



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

AGENDA

December 7, 2016

There will be a meeting of the Ogden City Planning Commission held December 7, 2016, 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 Bryan Schade	
5:00 p.m.	1. <u>Approval of the Minutes</u> , of the regular meeting held November 2, 2016	
5:00 p.m.	2. <u>Conditional Use Permit Amendment</u> , to allow additional cell antennas on the Ben Lomond Hotel, 2510 Washington Boulevard. (Attachment A)	Final Action
5:05 p.m.	3. <u>Conditional Use Permit</u> , to allow auto repair in the DDR zone at 786 W. 2 nd Street. (Attachment B)	Final Action
5:15 p.m.	4. <u>Conditional Use Permit</u> , to allow new cell tower monopole at approximately 772 Patterson Street. (Attachment C)	Final Action
5:30 p.m.	5. <u>Change of Nonconforming Use</u> , from warehouse to gymnastics studio at 1960 Wall Avenue. (Attachment D)	Final Action
5:40 p.m.	6. <u>Public Hearing, Consideration for Adoption</u> , Arts Master Plan. (Attachment E)	City Council
6:00 p.m.	7. <u>Public Hearing, General Plan Amendment</u> , to 4.9, 4.10 and 5.7 to be consistent with the Arts Master Plan. (Attachment F)	City Council
6:15 p.m.	8. <u>Request for Approval</u> , CIP Plan, 2018-2022. (Attachment G)	City Council

Reports: Landmarks Commission – Lillie Holman
Citizen Advisory – Rick Southwick
Ogden Trails Network – Ross Patterson

Review of Meeting

**Mayor’s Administrative Review Meeting
Monday, December 12 - 10:00 a.m.
3rd 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/or agenda was posted in accordance with Utah State Code Annotated 52-4-202(3) on this 2nd day of December, 2016 in the following places: 2nd floor foyer of the Ogden City Municipal Building; the Utah State Public Notice website, the Ogden City website, and provided to the Standard-Examiner.

Tracy Hansen, Ogden City Recorder

Unofficial draft of the proceedings of the Ogden City Planning Commission held November 2, 2016.
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 Chair Herman and began at 5:01 p.m.

Members Present: Robert Herman, Chair
Dave Graf
Lillie Holman
Ross Patterson
Bryan Schade
Janith Wright

Members Excused: Rick Southwick, Vice-Chair
Cathy Blaisdell
Bob Chris

Staff Present: Greg Montgomery, Planning Manager
Clint Spencer, Deputy Planning Manager
John Mayer, Planner
Joseph Simpson, Planner
Eric Daems, Planner
Jannette Borklund, Planning Technician
Mark Stratford, City Attorney
Taylor Nielsen, City Engineering

Others Present: Tonya Blackford Nick Cobbbledale Craig Chagnon
Abigail Smith Bill C. Self Maria Sotomayer
Cameron Cook Mark Burton Reid Clark

1. Approval of the Minutes, of the regular meeting held October 5, 2016 and work session held October 19, 2016 and work session held March 16, 2016.
2. Common Consent
 - a. Conditional Use Permit, to allow new cell panels on a tower at 1745 E 9th Street.
 - b. Conditional Use Permit, to allow new cell panels on existing tower at approximately 167 34th Street.
 - c. Conditional Use Permit, to allow new cell panels at Highland Jr. High School tower at approximately 491 Gramercy.
 - d. Petition to Rezone, from PI to R-5 property at 3850 Harrison (to be tabled)
3. Conditional Use Permit, to allow to allow auto detailing in BDO at 786 W. 2nd Street.
4. Conditional Use Permit, to allow coffee roasting at approximately 2436 Grant Avenue.
5. Conditional Use Permit, to allow International Armoring at BDO at approximately 150 S 650 W.

Reports: Landmarks Commission – Lillie Holman
Ogden Trails Network – Ross Patterson

Review of Meeting

6. Adjourn to Work Session
 - a. Discussion, Lester Park Master Plan

1. Approval of the Minutes, of the regular meeting held October 5, 2016 and work session held October 19, 2016 and work session held March 16, 2016.

A motion was made by Commissioner Schade to approve the minutes of October 5, 2016, October 19, 2016 and March 16, 2016 as prepared. Motion was seconded by Commissioner Wright and passed unanimously

2. Common Consent

a. Conditional Use Permit, to allow new cell panels on a tower at 1745 E 9th Street.

Mr. Daems reported this is a request to modify an existing antenna array by replacing two antennas and adding two additional units to each antenna array. This tower is east of the canal in the foothills above 9th Street. Due to its location in the foothills, there is no planned landscaping and it is felt the natural vegetation is sufficient to screen the view. As the tower already is existing, no new impacts are created with the addition of equipment. Its appearance will be much the same as it currently exists. Staff recommendation is for approval.

MOTION: A motion was made by Commissioner Holman to approve the conditional use permit as requested based on the findings the tower and associated equipment is compatible with surrounding development and is in compliance with the Zoning Ordinance. Motion was seconded by Commissioner Wright and passed unanimously, with Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

b. Conditional Use Permit, to allow new cell panels on existing tower at approximately 167 34th Street.

Mr. Daems reported this request is to replace antennas on an existing tower. While the new antennas are larger than the existing panels, it is felt there will be little new impact created. The pole is northeast of Westland Ford car dealership, with large trees adjacent to the site. No additional landscaping was required when the pole was installed, and the view of the pole will not be affected with the new panels. Staff recommendation is for approval.

MOTION: A motion was made by Commissioner Holman to approve the conditional use permit as requested based on the findings the tower and associated equipment is compatible with surrounding development and is in compliance with the Zoning Ordinance. Motion was seconded by Commissioner Wright and passed unanimously, with Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

c. Conditional Use Permit, to allow new cell panels at Highland Jr. High School tower at approximately 491 Gramercy.

Mr. Simpson reported this is a request to install three additional antennas and associated equipment on an existing monopole at Highland Jr. High School. The existing panels are 6' while the new panels will be 8' in height. The antennas will match the existing white antennas, and other equipment will be located behind the antennas and will not be visible. He stated at the time the tower was constructed, ten trees were required to be planted, but as they were ½" caliper rather than the recommended 2" caliper, they have not survived. Staff feels there is a need to provide screening as the site is on school property, and recommends trees be replaced with four 6' tall evergreen trees and four 2" caliper deciduous trees. He stated while the new panels will create no new visual impact to the site, the conditions of the previous approval are applicable, in order to comply with zoning regulations. Staff recommendation is for approval, subject to the replacement of the eight missing trees on the site, with a financial guarantee being established for the landscaping, and that all departmental staff comments be satisfied.

MOTION: A motion was made by Commissioner Holman to approve the conditional use permit as requested based on the proposed use is compatible with surrounding development, the site design will mitigate impacts to buildings and surrounding properties by satisfying department staff concerns, and the use will comply with land use ordinances. Approval is subject the following conditions:

1. The applicant work with Staff to replace eight missing trees on the site, which were required with the initial conditional use approval
2. An escrow or financial guarantee be established with Ogden City for the replacement of trees on the site; and
3. All departmental staff comments be satisfied.

Motion was seconded by Commissioner Wright and passed unanimously, with

Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

d. Petition to Rezone, from PI to R-5 property at 3850 Harrison (to be tabled)

Mr. Montgomery explained this item had first been considered by the Commission in May, at which time the Commission approved an amendment to the Southeast Community Plan to consider an option for R-5 zoning so long as a development agreement is established under the conditional overlay provisions. At that time, the Commission gave specific direction to the applicant as to their expectations for development. Since that time, the applicant has presented two concept plans, but no development agreement. Those plans also did not address the direction of the Commission. Since that time, a new applicant has been pursuing the zoning and has met with Staff several times, but has yet to present a plan which could be forwarded to the Commission. As the item has been continued by the Commission since August, and there has been no submittal, Staff recommends the item be tabled until the applicant presents a site plan with a development agreement which addresses the items identified by the Commission.

Mr. Bill Self, 3845 Van Buren, stated he has submitted reports to the City identifying concerns of area residents, and has received no response. He expressed concern that people are surveying property and being told the City will be taking the property for private use by eminent domain. He stated these surveyors are going through yards without permission, indicating they are representing Ogden City.

Mr. Stratford indicated the Planning Commission is a recommending body to the City Council, and if the rezoning is denied by the Commission, it would be forwarded to the City Council for final action. He stated there is insufficient information for the Commission to forward a decision to the Council.

Mr. Montgomery stated this rezoning petition was submitted by a private developer, and the City is in no way associated with the project. The City has not considered using eminent domain for this project and survey work being done is not being done by Ogden City. He stated the City does not survey private property and those doing surveys are mis-representing the City. He stated residents have the ability to ask people to leave and not trespass on their private property.

Mr. Montgomery further reviewed the petition process, stating the original petition asking for the property to be rezoned had asked for 130 units. The Commission then recommended amending the Plan to allow an option for R-5/CO, indicating the zoning could not happen unless a site specific design were approved. Since that time, the applicant has quit the project and a new developer has taken over the petition. In initial meetings with Staff, the project was represented to have a total of 40 units, but no design or development agreement has been submitted for Staff review. The Commission is unable to act on the rezoning without a site plan and development agreement. He stated rather than keeping both the Commission and neighborhood in limbo, Staff is recommending the item be tabled until a plan is submitted, at which time the area residents will again be notified. He stated eminent domain is used only if in the best interest of the City or government, and is typically associated with obtaining property to improve the right-of-way.

MOTION: A motion was made by Commissioner Schade to table action until the applicant submits a design with enough information to be acted upon. Motion was seconded by Commissioner Holman and passed unanimously, with Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

3. Conditional Use Permit, to allow to allow auto detailing in BDO at 786 W. 2nd Street.

Ms. Maria Sotomayor stated this is a family business to detail autos for nearby car dealerships. All work is done inside the building.

Mr. Spencer stated this request is for auto detailing in the DDR zone which is a conditional use. There will be no outside storage of vehicles. The use occupies 3,100 square feet within an existing building.

No alterations to the building are proposed. He stated any runoff from the washing of vehicles needs to be captured and not flow to the storm drain, as well as oil pan separators. It is felt the use is compatible with existing uses in the area, and there is adequate on-site parking for the use. As the business has been in operation for several months, a time line should be established for the installation of the separators. He suggested the applicant work with City Engineering in getting this established.

Ms. Sotomayor stated they have someone lined up, and this work should be completed later this month.

MOTION: A motion was made by Commissioner Schade to approve the conditional use permit based on the findings it does not impact surrounding properties, does meet the requirements of the Development Code and conditional use provisions. Approval is subject to completion of service provider comments and that there be no outside storage of vehicles. Motion was seconded by Commissioner Holman and passed unanimously, with Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

4. Conditional Use Permit, to allow coffee roasting at approximately 2436 Grant Avenue.

Mr. Darren Blackford stated he is proposing to open a café with coffee roasting. The layout of the café will be mostly bar stools and standing room.

Mr. Montgomery stated this building has been other uses over the past few years, and the retail use of a café is a permitted use while coffee roasting is a conditional use. The proposal is for the coffee roaster to be at the front of the building with the dining area on the interior of the building. The size of the roaster is 36 square feet, while the dining area is 384 square feet. The CBD requires food manufacturers to have a retail component as the predominant use, with up to 15% of the operation used as manufacturing. It also indicates retail uses should be at the street frontage, so Staff is recommending the roaster be moved as it is more of a manufacturing component than a retail part of the business. Because the building takes most of the site, the Commission may reduce the required parking for the use. The applicant also proposed a window on the south wall, which cannot be approved as the wall is along the property line which eliminates any potential for windows. Staff recommendation is for approval, subject to the following conditions:

1. The deliveries of the coffee roasting business be limited to small, non-exclusive type deliveries like FedEx, UPS, and USPS (no delivery trucks)
2. The coffee roaster be located away from the storefront window, either at the center or back of the dining area against the wall;
3. A parking reduction be granted to allow the use with one on-site parking stall where five are required; and
4. All department staff comments be obtained and satisfied.

Commission asked if the roaster could be part of the advertising for the business, thus becoming part of the retail activity. It was suggested if more lighting is desired, the applicants might consider installing skylights in the future. Mr. Blackford indicated he would prefer to have the roaster in front so it can be a showcase element of the business.

MOTION: A motion was made by Commissioner Graf to approve the conditional use permit based on the findings it will be compatible with surrounding development, will be consistent with the objectives and strategies outlined in the General Plan, will comply with the regulations and standards in the Development Code, and there is adequate criteria to allow for a parking reduction. Approval is subject to the following conditions:

1. Deliveries be limited to small trucks, not to exceed the size of a FedEx, USPS or UPS truck;
2. A parking reduction be granted, acknowledging one on-site parking space;
3. All departmental staff comments be satisfied.

It was indicated the Commission finds the roaster to be a part of the retail activity and can be placed at the front of the store as requested. Motion was seconded by Commissioner

Schade and passed unanimously, with Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

5. Conditional Use Permit, to allow International Armoring at BDO at approximately 150 S 650 W.

Mr. Mark Burton stated he had started his armoring business in 1993 on Wall Avenue where he operated for 18 years. He then relocated to Centerville five years ago and now desires to return to Ogden. He stated he operates 14 facilities worldwide, and has 120 employees, desiring to make Ogden the worldwide hub of the operation. He stated the armoring technology can fit into the building desired at the BDO.

