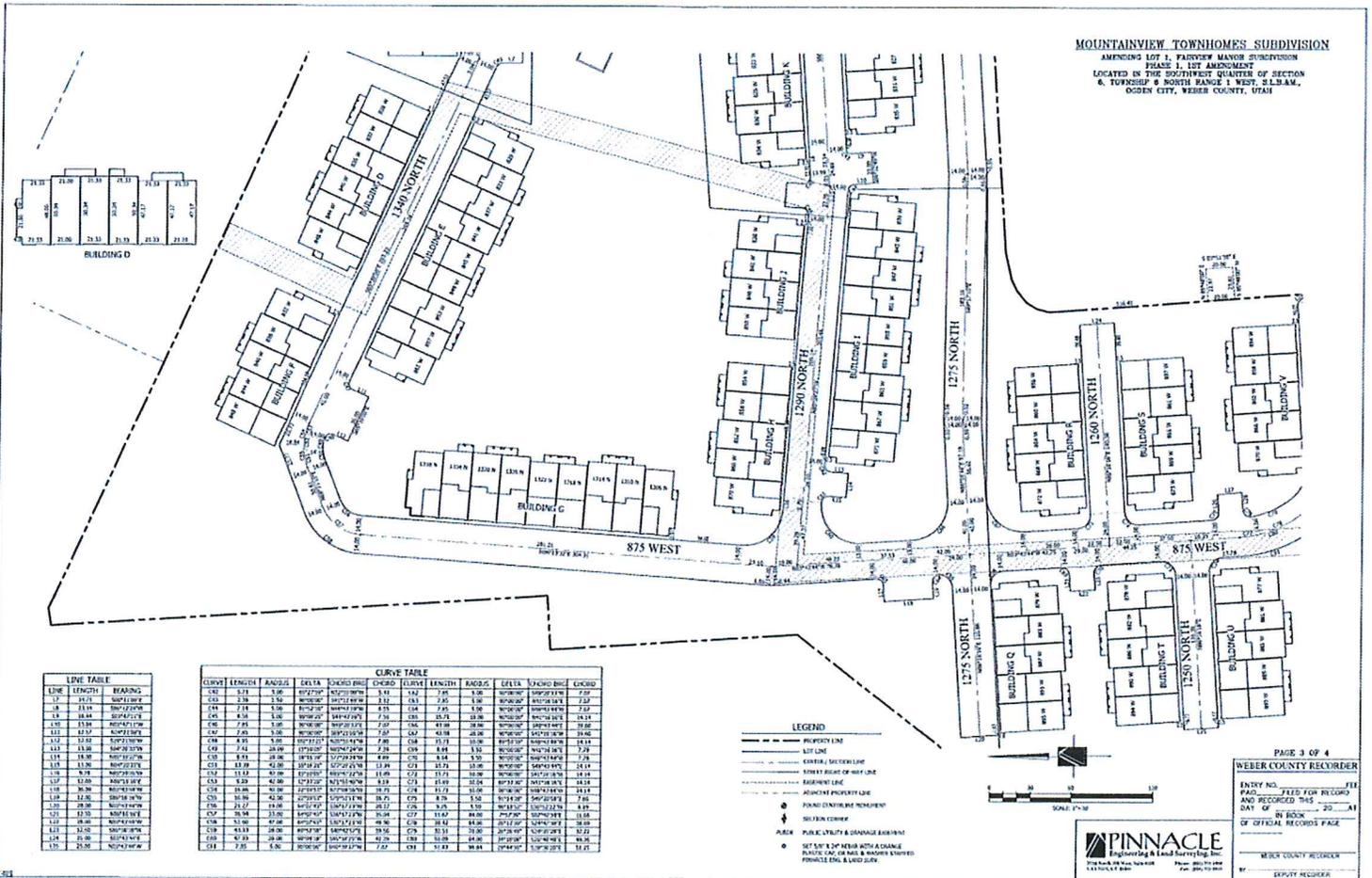
The reason the Commission originally approved the pool and club house with phase 1 was so that the six major recreational facilities were divided evenly in relationship to the amount of units. Phase 1 has 40% of the total dwelling units, phase 2 has 32% of the dwelling units and phase 3 has 28% of the dwelling units. The amenities that were approved with this development were the clubhouse, pool, 2-playgrounds, a running path and a volleyball court. Due to phase 1 having a larger majority of the units was why half of the recreational facilities were included in this phase 1. Staff would recommend that the current phasing plan boundaries remain.