Mr. Spencer indicated this request is for an armoring business in the DDR zone, which Staff feels is approvable so long as there is no outside storage. He stated the use will occupy a portion of a five-bay building which sits on 3.85 acres of property. He stated in reviewing a conditional use permit for this use, the Commission is to consider any potential impact on health safety and general welfare. He stated so long as work, including assembly is done inside buildings, the use is compatible with surrounding uses at the BDO. He felt circulation and parking can be well managed with up to 50 parking spaces available.

Mr. Cameron Cook, representing BDO expressed support of the project.

MOTION: A motion was made by Commissioner Wright to approve the conditional use permit based on the findings the proposed use does not adversely impact surrounding properties, and meets the requirements of the Development Coe and conditional use process. Approval is subject to no outside storage of vehicles is permitted, and all service provider comments must be completed. Motion was seconded by Commissioner Graf and passed unanimously, with Commissioners Graf, Holman, Patterson, Schade, Wright and Herman voting aye.

Reports: Landmarks Commission – Lillie Holman – Commissioner Holman reported the Landmarks Commission had held a work session where they discussed whether ghost signs could be repainted, and what process is most appropriate. She indicated they then adopted a policy relating to in-painting and over-painting of ghost signs on Historic 25th Street. She stated they also had considered whether cinderblock may be used as a finish material when not visible from 25th Street. The Commission had felt it may be used as a structural material, but not left as a finish material as the rear of buildings still are visible from parking lots.

Ogden Trails Network – Ross Patterson - No report

Review of Meeting

Mr. Stratford reminded the Commission to require those in attendance to address the Commission rather than Staff or others in the audience. He stated all questions should be asked, and then allow Staff to respond.

6. Adjourn to Work Session

a. Discussion, Lester Park Master Plan

Mr. Montgomery reviewed the history of Lester Park, stating it was first developed as a park with sidewalks and amenities, conducive to strolling. It served as open space between the old Weber Jr. College campus to the west and the Madison School to the east. Over time, the construction of the Weber County Library and the Golden Hours Center, the circulation patterns have changed.

The most recent application from the Weber County Library for its expansion was to amend the East Central Community Plan to allow an option for additional parking within the block, and then to add parking to the north of the existing parking lot. While the Commission granted approval of the Plan amendment, it is contingent upon a holistic design being created which would integrate the Library with the Park. Since that time, Weber County has raised funds and after holding several public outreach meetings, sponsored a competition for design concepts. He stated twelve designs

were submitted, and a jury picked the top three based its decision on compliance with public comments. Those three designs were then displayed at the library during the month of September, allowing public voting on their preferences. He stated there were 565 total votes, with the preferred option receiving 271 votes, and second place receiving 186 votes and the third design receiving 100 votes. He described each of the designs, indicating there are parts of each of them which are good ideas. The determination of the City now, is what to do with the designs. While there is now no City budget for the implementation of any of the designs, there may be options to allow development in phases. Applications also are being made for RAMP grants as well as seeking private donations. Staff is asking for input from both the Parks & Recreation Committee and the Planning Commission to flush out what is really appropriate for the park. The City also needs to be aware of ongoing maintenance costs once the amenities are established.

While the construction of the Library will be completed next year, the ability to fund and construct the park amenities during the same time period is questionable. It is important to keep continuity between the two projects, and the parking lot expansion will eliminate the existing restrooms, which would need to be reconstructed.

Commission discussed the success of the High Adventure Park as a reinvestment in a particular neighborhood, and felt the reinvestment in the East Central community is needed. The High Adventure Park attracts people county-wide, while some parks only serve the immediate residential community. There also are issues with some parks, such as problems with homeless people loitering. There needs to be a commitment from locals to keep parks well maintained and used so they do not become vandalized.

Commission felt there needs to continue to be an interface between the library and the park, indicating there are ideas in each of the competitions which are valid. It is felt vegetation is what makes a park successful, and it is important that existing trees be maintained. Commission felt the concept of this park should be to become a regional attraction, and then become a spark for reinvestment and renewal into the East Central Community. It also was felt the Golden Hours Center needs to be a component, and not become isolated. It was noted one of the options had identified the location of a Century Garden to allow activities areas for seniors using the Golden Hours Center. The plan also should integrate with the plaza design of the Library on the east side of the building.

There being no additional business before the Commission, the meeting was adjourned at 6:23 p.m.

Respectfully submitted,

Jannette Borklund, Planning Technician

Approved: _____
(date)

Robert Herman, Chair



Report by Joseph Simpson

Agenda Name: **CONDITIONAL USE PERMIT AMENDMENT FOR ADDITIONAL CELL ANTENNAS ON THE BEN LOMOND HOTEL AT 2510 WASHINGTON BLVD.**

Petitioner/ Developer: AT&T
Jared White
1894 W 1690 S
Woodscross, Utah 84087

Petitioner/ Developer’s requested action: Approval to allow three (3) additional cell antennas and equipment on the roof of the Ben Lomond Hotel.

Planning Staff’s Recommended Action

Staff recommends *approval* of the proposed cell antennas and equipment, subject to painting all of the antennas and equipment on the north and south penthouse walls to match the brick, as was required in the previous conditional use permit amendment approval.

Planning Commission’s determination for action

1. The design of the cell antennas on the building and site will / *will not* be compatible with surrounding properties with staff recommendation to paint the antennas and equipment to match the building.
2. The cell antennas will / *will not* be in compliance with the regulations and conditions in the land use ordinances.

Project Summary

Property Address: 2510 Washington Blvd.	Community Plan: CBD
Zone: CBDI	Existing Use: Mixed Use

Previous Actions

- January 1996** – Approval for an antenna array on top of the Ben Lomond Hotel for PCS Wireless.
- December 1998** – Approval was given to relocate an antenna on the roof of the Ben Lomond Hotel for Pagenet Wireless.
- October 2000** – approval was given for installation of additional antennas on the roof of the Ben Lomond Hotel for Liberty Wirestar.
- November 2009** – Action tabled for CUP application for installation of cellular antenna panels,

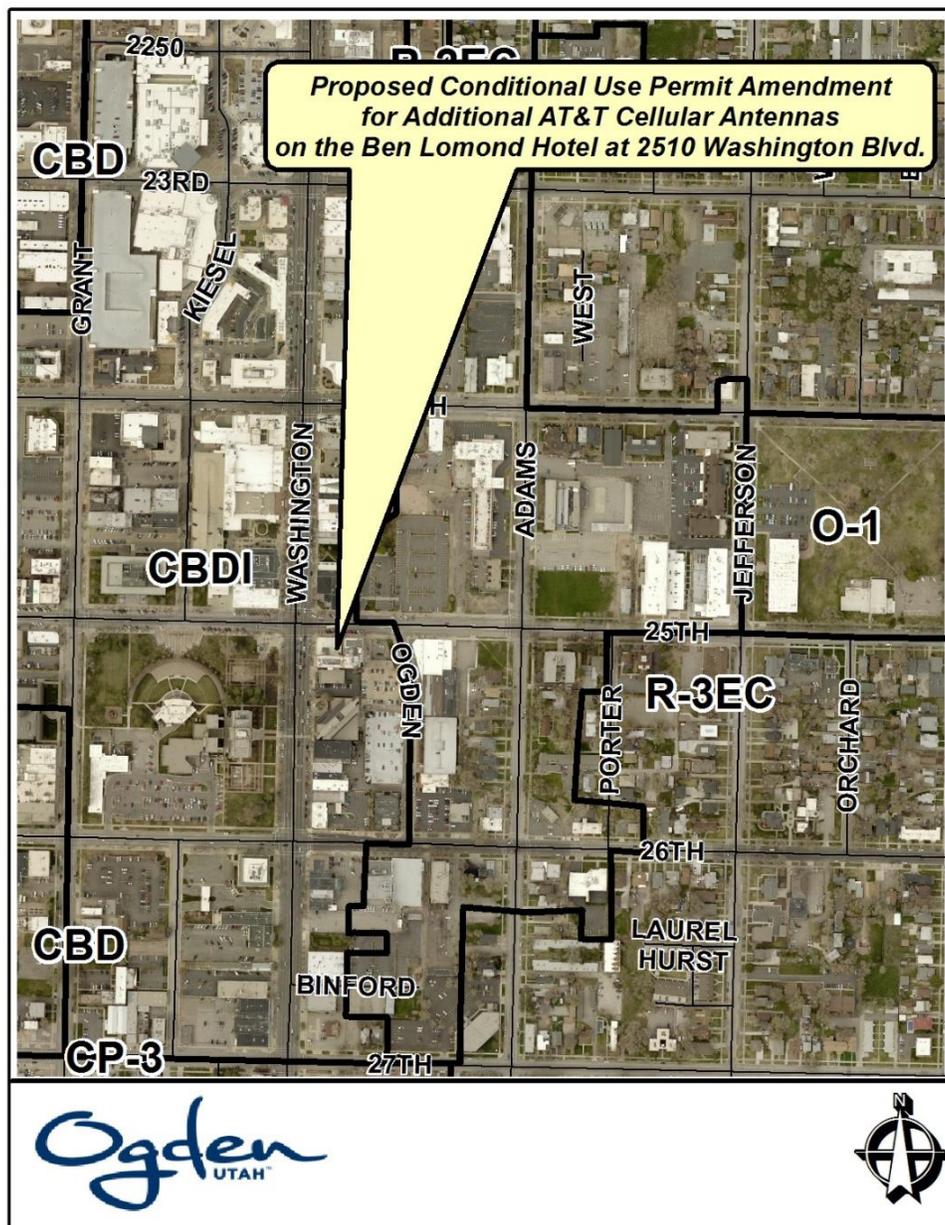
dish antennas, and related equipment cabinet pending submittal of additional information.

March 2010 – Approval of antennas, dish antennas, and related equipment cabinet on the roof of the Ben Lomond Hotel for Clearwire Cellular.

April 2015 – Approval to allow the replacement of cell antennas and equipment that were removed on the roof of the Ben Lomond Hotel for Utah Broadband.

January 2016 – Approval to install three (3) additional cell antennas on the Ben Lomond Hotel.

Vicinity Map



Description of request

The applicant is proposing to add three (3) 8' tall antennas and three (3) small 1'x 1' remote radio heads (RRH) and surge suppressors (DC2) on the Ben Lomond Hotel. The 8' tall antennas are to be located on the roof of the penthouse on an existing mounting rack system. The small RRH & DC2s are to be located on the roof mounting rack as well. The antennas and equipment are proposed to be a light gray color, matching the existing antennas and equipment on the roof. There is also to be some minor cable equipment that will be installed on the roof to support the new antennas, but will not be visible (see attached antenna and elevation plans).

What Planning Commission reviews

Cellular towers and antennas are conditional uses throughout the city, and are subject to the criteria outlined in 15-7-4, which are the basis for issuing conditional use permits. As a conditional use permit has already been obtained for the AT&T equipment on this site, this action is an amendment to the already established conditional use permit. The applicable criteria the Commission must review would relate to the visual implications of the proposed cell antennas to the surrounding uses. As part of the criteria for issuing conditional use permits, the use will also need to comply with the regulations and conditions of the land use ordinances.

Commission action is the final action needed for use approval. The applicant will still need to complete the necessary building and site reviews and obtain any necessary permits.

Factors for consideration of action

- 1. Design Compatibility: The proposed site and building design and placement at the particular location is compatible with:**
 - a. The character of the site in relationship with the surrounding uses which includes buildings and site uses integrating with the topography of the site, retaining trees of value, using natural features as site amenities, developing landscaping along the public areas of the property to create an improved streetscape, reducing expanses of large areas of asphalt or concrete, and screening objectionable views that may exist on the site from all surrounding property owners:**

The antennas, RRHs, and DC2s will be located on existing mounting equipment, which was installed with a larger size to accommodate additions such as these. The proposal to install the 8' tall cellular antennas on the roof of the penthouse should not create any additional objectionable views. As noted on the attached antenna plan, there is already existing 8' tall antennas on the same mounting structure, so there will be no increase to the height of the overall use on the building.



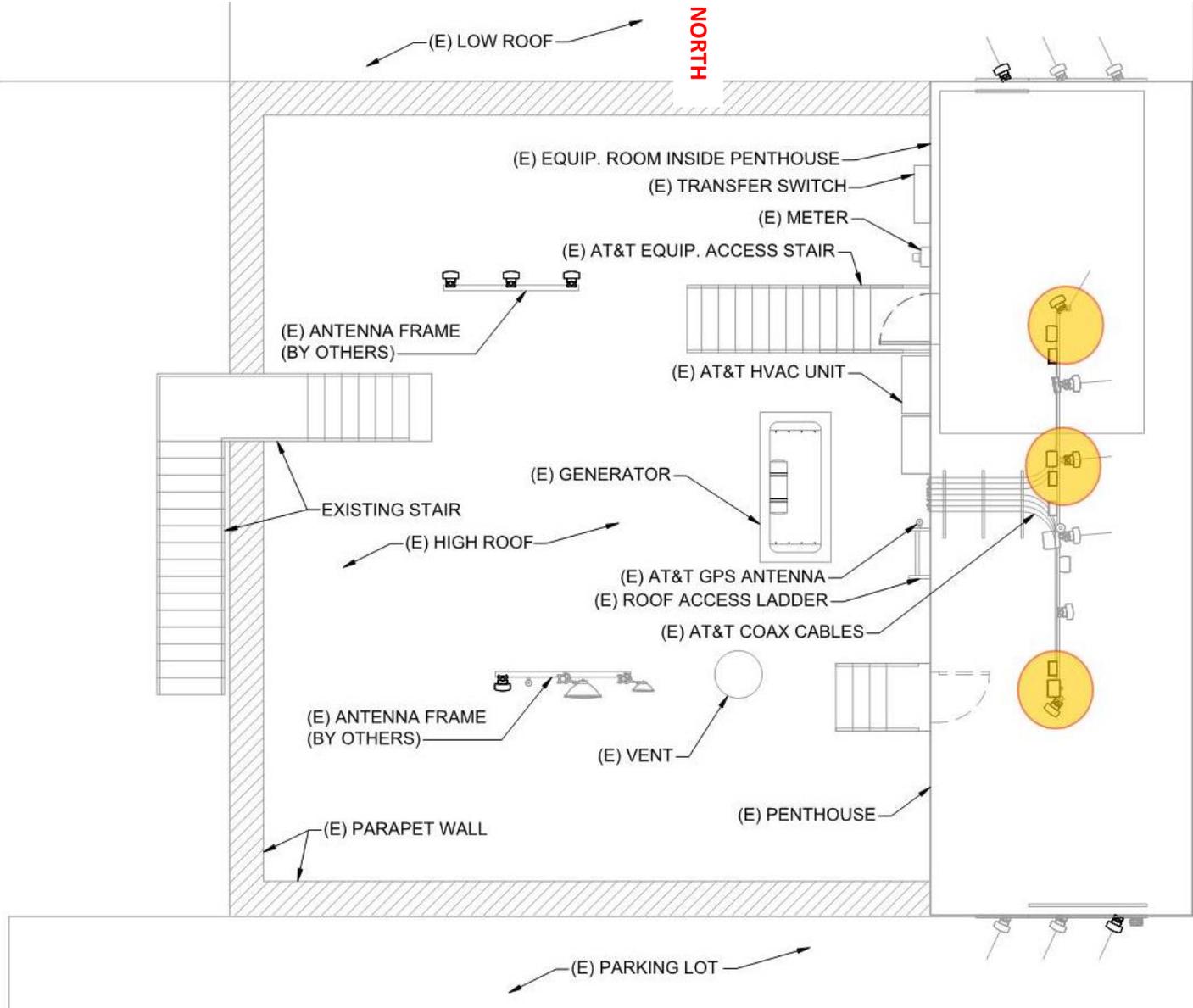
In January of 2016, the Planning Commission granted AT&T approval to install 8' tall antennas on the north and south walls of the penthouse. The antennas on these walls were centered over three spaces where windows have been filled-in (see attached elevation plans, first page). To help the antennas and equipment blend with the building, it was required that all of the antennas on the north and south walls of the penthouse be painted to match the existing brick. This requirement still needs to be completed and staff is recommending that it be completed as a condition of approval with this proposed addition (see attached elevation photo).

2. Compliance with Regulations: The proposed use will comply with the regulations and conditions specified in the land use ordinances:

Though there is no set height standard for cellular antennas or towers, it is ideal to locate them on existing structures. The Ben Lomond Hotel has functioned well for the location of antennas without having to install new cell towers in the area. These towers are generally less compatible, especially in a downtown environment. This proposal to add new antennas on the building is in compliance with land use regulations and has been reviewed by all relevant department staff, who recommend approval.

Attachments

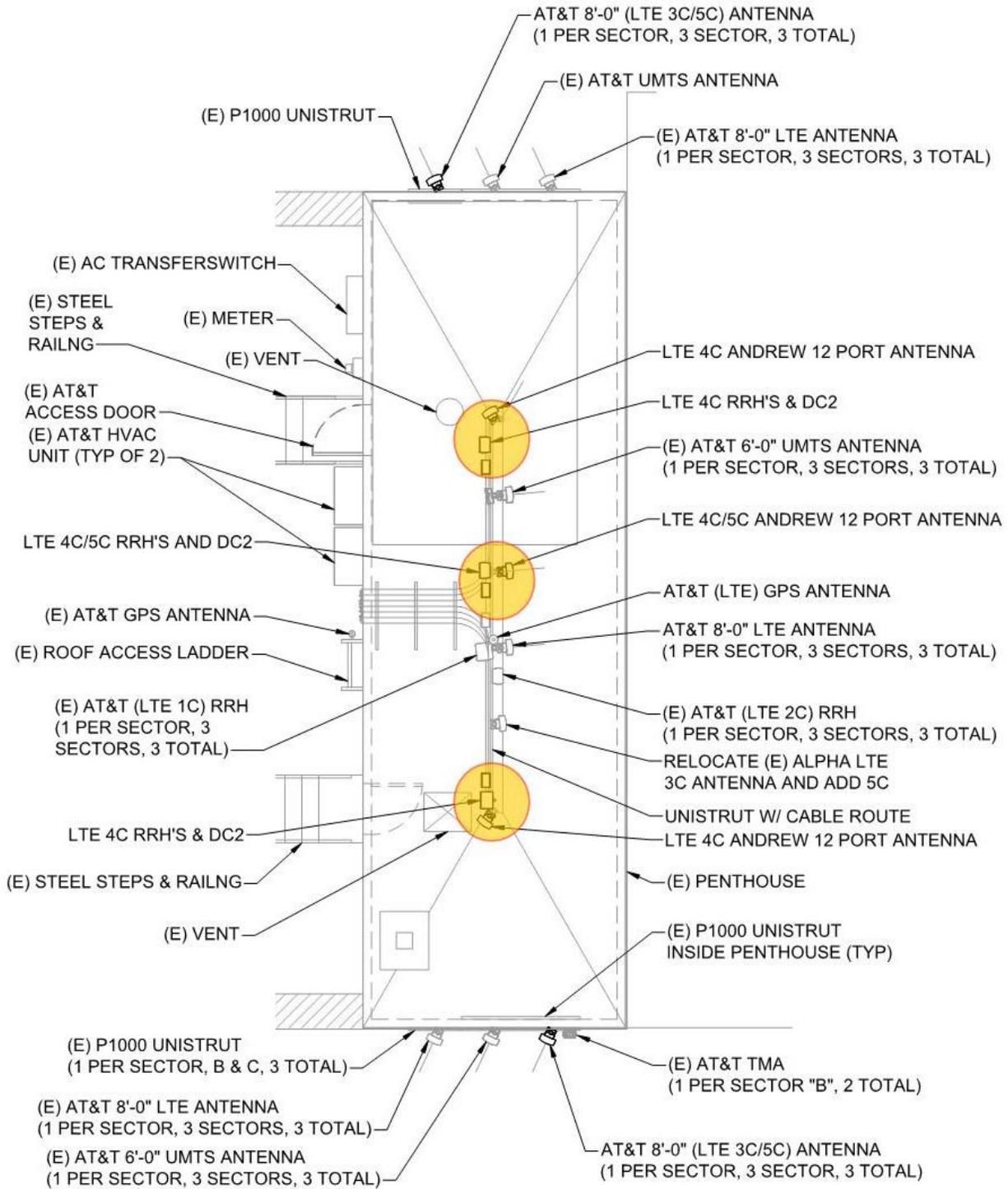
- 1. Site Plan**
- 2. Antenna Plan**
- 3. Elevation Plans (2 pages)**
- 4. County Plat**
- 5. Department Staff Comments (2 pages)**
- 6. South Elevation Photo**
- 7. Notice (3 pages)**