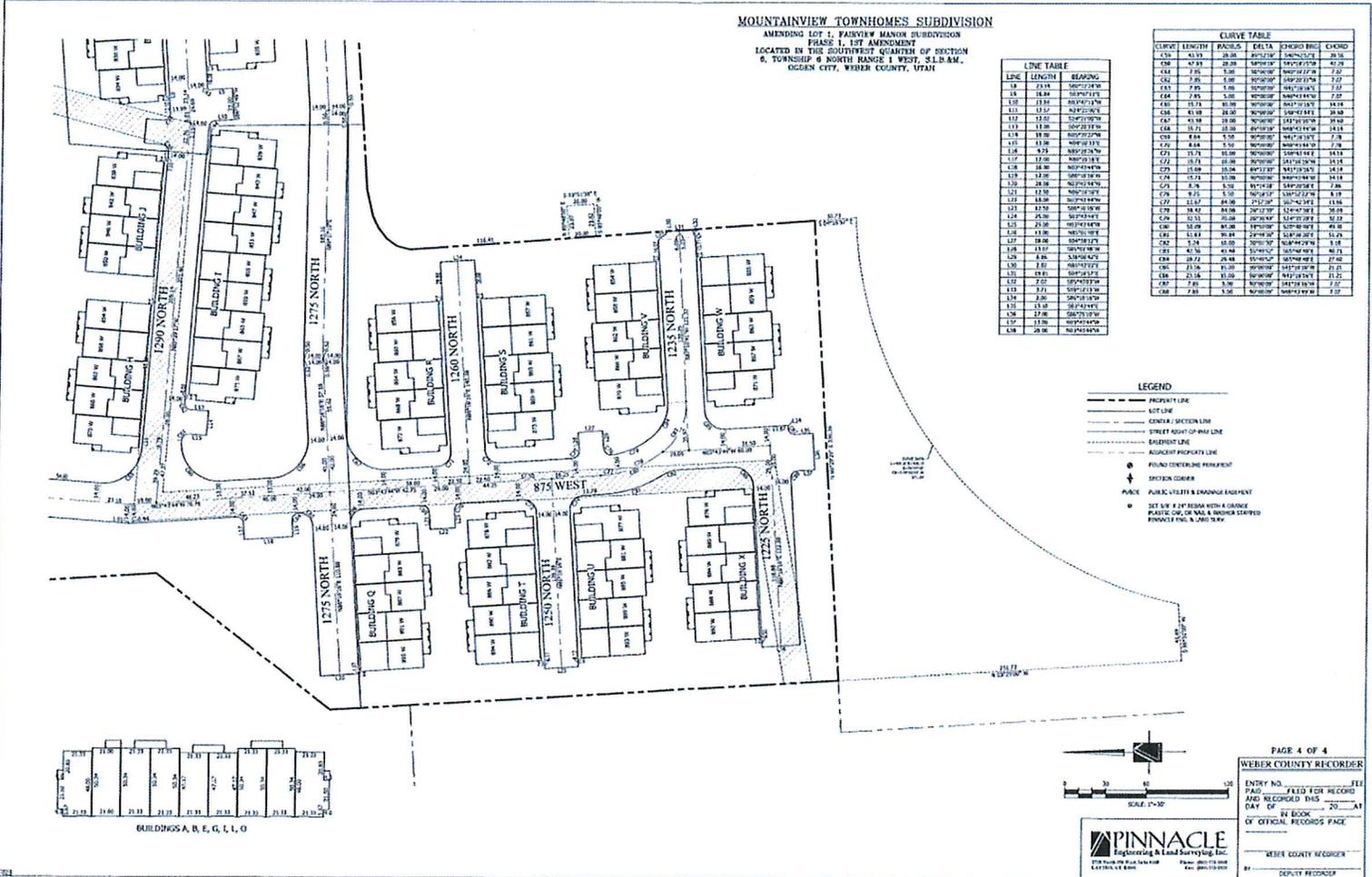
Attachments

1. Proposed plat amendment 4 pages
2. Existing plat
3. Site and phasing plan
4. Service provider comments
5. Public Notice









Public Notice

Planning Commission Meeting
Wednesday, November 4, 2015
City Council Chambers
2549 Washington Boulevard 3rd Floor
This item is scheduled to be heard at 6:35 p.m.*

The Ogden City Planning Commission will be reviewing an application for a preliminary subdivision approval to allow a private subdivision to allow townhomes to be sold as individual units at approximately 800 West Harrisville Road

*Start time is approximate Meeting begins at 5pm

If you have comments or questions please contact us!
801-629-8930 or planningcommission@ogdencity.com



Planner: Rick Grover



A copy of the Staff Report will be available at ogdencity.com, or at the Weber County Library Nonfiction Desk, 2464 Jefferson Avenue on 10/31/15 or at our offices on 11/2/15