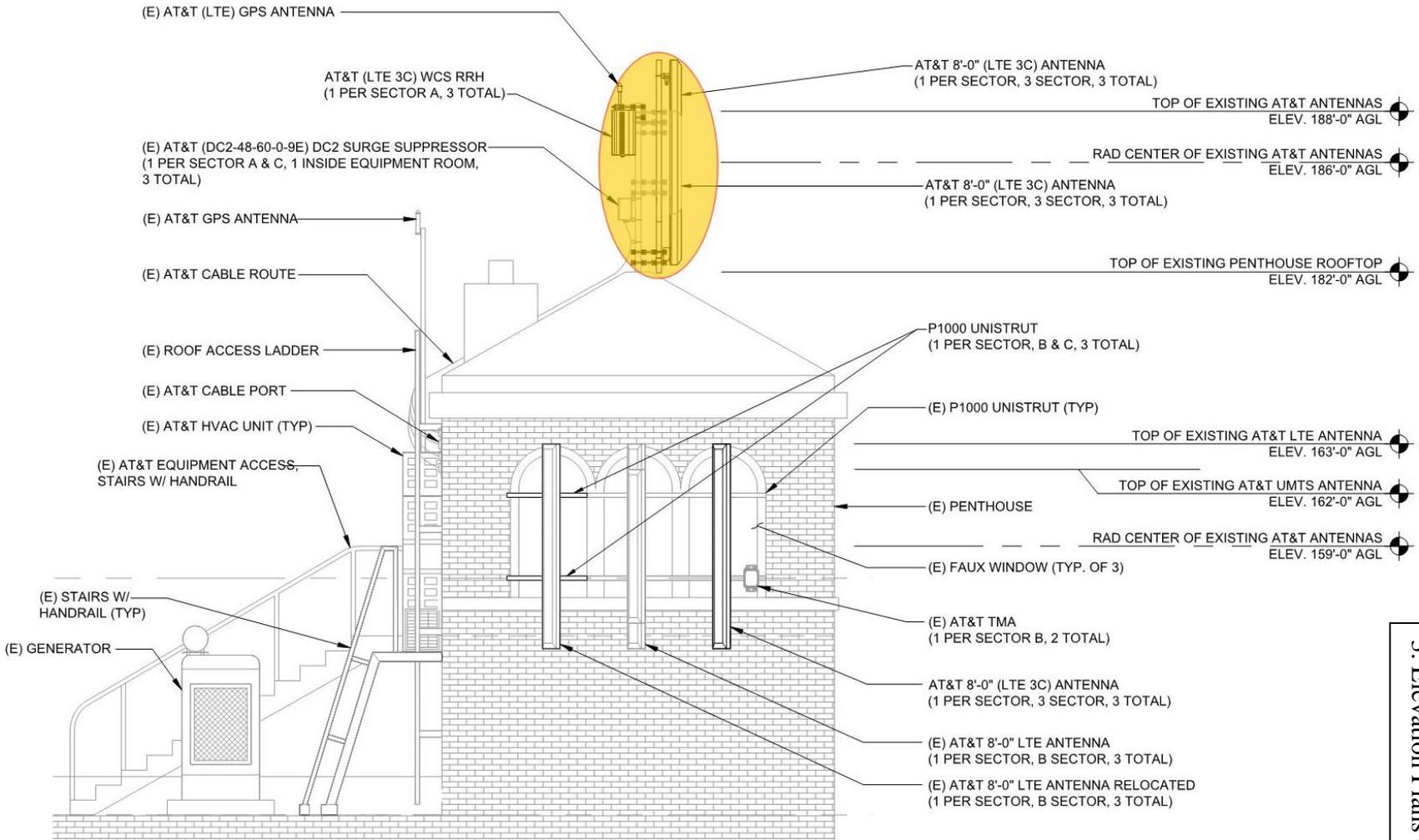


(E) LOW ROOF

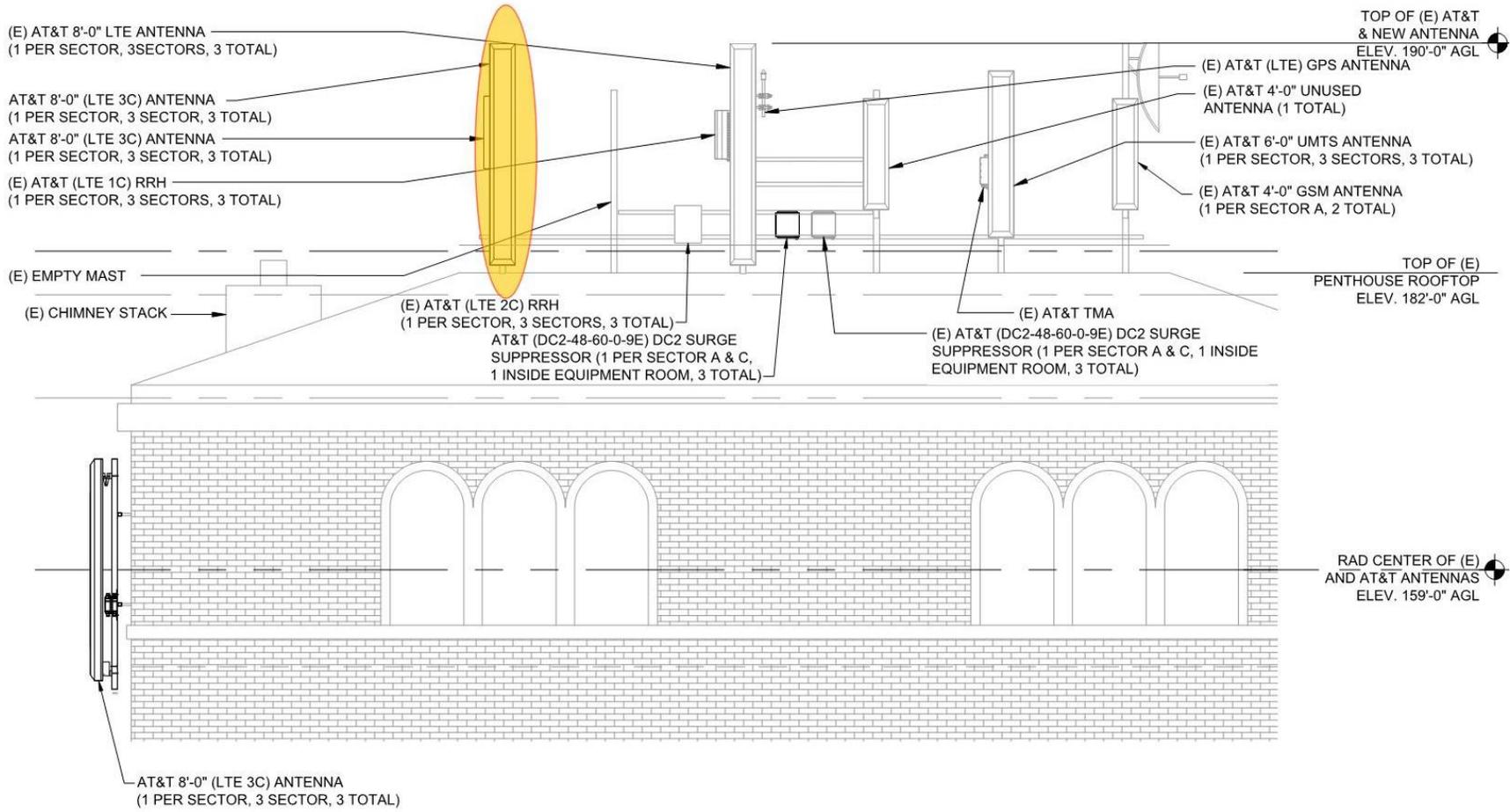
2. Antenna Plan

NORTH





SOUTH ELEVATION



EAST ELEVATION



OGDEN CITY PLANNING COMMISSION

December 7, 2016

AGENDA ITEM- A

5. Department Staff Comments (2 pages)



DEVELOPMENT SERVICES

2549 WASHINGTON BLVD. OGDEN, UT 84401 - (801) 629-8985 - e-mail: permits.insp@ogdencity.com - www.ogdencity.com

2510 Washington Blvd.-CUP for cell equipment addition

Type of plan review:	Date received:	Comments due date:	Date comments sent to applicant:
CUP 1	10/25/2016	11/4/2016	11/8/2016
Permit Number:	n/a	Approved Date:	
Permit Issue Date:			

GENERAL PROJECT INFORMATION

PROJECT INFORMATION

Project Name/Desc.	Cell equipment on existing tower on Ben Lomond Hotel
Parcel ID:	01-015-0019
Address:	2510 Washington Blvd.
Project Valuation:	

PROJECT TEAM

ROLE	NAME	EMAIL	PHONE
Ogden City Point of Contact:	Nancy Roginski	permits.insp@ogdencity.com	801.629.8985
Project Contact:	Jared White	jaredw@uctechs.com	801-232-0953
Owner:	NBT ER1 OGDEN LLC		
Architect/Other:	SSOE Inc		615-661-7585
Engineer:	above		
Contractor:	n/a		

OTHER REVIEW ITEMS

Central Weber Sewer Dist:	N/A
Business License:	N/A
UDOT:	



FINANCIAL GUARANTEE REQUIREMENTS (Must submitted and approved before permits can be issued.)

<i>Planning</i>	<i>Engineering</i>
<i>Not Required</i>	<i>Not Required</i>

NOTES:

SITE PLAN REVIEW COMMENTS

BUILDING SERVICES DIVISION COMMENTS

Comments By: Steve Patrick
Email: stevepatrick@ogdencity.com
Phone: 801-629-8957

1ST REVIEW STATUS & COMMENTS: Approved

ENGINEERING DIVISION COMMENTS

Comments By: David Daniels
Email: davidd@ogdencity.com
Phone: 801-629-8986

1ST REVIEW STATUS & COMMENTS: Approved

FIRE DEPARTMENT COMMENTS

Comments By: K. Brown
Email: kevinbrown@ogdencity.com
Phone: 801-629-8070

1ST REVIEW STATUS & COMMENTS: Approved

PLANNING DIVISION COMMENTS

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

1ST REVIEW STATUS & COMMENTS: MAKE CORRECTIONS. NOTE that these comments are subject to revision by the Planning Commission and/or Mayor through the Conditional Use Permit and CBD Site Plan Review processes proceeding in December 2016.

- Plans will need to note that the antennas will be painted to match existing antennas and building.

6. South Elevation Photo



PLANNING COMMISSION



YOU ARE INVITED TO ATTEND AND SHARE YOUR THOUGHTS REGARDING A REQUEST THAT HAS BEEN MADE BY AT&T WIRELESS FOR A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW ADDITIONAL CELL PANELS ON THE BEN LOMOND HOTEL AT 2510 WASHINGTON BOULEVARD

THE MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 7, 2016 AT 5PM
CITY COUNCIL CHAMBERS
2549 WASHINGTON BLVD.
3RD FLOOR



This item is scheduled to be heard at 5pm.

If you have comments or questions before the meeting, please contact the planner, Joseph Simpson at 801-629-8923 or planning@ogdencity.com

A copy of the Staff Report will be available at ogdencity.com on 12/3/16 or at our offices on 12/5/16

Start times are approximate



OGDEN CITY PLANNING COMMISSION
December 7, 2016 **AGENDA ITEM- A**

455 25TH ST LLC
2444 WASHINGTON BLVD
OGDEN UT 84401

01-083-0001
BOYER WASHINGTON BOULEVARD
ASSOCIATES NO 2 LTD
101 S 200 E STE 200
SALT LAKE CITY UT 84111

01-075-0022
DONNA F PHILLIPS TRUST
5970 WOODLAND DR
OGDEN UT 84403

01-021-0001
KEY BANK OF UTAH
PO BOX 560807
DALLAS TX 75356

01-015-0007
Occupant
2564 WASHINGTON BLVD
OGDEN UT 84401

01-015-0011
Occupant
2556 WASHINGTON BLVD
OGDEN UT 84401

01-015-0015
Occupant
2538 WASHINGTON BLVD
OGDEN UT 84401

01-015-0019
Occupant
2510 WASHINGTON BLVD
OGDEN UT 84401

01-021-0078
Occupant
2475 WASHINGTON BLVD
OGDEN UT 84401

01-080-0020
Occupant
2510 WASHINGTON BLVD
OGDEN UT 84401

01-083-0003
Occupant
2484 WASHINGTON BLVD # 201
OGDEN UT 84401

COMMON AREA
OGDEN CITY CENTRE COND AMD
90 S 400 W STE 200
SALT LAKE CITY UT 84101

01-015-0019
NBT ERI OGDEN LLC
19360 RINALDI ST
PORTER RANCH CA 91326

01-022-0013
FARR VERN R ETAL TRUSTEES
2466 WASHINGTON BLVD
OGDEN UT 84401

01-015-0008
LEGAL ARTS ASSOCIATES LLC
2568 WASHINGTON BLVD STE 200
OGDEN UT 84401

01-015-0008
Occupant
2568 WASHINGTON BLVD #200
OGDEN UT 84401

01-015-0012
Occupant
2550 WASHINGTON BLVD
OGDEN UT 84401

01-015-0016
Occupant
2532 WASHINGTON BLVD
OGDEN UT 84401

01-015-0056
Occupant
2564 WASHINGTON BLVD
OGDEN UT 84401

01-022-0013
Occupant
2466 WASHINGTON BLVD
OGDEN UT 84401

01-083-0001
Occupant
2484 WASHINGTON BLVD STE 101
OGDEN UT 84401

01-083-0004
Occupant
2484 WASHINGTON BLVD # 301
OGDEN UT 84401

ALPINE COMMUNITY CHURCH
PO BOX 843
CLEARFIELD UT 84015

01-015-0012
DOGMA GROUP LLC (THE)
2550 WASHINGTON BLVD
OGDEN UT 84401

01-075-0016
I & I RISING LLC
2510 WASHINGTON BLVD STE 1107
OGDEN UT 84401

01-015-0006
Occupant
2563 OGDEN AVE
OGDEN UT 84401

01-015-0009
Occupant
2562 WASHINGTON BLVD
OGDEN UT 84401

01-015-0014
Occupant
2546 WASHINGTON BLVD
OGDEN UT 84401

01-015-0018
Occupant
2530 WASHINGTON BLVD
OGDEN UT 84401

01-021-0001
Occupant
2495 WASHINGTON BLVD
OGDEN UT 84401

01-022-0014
Occupant
2464 WASHINGTON BLVD
OGDEN UT 84401

01-083-0002
Occupant
2484 WASHINGTON BLVD # 102
OGDEN UT 84401

01-083-0005
Occupant
2484 WASHINGTON BLVD STE 401
OGDEN UT 84401



OGDEN CITY PLANNING COMMISSION

December 7, 2016

AGENDA ITEM- A

Occupant
2484 WASHINGTON BLVD # 501
OGDEN UT 84401

01-075-0014
PHILLIPS DONNA TRUSTEE
5970 WOODLAND DR
OGDEN UT 84403

01-075-0024
SAISSAN JAYHOUN S 50% &
JALALA A AFNANE 50%
2510 WASHINGTON BLVD
OGDEN UT 84401

01-015-0011
TRIBE ALBERTA S &
DAVID S TRIBE TRUSTEES
1446 CAPITOL ST
OGDEN UT 84401

Occupant
2484 WASHINGTON BLVD # 502
OGDEN UT 84401

01-022-0014
POCKET PARK LLC
265 25TH ST
OGDEN UT 84401

01-015-0023
SAISSAN JAYHOUN S 50% ETAL
1956 WASHINGTON BLVD
OGDEN UT 84401

01-015-0009
TURNER BRETT
2562 WASHINGTON BLVD
OGDEN UT 84401

Occupant
2484 WASHINGTON BLVD # 601
OGDEN UT 84401

01-015-0014
STATE OF UTAH DEPARTMENT OF
ADMINISTRATIVE SERVICES
4110 STATE OFFICE BLDG
SALT LAKE CITY UT 84114

01-015-0007
STATE OF UTAH
4110 STATE OFFICE BLDG
SALT LAKE CITY UT 84114



Report by: Clinton A. Spencer, AICP

Agenda Name: CONDITIONAL USE PERMIT FOR AUTO REPAIR IN THE BUSINESS DEPOT OGDEN (BDO) AT 786 WEST 2ND STREET, BUILDING 6C, BAY 4.

Petitioner/ Developer: Antony Fiorelli
687 E 1300 North
Ogden, UT 84404
801-814-5803
Antonyfiorelli294@gmail.com

Petitioner/ Developer's requested action: Approval for a conditional use permit to allow a one bay auto repair shop in the BDO in the DDR zone.

Planning Staff's Recommended Action

Staff recommends approval subject to the following:

1. Completion of all staff comments and requirements.
2. No outside storage of vehicles is permitted.

Planning Commission's determination for action

The Planning Commission should determine if the proposed project satisfies the following:

1. *Does/ does not* adversely impact the surrounding properties.
2. Meets/ does not meet the requirements of the development code, and the conditional use permit process.

Property History

2003 – CUP for auto repair
2014 – CUP for motorcycle repair
2016 – CUP for auto detailing

Vicinity Map



Project Summary

Property Address:	786 W. 2 nd Street	Property Size:	1.66
Zone:	DDR	Existing Use:	General contractor office
Community Plan:	BDO		

Description of request

The applicant is proposing to locate a one bay auto repair business in the middle portion of building 6C. The business will occupy approximately 1,500 square feet as described by the provided site plan (see attached). All vehicle storage and repairs will be done inside the building and there will be no exterior storage of vehicles, except for employee parking.



What Planning Commission reviews

Auto servicing uses are classified as a conditional use in the DDR zone as defined in 15-21-2. As such, the Planning commission is to review that the proposal meets the conditional use requirements as well as meeting the requirements for the zoning code.

The Planning Commission action will be the final action needed for use approval. The applicant will still need to complete the necessary site and building plan reviews required by staff to obtain the necessary permits.

Factors for consideration of action

- A. 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**



OGDEN CITY PLANNING COMMISSION
December 7, 2016 AGENDA ITEM- B

persons, nor injurious to property and improvements in the community, existing surrounding uses, buildings and structures.

The proposed business will be entirely conducted inside of the building. The applicant has indicated that all automotive fluids will be captured and recycled at a designated location. This requirement will be addressed in the staff comments to ensure their proper disposal and protect the city utilities. No exterior alterations to the existing building are allowed. A car lift will be installed in the interior of the building. There is parking available on both sides of the building for employees to park during business hours.

C. 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 the following:

1. The type of use and its location does not create unusual pedestrian or vehicle traffic patterns or volumes that would not be expected with the development of a permitted use.

The auto repair shop is located on 2nd Street which is shown on the BDO Street Master Plan to be an arterial street. The traffic demand generated by the proposed business will not have a negative effect on existing traffic conditions. Six (6) parking stalls are required for this use, but because outside storage is not allowed all vehicles must be located inside the building. Outdoor parking is available for employees, and there are four (4) stalls provided on the exterior of the building. Two (2) indoor parking stalls have been identified on the applicants site plan, not including the parking where the proposed lift will be located (see attached).

E. The proposed use will comply with the regulations and conditions specified in the land use ordinances.

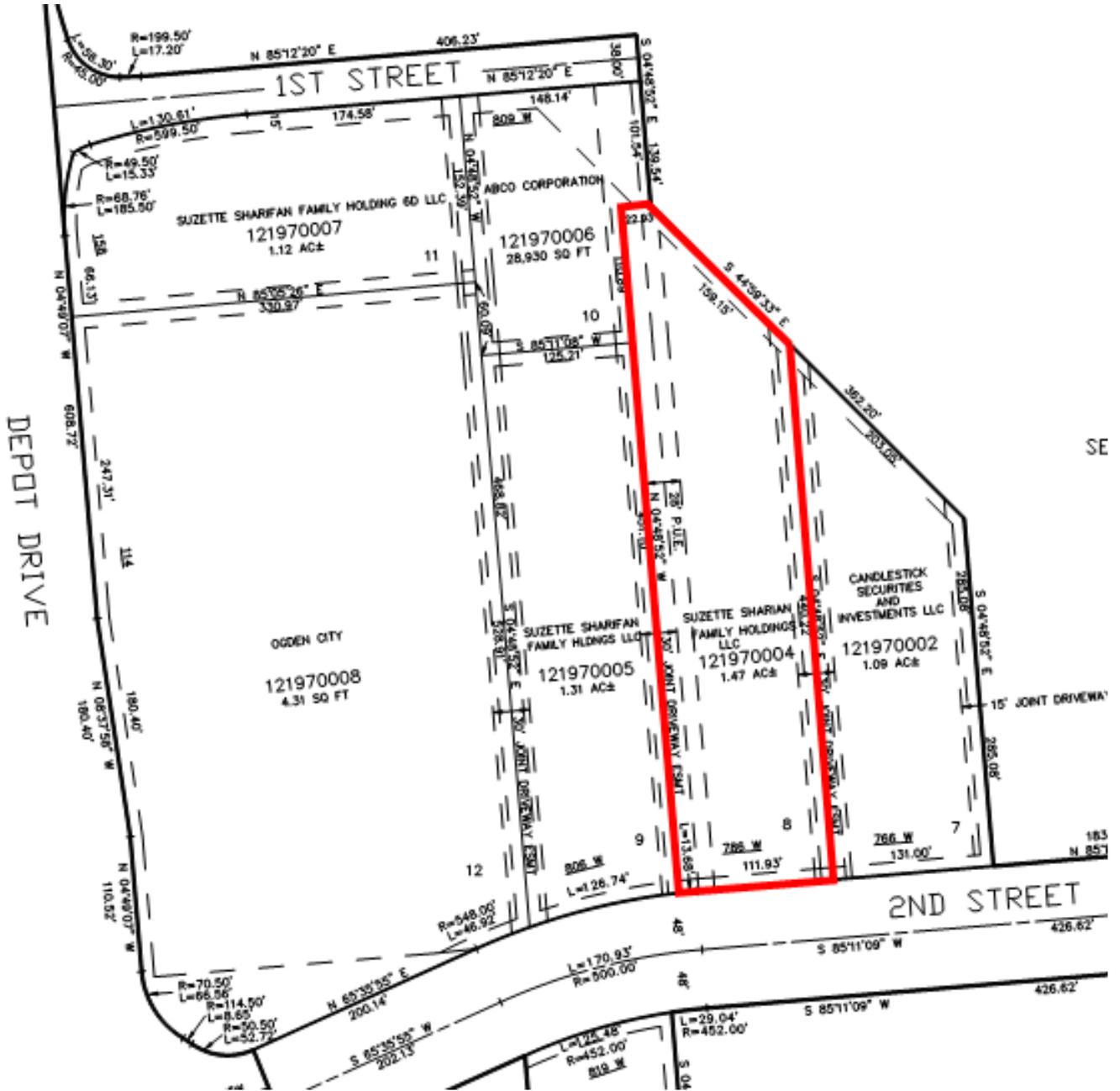
All applicable zoning requirement of the DDR zone have been met as the building already has parking and landscaping installed. The provision that no outside storage of vehicles is allowed is also satisfied with this proposal.

Staff Review Comments

The application is subject to review by city staff from the planning, fire, building, and engineering departments. The comments for this proposal have not been completed and will need to be completed and satisfied as a condition of approval. The first site review has been completed by city staff and the comments are attached.

Attachments

1. County plat



2. Site plan



3. Staff Comments



BUILDING SERVICES DIVISION COMMENTS

Comments By: Steve Patrick

Email: stevepatrick@ogdencity.com

Phone: 801-629-8957

1ST REVIEW STATUS & COMMENTS: Make Corrections and re-submit revised digital plans and a written response to each plan review comment indicating how and where the comment has been resolved.

1. Provide information how the following code is being met, this can be from a licensed design professional or a licensed contractor.

406.8.2 Ventilation. Repair garages shall be mechanically ventilated in accordance with the International Mechanical Code. The ventilation system shall be controlled at the entrance to the garage.

2. Provide information how the following code is being met, this can be from a licensed design professional or a licensed contractor.

406.8.4 Heating equipment. Heating equipment shall be installed in accordance with the International Mechanical Code.

3. Provide information that shows the building has a fire protection system that has a current test from a sprinkler protection company.

[F] 406.8.6 Automatic sprinkler system. A repair garage shall be equipped with an automatic sprinkler system in accordance with Section 903.2.9.1.

[F] 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m2).
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet (1115 m2).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m2).



ENGINEERING DIVISION COMMENTS

Comments By: David Daniels
Email: davidd@ogdencity.com
Phone: 801-629-8986

1ST REVIEW STATUS & COMMENTS: Make Corrections:

1. We will need to have more information about the shop area: 1. are there any floor drains in the shop area? 2. if there are floor drains are they connected to an Oil/Sand separator before it enters the sanitary sewer system. If you have floor drains in the shop area they must be connected to a oil/sand separator.

WATER QUALITY DIVISION COMMENTS

Comments By:
Email:
Phone:

1ST REVIEW STATUS & COMMENTS:

FIRE DEPARTMENT COMMENTS

Comments By: K. Brown
Email: kevinbrown@ogdencity.com
Phone: 801-629-8070

1ST REVIEW STATUS & COMMENTS: Make Corrections

1. Submit plans showing total square footage of each fire area. A fire area greater than 12000 square feet will require a fire suppression and alarm system.

PLANNING DIVISION COMMENTS

Comments By: Clinton Spencer
Email: clintonspencer@ogdencity.com
Phone: 801-629-8932

1ST REVIEW STATUS & COMMENTS: APPROVED W/ CONDITIONS:

- No outdoor storage of vehicles is allowed. All parking stalls outside building are for employees and visitors only.
- This item will be heard by the Planning Commission on Dec. 7th at which time all conditions will be finalized.



OGDEN CITY PLANNING COMMISSION

December 7, 2016 AGENDA ITEM- B

12-197-0006
Occupant
809 1ST ST
OGDEN UT 84404

12-197-0006
SUZETTE SHARIFAN FAMILY
HOLDINGS LLC
PO BOX 150427
OGDEN UT 84415

12-197-0004
BDO INVESTMENTS LLC
961 E 3400 N
NORTH OGDEN UT 84414

12-197-0005
Occupant
806 W 2ND ST
OGDEN UT 84404

12-197-0004
Occupant
786 W 2ND ST
OGDEN UT 84404

12-197-0002
Occupant
766 W 2ND ST
OGDEN UT 84404

12-252-0009
Occupant
731 W 1ST ST
OGDEN UT 84401

12-252-0007
Occupant
726 W 2ND ST
OGDEN UT 84401

12-197-0008
Occupant
158 DEPOT DR
OGDEN UT 84404

12-252-0008
Occupant
709 W 1ST ST
OGDEN UT 84401

12-252-0010
Occupant
775 W 1ST ST
OGDEN UT 84401

12-252-0011
Occupant
113 N 700 W
OGDEN UT 84401

12-197-0001
Occupant
819 W 2ND ST
OGDEN UT 84404

12-252-0001
Occupant
181 S 600 W
OGDEN UT 84401

12-252-0001
Occupant
181 S 600 W
OGDEN UT 84401

12-197-0007
Occupant
114 DEPOT DR
OGDEN UT 84404



Report by Eric Daems

Agenda Name: CONDITIONAL USE PERMIT TO ALLOW FOR CELL TOWER MONOPOLE AT 772 PATTERSON ST.

Petitioner/ Developer: Nefi Garcia
Technology Associates
5710 S. Green St.
Murray, UT 84123
nefi.garcia@taec.net
801-629-8985

Petitioner/ Developer’s requested action: Approval to install new 60’ pine tree designed cell tower monopole and equipment shelter within a 22’ x 40’ fenced area at 772 Patterson St.

Planning Staff’s Recommended Action

Staff recommends *approval* of the proposed 60’ pine tree designed cell tower monopole, equipment shelter, and 22’ x 40’ fenced area at 772 Patterson St, subject to the following:

1. Installation of privacy slats in 6’ powder coated chain-link fence.
2. Installation of screening trees and shrubs as recommended by city urban forester.

Planning Commission’s determination for action

1. With Staff recommended modifications, the design of the cell tower and associated equipment is / *is not* compatible with surrounding development.
2. With Staff recommended modifications, the cell tower and associated equipment is / *is not* in compliance with the zoning ordinance.

Vicinity Map

772 Patterson Street



Project Summary

Property Address: 772 Patterson Street

Zone: O-1

Front Yard Setback Required: 30'

Front Yard Setback Shown: 42'

District Plan: T.O. Smith

Property Size: .01 acres

Lease Space: 22' x 40' (880 square feet)



Description of request

This proposal is for a new 60’ cell tower monopole which will be camouflaged as an evergreen tree. The pole will be located within a 22’ x 40’ lease area that will be surrounded with a 6’ chain-link fence with barbed wire strands at the top. The fence will be powder coated black. Inside the fenced area there will also be a diesel generator, equipment cabinets, and electrical panels. The equipment and tower will be located east of the culdesac off Patterson Street, near the entrance to the Sullivan Hollow Park. They will be just north of the paved walking path at the base of the steep hillside. The cell tower will include a three-sided antenna array with a total of 12 antennas which will be 8’ tall, but largely concealed by the artificial tree bows.

What Planning Commission reviews

Cell towers are classified as a conditional use throughout the city and are subject to the conditional use requirements as defined in 15-7-4. As such, the Planning commission is to review new or amended proposals for cell towers to assure that they meet the requirements of the zoning code.

The Planning Commission action will be the final action needed for use approval. The applicant will still need to complete the necessary site and building plan reviews to obtain the necessary permits.

Factors for consideration of action

Conditional Use Requirements

- 1. The proposed use at the particular location is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing development.**
 - a. The character of the site in relationship with the surrounding uses which includes buildings and site uses integrating with the topography of the site, retaining trees of value, using natural features as site amenities, developing landscaping along the public areas of the property to create an improved streetscape, reducing expanses of large areas of asphalt or concrete, and screening objectionable views that may exist on the site from all surrounding property owners;**

The site is surrounded by mature vegetation both on the hillside to the north and within Sullivan Hollow Park. The existing vegetation will largely screen the tower from nearby



residences. The homes to the north and south are perched on the rims of Sullivan Hollow. The height of the pole will put it in line with the existing tree tops. In order to have it better blend into the surrounding vegetation, the artificial tree design will be used. Although the look of the tree is not entirely natural, it does help the tower to blend in with its surroundings and not be so prominent.

The proposal includes a 6' black chain link fence around the lease area, but does not include screening slats. In order to better screen the equipment from the public view, the fence will need to include the privacy slats. The submitted site plans do not indicate any other trees or shrubs to be planted, however, in order to better screen the site from the public view and to better help it blend into the rest of the park, additional trees or shrubs will need to be planted. The city urban forester will be making a recommendation for the location and species of trees or shrubs to be planted.

The site will be accessed from the existing asphalt path, which is appropriate.

2. The proposed use will comply with the regulations and conditions specified in the land use ordinances.

Regulations for cell towers fall under the requirements of the underlying zoning ordinance. In this case, the cell tower is in the O-1 zone. The zone requires structures to be setback a minimum 30' setback from the property line. In this case, the tower would be 42' from the property line. The site will need additional landscaping to aid in screening the tower and equipment area. The city urban forester will be making a recommendation for screening plants and locations as part of the approval. All other requirements of the ordinance have been met through this submittal.

Staff Review Comments

The application is subject to review by city staff from the planning, fire, building, and engineering departments. This proposal has been reviewed by those departments and will require minor modifications to meet development standards.