Mountainview Private Sub.		BOYINGTON, SKYLER 1491 N 750 W HARRISVILLE UT 844046188	11-022-0027	BROWN, GEORGIA A 1529 N 750 W OGDEN UT 844046101	11-020-0009
CALDERON, CINTHIA 801 W HARRISVILLE ROAD #1 HARRISVILLE UT 844047805	11-255-0001	CHAMBERS, SHAYNE KADE & 820 W HARRISVILLE RD OGDEN UT 844042602	11-020-0014	CHAPMAN, JEFFERY A 1451 N 750 W OGDEN UT 84404	11-022-0009
COMMON AREA % THAYNE HALES 945 E 5000 S OGDEN UT 84403	11-255-0015	CONWAY TOWNHOUSE APTS L L C 3189 N HIGLEY RD OGDEN UT 84404	11-020-0063	CRISP, HAYDEN & WF 215 W 3450 N PLEASANT VIEW UT 84414	11-255-0004
ESTEP, WALTER MAX & 730 W HARRISVILLE RD OGDEN UT 84404	11-022-0002	EVANS, LYLE L & WF 870 W HARRISVILLE RD HARRISVILLE UT 84404	11-020-0012	EVANS, MEGAN 1293 N 925 W OGDEN UT 84404	11-228-0006
GARCIA, MARCO A 801 W HARRISVILLE RD #7 OGDEN UT 844047874	11-255-0007	GARDNER, DANA E PO BOX 13621 OGDEN UT 844120621	11-022-0022	GARNER, KEVIN J 801 W HARRISVILLE RD #11 OGDEN UT 84404	11-255-0011
HANSEN, NATHANIEL J & WF 800 W HARRISVILLE RD OGDEN UT 84404	11-020-0031	HENRY, MARCY 801 W HARRISVILLE RD STE #8 OGDEN UT 844047874	11-255-0008	HUGHES, CHANTIL 801 W HARRISVILLE RD #5 OGDEN UT 844047805	11-255-0005
INSURE YOURS LLC 1836 E 5625 #B SOUTH OGDEN UT 844035971	11-385-0001	JOHNSON, BENJAMIN A & WF 801 W HARRISVILLE RD #1 OGDEN UT 84404	11-255-0003	JOHNSON, CARRISA L & 801 HARRISVILLE RD #10 HARRISVILLE UT 84404	11-255-0010
JOHNSON, DALLAS S & WF 801 W HARRISVILLE RD #9 HARRISVILLE UT 844047874	11-255-0009	JOHNSON, VICKIE L 1488 N 800 W OGDEN UT 84404	11-164-0002	JONES, BRUCE H & WF ETAL 905 24TH ST OGDEN UT 844012663	11-020-0048
KOLILIS, KAITLYN N 801 W HARRISVILLE RD #2 HARRISVILLE UT 844047874	11-255-0002	LAFLEUR, JUSTIN S & 856 HARRISVILLE RD HARRISVILLE UT 844042602	11-020-0010	LELAND & LEILA SAUNDERS 830 W HARRISVILLE RD OGDEN UT 844042602	11-020-0075
LENOX, CHASEN L & 801 W HARRISVILLE RD #14 HARRISVILLE UT 84404	11-255-0014	MONICO, MANUEL DE JESUS & WF 1320 N 925 W OGDEN UT 84404	11-228-0003	MONSON, TAYLOR B 801 W HARRISVILLE RD #13 OGDEN UT 844047808	11-255-0013

11-022-0001
MORGAN, AARON
740 W HARRISVILLE RD
HARRISVILLE UT 844042694

11-228-0005
NIXON, ALICIA A
1296 N 925 W
OGDEN UT 844047825

11-020-0011
OPAL MAXINE ALLRED TRUST
860 W HARRISVILLE RD
HARRISVILLE UT 844042602

11-020-0026
PECK, SELMA D
882 W HARRISVILLE RD
OGDEN UT 84404

11-255-0006
SECRETARY OF HOUSING &
% WELLS FARGO TOWER NORTH
633 17TH ST
DENVER CO 802023607

11-022-0011
SHADY LANE APARTMENTS LLC
% WADE HURD
1502 N 900 W E-1
OGDEN UT 844047879

11-255-0012
SULLIVAN, PAMELA D & HUS
801 W HARRISVILLE RD #12
OGDEN UT 84404

11-228-0004
TAYLOR, KENNETH C
1308 N 925 W
OGDEN UT 84404

11-020-0036
WIESE, DOUGLAS RAY & WF
844 W HARRISVILLE RD
HARRISVILLE UT 84404

11-164-0001
WILLIE, JUSTIN & WF
1472 N 800 W
OGDEN UT 84404