Attachments

- 1. Site Plan**
- 2. Elevation Plans**
- 3. Parcel Map**
- 4. Department Comments**
- 5. Public Notices**



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: NEFI G

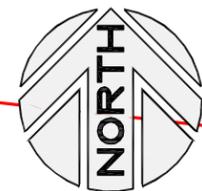
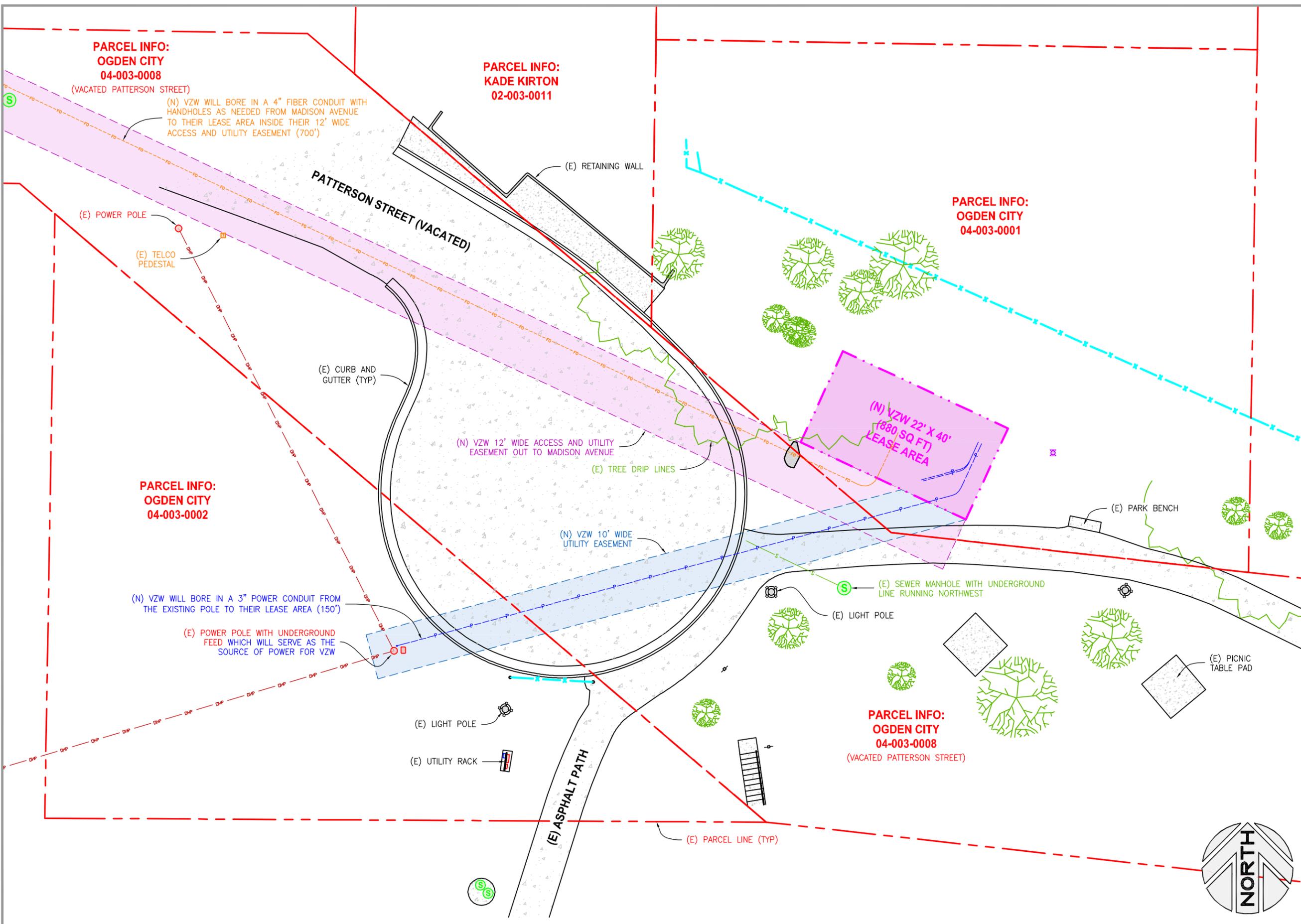
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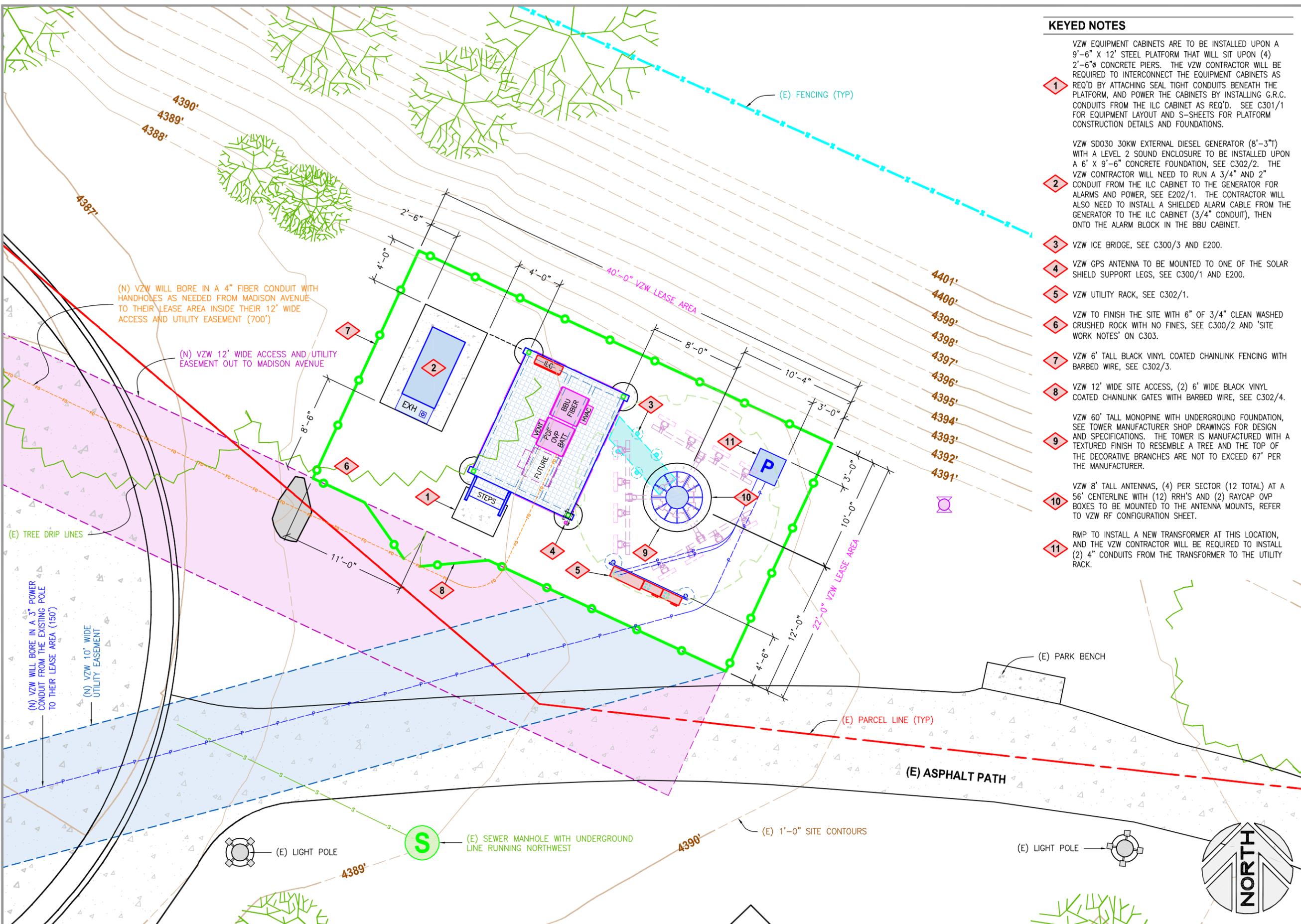


SAL - MYRNA
SW SEC 33, T6N, R1W
PATTERSON STREET
OGDEN, UTAH 84403
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100





KEYED NOTES

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6" CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 9'-6" CONCRETE FOUNDATION, SEE C302/2. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E202/1. THE CONTRACTOR WILL ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE ILC CABINET (3/4" CONDUIT), THEN ONTO THE ALARM BLOCK IN THE BBU CABINET.
- 3 VZW ICE BRIDGE, SEE C300/3 AND E200.
- 4 VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
- 5 VZW UTILITY RACK, SEE C302/1.
- 6 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 7 VZW 6' TALL BLACK VINYL COATED CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 8 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE BLACK VINYL COATED CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 9 VZW 60' TALL MONOPIPE WITH UNDERGROUND FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 67' PER THE MANUFACTURER.
- 10 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 11 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.



VERIZON WIRELESS
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088



TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: NEFI G

REV	DATE	DESCRIPTION
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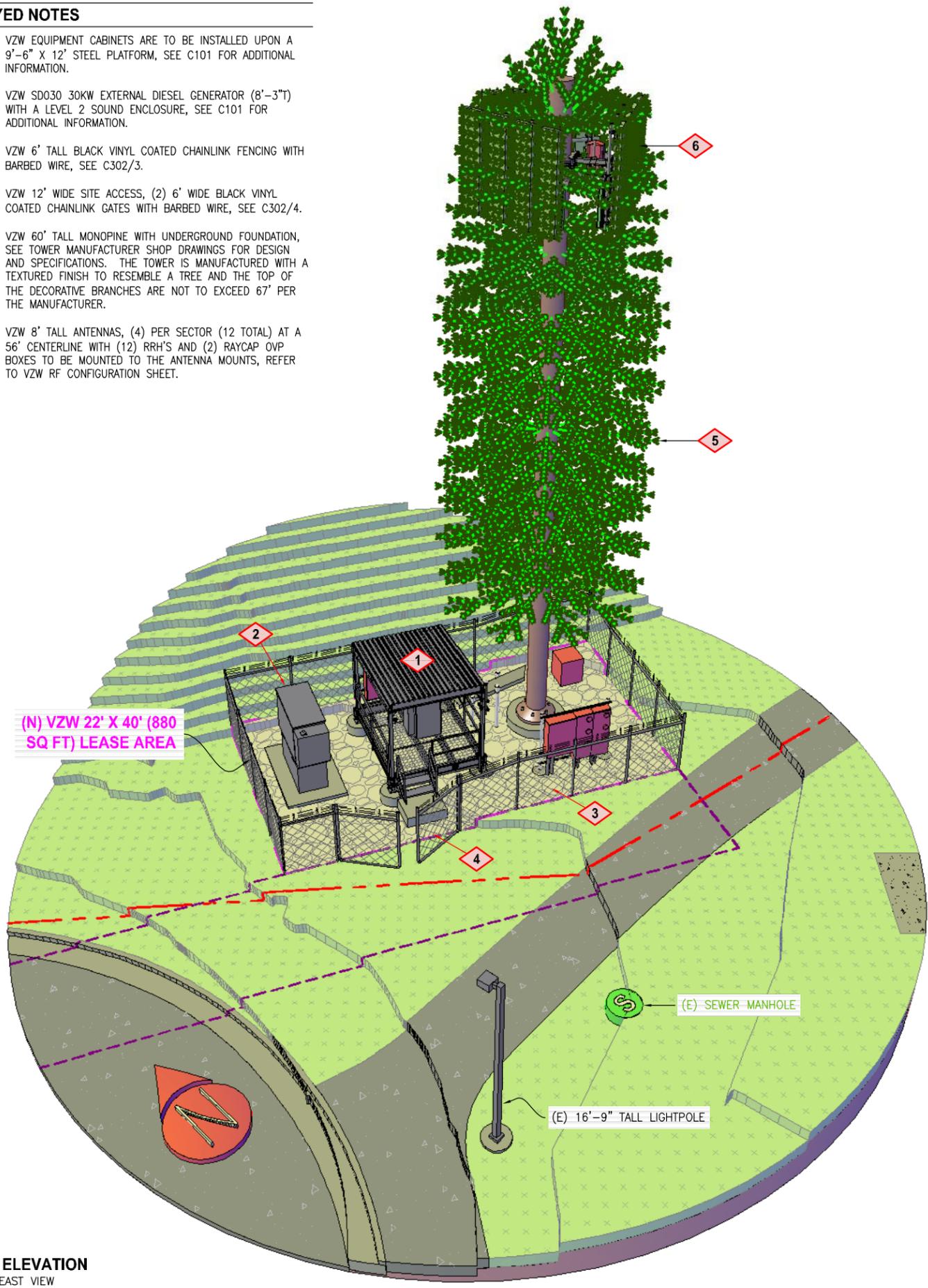
SAL - MYRNA
 SW SEC 33, T6N, R1W
 PATTERSON STREET
 OGDEN, UTAH 84403
 -- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

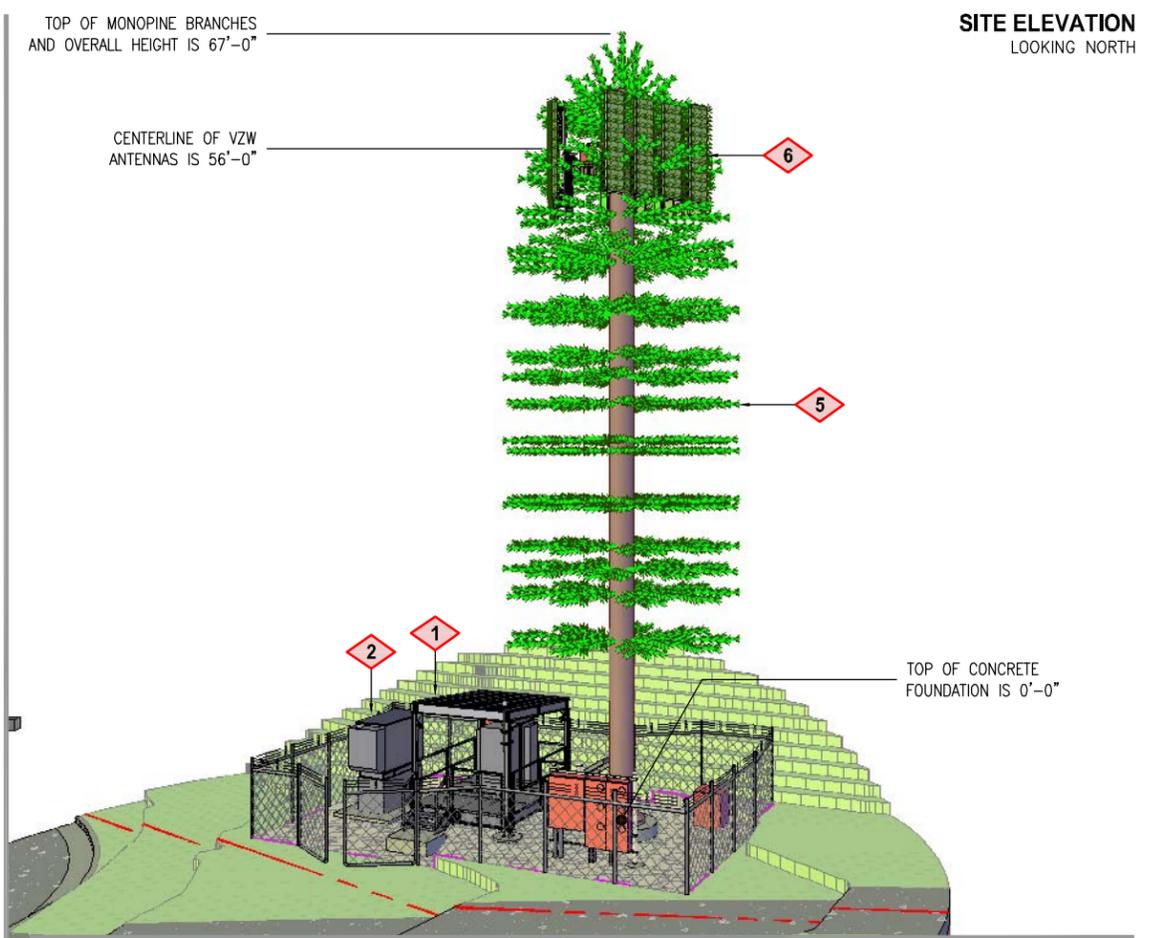
SHEET NUMBER
C101

KEYED NOTES

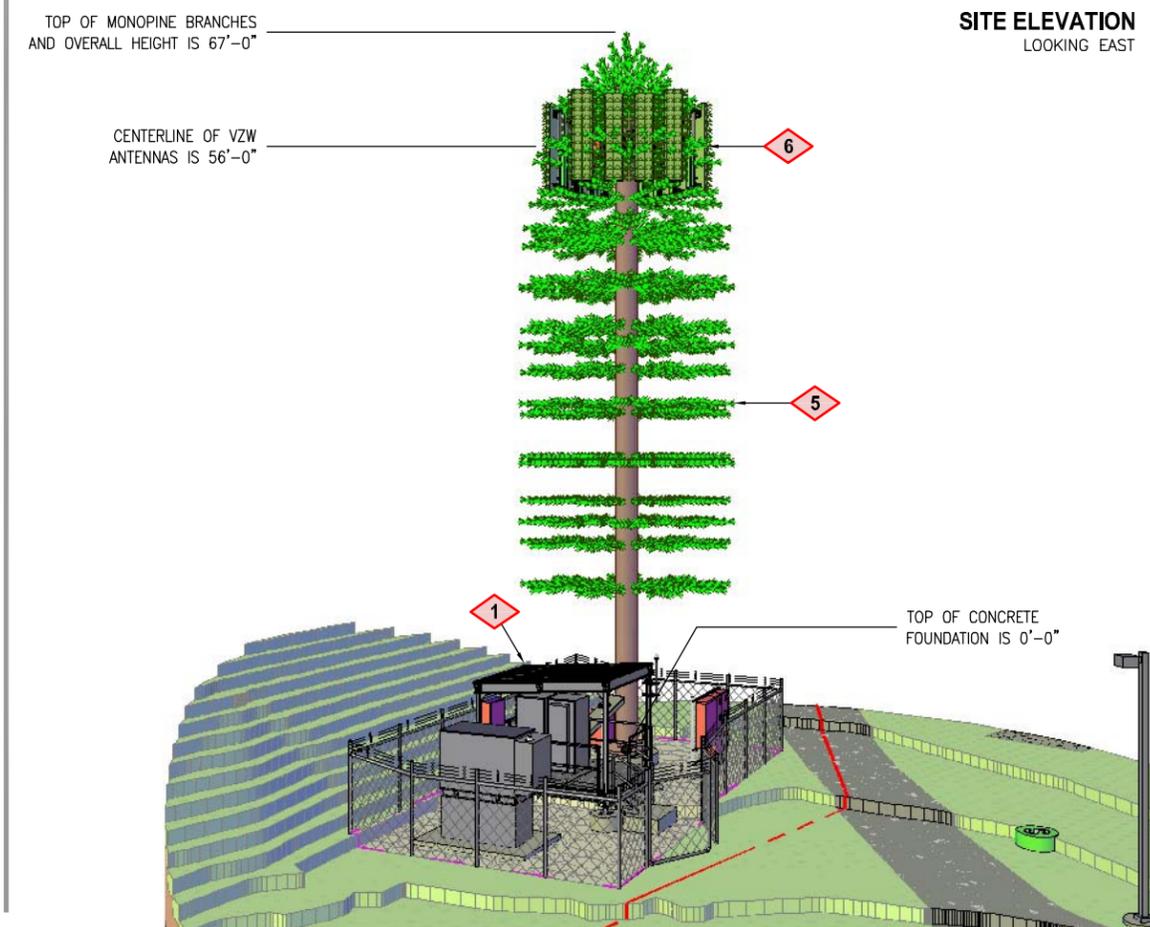
- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW 6' TALL BLACK VINYL COATED CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 4 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE BLACK VINYL COATED CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 5 VZW 60' TALL MONOPINE WITH UNDERGROUND FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 67' PER THE MANUFACTURER.
- 6 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.



SITE ELEVATION
NORTHEAST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING EAST



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
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UTAH MARKET OFFICE
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3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: NEFI G

REV	DATE	DESCRIPTION
0	10.04.2016	ZONING DRAWINGS

SAL - MYRNA
SW SEC 33, T6N, R1W
PATTERSON STREET
OGDEN, UTAH 84403
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

LOT 6, BLOCK 3
 SOUTH OGDEN SURVEY

TAXING UNIT: 25

IN OGDEN CITY
 SCALE 1" = 50'

SEE PAGE 19

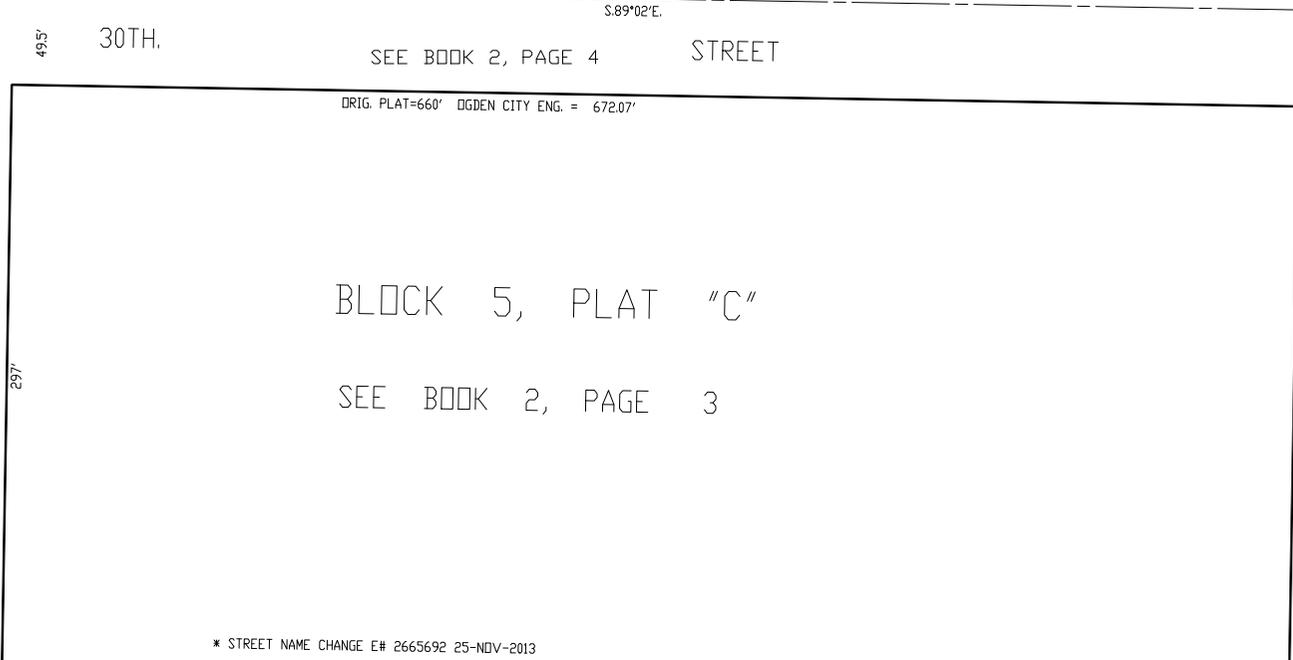
N0°58'E

MADISON AVENUE

AVENUE

SEE BOOK 2, PAGE 2

N0°58'E



* STREET NAME CHANGE E# 2665692 25-NDV-2013

*PATTERSON ST

OGDEN CITY ENG. = S.89°02'E. 461.20'

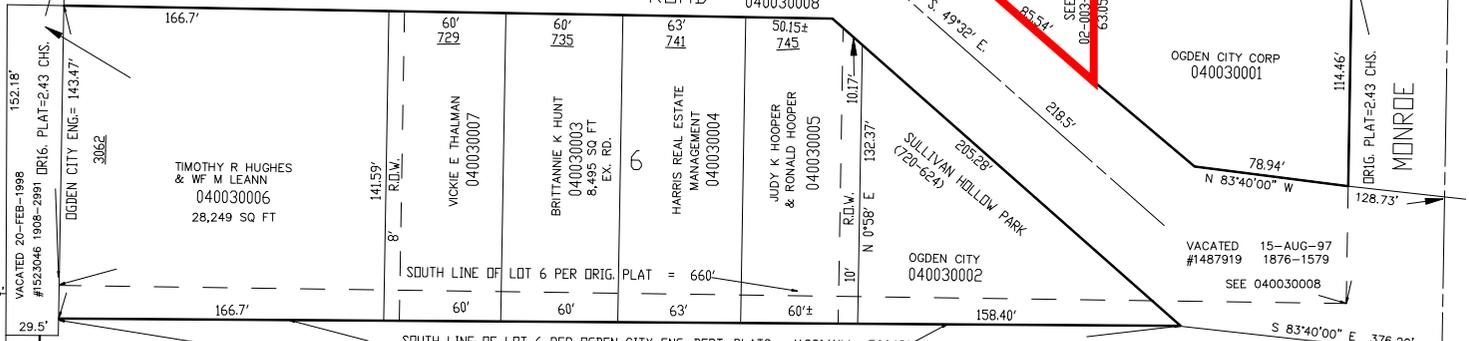
SULLIVAN

NDRTH LINE OF LOT 6= 660' PER DRIG. PLAT

ROAD

OGDEN CITY 040030008

OGDEN CITY CORP (040030001)



TIMOTHY R HUGHES & WF M LEANN
 040030006
 28,249 SQ FT

WOKIE E THALMAN
 040030007

BRITTANEE K HUNT
 040030003
 8,495 SQ FT
 EX. RD.

HARRIS REAL ESTATE
 MANAGEMENT
 040030004

JUDY K HOOPER & RONALD HOOPER
 040030005

SULLIVAN HOLLOW PARK
 (720-624)

OGDEN CITY CORP 040030001

VACATED 15-AUG-97
 #1487919 1876-1579
 SEE 040030008

BLOCK 3, MADISON SQUARE ADDITION

SEE BOOK 14, PAGE 57

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 2, PAGES 3 & 4 OF RECORDS.

SEE BK 4 PG 2



DEVELOPMENT SERVICES

2549 WASHINGTON BLVD. OGDEN, UT 84401 - (801) 629-8985 - e-mail: permits.insp@ogdencity.com - www.ogdencity.com

**772 PATTERSON ST. VERIZON NEW CELL TOWER (SAL-MYRNA)
BB# 400-491-732**

Type of plan review:	Date received:	Comments due date:	Date comments sent to applicant:
SPR/CUP	11-16-2016	12-02-2016	
Permit Number:	NONE	Approved Date:	PENDING ELECTRONIC REVIEW
Permit Issue Date:			

GENERAL PROJECT INFORMATION

PROJECT INFORMATION

Project Name/Desc.	VERIZON NEW CELL TOWER (SAL-MYRNA)
Parcel ID:	04-003-0008
Address:	772 PATTERSON ST.
Project Valuation:	NOT AVAIL.

PROJECT TEAM

ROLE	NAME	EMAIL	PHONE
Ogden City Point of Contact:	DEBORAH SORRELLS	permits.insp@ogdencity.com	801.629.8985
Project Contact:	NEFI GARCIA	nefi.garcia@taec.net	Not avail.
Owner:	OGDEN CITY	N/A	N/A
Architect/Other:	N/A	N/A	N/A
Engineer:	TAEC JAY CHILDRESS	jay.childress@taec.net	801-463-1020
Contractor:	n/a	n/a	n/a

OTHER REVIEW ITEMS

Central Weber Sewer Dist:	REQUIRED: Contact 801.731.3011; Address: 2618 W Pioneer Road, Marriott Slaterville, UT
----------------------------------	---

Business License:	REQUIRED for New Business: Contact Pauline Miller at 801.629.8959; e-mail: paulinemiller@ogdencity.com
UDOT:	

FINANCIAL GUARANTEE REQUIREMENTS (Must submitted and approved before permits can be issued.)

<i>Planning</i>	<i>Engineering</i>
<i>A landscape escrow will need to be provided including a bid for required plants and installation. Contact Planner for more information</i>	<i>Not Required</i>

NOTES: An Engineering permit will be required because this is Ogden City Property.

SITE PLAN REVIEW COMMENTS

BUILDING SERVICES DIVISION COMMENTS

Comments By:

Email:

Phone:

1ST REVIEW STATUS & COMMENTS:

ENGINEERING DIVISION COMMENTS

Comments By: David Daniels

Email: davidd@ogdencity.com

Phone: 801-629-8986

1ST REVIEW STATUS & COMMENTS: Make Corrections

- The plan shows a fiber line coming in through the cul-de-sac, we would like that line coming in around the cul-de-sac as to avoid potholing in the asphalt area. Use the parkstrip to bring the fiber line in.

FIRE DEPARTMENT COMMENTS

Comments By: K. Brown

Email: kevinbrown@ogdencity.com

Phone: 801-629-8070

1ST REVIEW STATUS & COMMENTS: Approved

PLANNING DIVISION COMMENTS

Comments By: Eric Daems

Email: ericdaems@ogdencity.com

Phone: 801-629-8921

1ST REVIEW STATUS & COMMENTS: Make Corrections

- Chainlink fence to include screening slats
- Landscaping to be installed per recommendation of City Urban Forester (recommendations forthcoming)
- Approval subject to conditions established by Planning Commission 12/7/16

PLANNING COMMISSION PUBLIC NOTICE



YOU ARE INVITED TO ATTEND AND SHARE YOUR THOUGHTS REGARDING A REQUEST THAT HAS BEEN MADE BY NEFI GARCIA, REPRESENTING TECHNOLOGY ASSOCIATES, FOR A CONDITIONAL USE PERMIT TO ALLOW A NEW CELL TOWER AT APPROXIMATELY 3025 GRAMERCY AVENUE THE MEETING WILL BE HELD ON WEDNESDAY, DECEMBER 7, 2016 AT 5PM CITY COUNCIL CHAMBERS 2549 WASHINGTON BLVD. 3RD FLOOR



This item is scheduled to be heard at 5:15pm.

If you have comments or questions before the meeting, please contact the planner, Eric Daems at 801-629-8921 or planning@ogdencity.com

A copy of the Staff Report will be available at ogdencity.com on 12/3/16 or at our offices on 12/5/16

Start times are approximate

PLANNING COMMISSION PUBLIC NOTICE



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Start times are approximate

02-003-0025
NAYLOR STEPHEN G
847 BOUGHTON ST
OGDEN UT 84403

02-003-0012
CRAWLEY DANIEL O (ROTH IRA)
75 N UNIVERSITY AVE
PROVO UT 84601

02-003-0007
FAMILY TRUST OF JOHN R HOWLAND
& CAROLYN M HOWLAND
769 30TH ST
OGDEN UT 84403

02-003-0017
BROWN KIM J
730 PATTERSON AVE
OGDEN UT 84403

14-057-0030
TREE LIVING TRUST
2 COURTSIDE LN
SANDY UT 84092

04-003-0006
HUGHES TIMOTHY R & WF
M LEANN HUGHES
3062 MADISON AVE
OGDEN UT 84403

02-003-0010
JOHNSTUN KENNETH C
1432 N 780 W
CLEARFIELD UT 84015

02-003-0015
GARCIA PEDRO &
PAULINA GARCIA
3484 GRAMERCY AVE
OGDEN UT 84403

14-057-0038
PEDROZA FRANCISCA &
ILDEFONZO PEDROZA
725 31ST ST
OGDEN UT 84403

14-057-0027
HUGHES TIMOTHY R & WF
M LEANN HUGHES
3062 MADISON AVE
OGDEN UT 84403

02-002-0016
BRADSHAW KATHRYN
3040 MONROE AVE
OGDEN UT 84403

04-002-0018
LYMAN DALE J & WF
MARTHA A LYMAN
3135 N 450 E
OGDEN UT 84414

02-003-0026
HERNANDEZ JUSTA R
3058 MADISON AVE
OGDEN UT 84403

02-003-0002
RIOS FAMILY TRUST
18102 VILLA PARK ST
LA PUENTE CA 91744

04-003-0005
HOOPER JUDY K &
RONALD HOOPER
745 PATTERSON ST
OGDEN UT 84403

14-057-0039
CHOATE MATTHEW W
751 E 31ST ST
OGDEN UT 84403

04-003-0004
HARRIS REAL ESTATE MANAGEMENT
PO BOX 2
CORINNE UT 84307

14-057-0029
KROOP LEE
268 40TH ST
OGDEN UT 84405

02-003-0029
HERNANDEZ DELFINO & WF
MARIA C HERNANDEZ
736 PATTERSON AVE
OGDEN UT 84403

02-003-0018
BRADDY DERRICK E
729 30TH ST
OGDEN UT 84403

02-003-0006
EKLUND SHERRY
1004 VISTA WAY
OCEANSIDE CA 92054

02-003-0016
1184 ENTERPRISES INC
4785 S NANILOA DR
HOLLADAY UT 84117

04-003-0007
THALMAN VICKIE E
729 SULLIVAN RD
OGDEN UT 84401

02-003-0030
1184 ENTERPRISES INC
739-745 E 30TH ST
OGDEN UT 84403

02-003-0003
ONG QUY T & WF
HAO LONG
3668 W 4150 S
WEST HAVEN UT 84401

02-002-0015
MCBRIDE MCKENZIE
3026 MONROE BLVD
OGDEN UT 84403

04-003-0003
HUNT BRITTANNIE K
735 E PATTERSON ST
OGDEN UT 84403

02-003-0009
EMJAY PROPERTIES LLC
143 N 3425 W
LAYTON UT 84041

02-003-0011
KIRTON KADE
762 PATTERSON ST
OGDEN UT 84403

02-002-0018
GUTHRIE TODD
818 PATTERSON ST
OGDEN UT 84403

14-057-0020
DANZY WALDO & WF
SHARON DANZY
731 31ST ST
OGDEN UT 84403

14-057-0037
CURREY BONNIE
PO BOX 944
WASHINGTON UT 84780

02-003-0008
AVILA NICHOLAS DE LA ROSA & WF
MARTHA DE LA ROSA
763 30TH ST
OGDEN UT 84403

02-003-0001
KING LLOYD &
AGETHA B KING TRUSTEES
3041 MONROE BLVD
OGDEN UT 84403

14-057-0035
TUCKER THOMAS J C
728 31ST ST
OGDEN UT 84403

Report by John Mayer

Agenda Name: Change of a nonconforming use at 1960 Wall Ave. from warehouse to gymnastics studio

Petitioner/ Developer: Ms. Sandra Goodin
133 E. 2000 N.
North Ogden, UT 84414

Petitioner/ Developer's requested action: Approval of an existing industrial building for gymnastics instruction at 1960 Wall Ave. in the MU zone

Planning Staff's Recommended Action

Staff recommends *approval* of the allowance for a gymnastics facility at 1960 Wall Ave. subject to: restriping the parking lot, placement of the dumpster out of public view and satisfaction of the comments from the other city service providers.

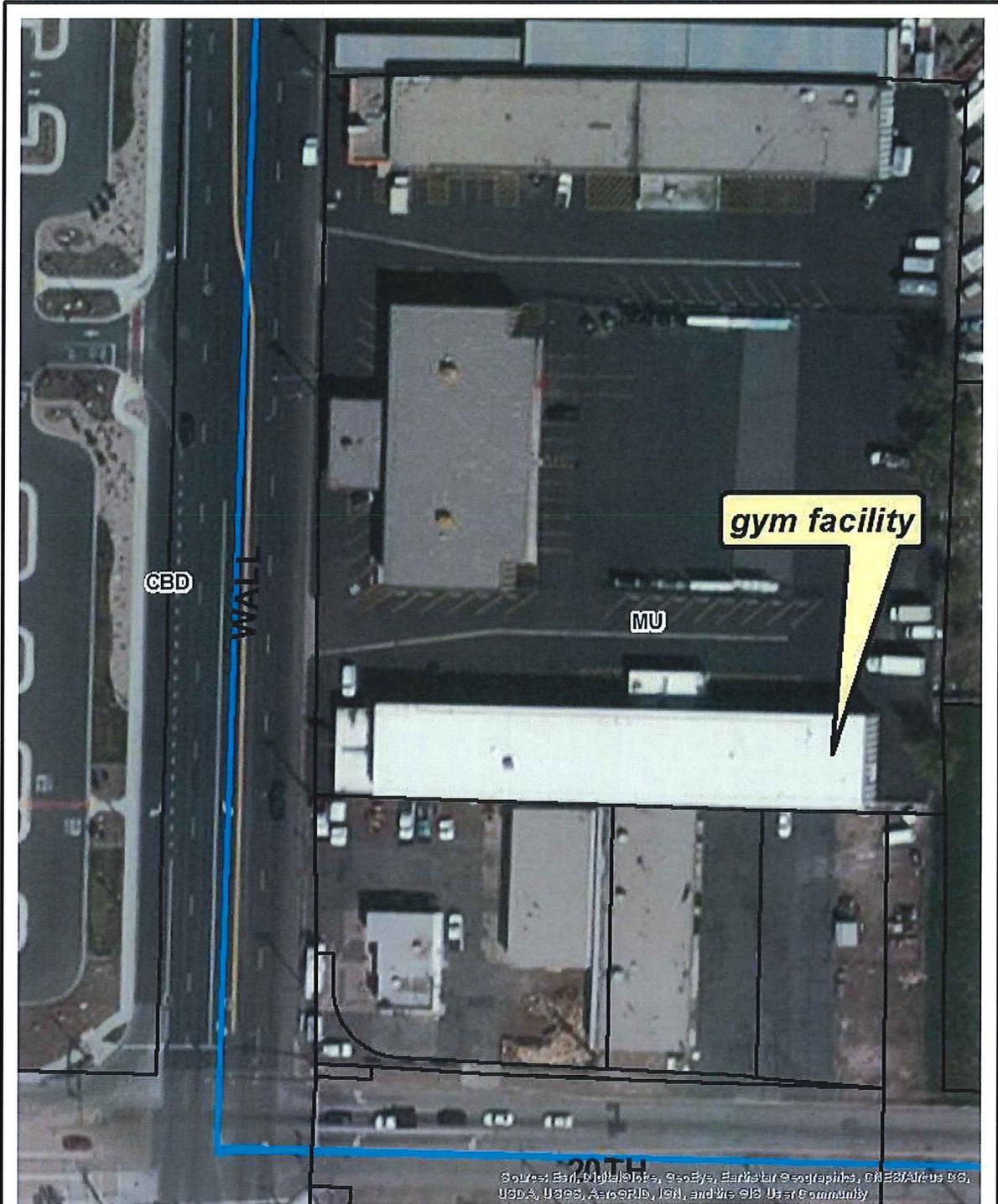
Planning Commission's determination for action

1. The proposed use change will not / *will* adversely impact the surrounding properties.
2. The proposed use change *will* / will not intensify the use of the site or impacts to the neighborhood.
3. The proposed use change *will* / will not change the character of the existing building or site unless the change would make the building or site more compatible with the surroundings and existing zoning; and
4. The proposed use change will / *will not* meet all the site development requirements as much as physically possible, given the existing site limitations.

Past Actions

1973 – buildings constructed for Plumbing Supply and warehouse use.

Vicinity Map



Proposed gymnastics studio

1 inch = 66 feet



Project Summary

Property Address: 1960 Wall Ave
Zone: MU
District Plan: CBD
Property Size: 2.79 ac.
Existing Use: Industrial warehouse

DEVELOPMENT STATISTICS

Land utilization

<u>Open space</u>	<u>Building</u>	<u>Hard surface</u>
0%	33%	67%

Building square footage: 954 sq. ft.

Building height: 18'

On-site parking: 70+ spaces

Description of request

The applicant would like to use 7,400 square feet of warehouse space of the building located a 1960 Wall Ave. for gymnastics instruction. This is the eastern half of the south building on the parcel. The entire building is 14,500 square feet, so the applicant will be using slightly more than half the building for the studio. The other half of the building is storage for Bell Janitorial Supplies.

The hours of operation will be from 4pm to 8pm, Monday through Friday, with classes staggered throughout that time period. There will be 4 employees in the facility and there will be ample space in front of the doors for student drop off. There will not be more than 50 persons (students, family, instructors) total in the building at any one time. This section of the building will be divided into 3 main areas. There will be a waiting room, a reception area and a gymnastic instruction area. Attached is a floor plan showing how the 3 areas will be divided and the specific areas for instruction. The applicant and owner will convert existing space along the north side of the building to additional parking spaces. This area was previously used for truck maneuvering. This use will not necessitate that activity.



The front portion of the proposed gymnastics venue/studio



Front portion of the gymnastics studio (access aisle will be restriped for parking)

What Planning Commission reviews

The Planning Commission will be making a recommendation of action for the proposed change of a nonconforming use. The building is nonconforming due to its use as a warehouse space in the MU(Mixed Use) Zone. The Planning Commission is the final action, but there will likely be additional building and or fire code requirements.

Factors for consideration of action

There are five key factors for consideration with this proposal:

1. The change of the use will not adversely impact the surrounding properties more than the existing nonconforming use.

The current warehouse use is not permitted in the MU zone. That use uses heavy equipment to maneuver product and had frequent truck activity on the site. The proposed use will be in the early evening (4pm-8pm) and will consist of automobile traffic bringing students to and from the gymnastics studio. Car pooling and the use of vacated spaces from the daytime users will reduce automobile impacts.

2. The proposed change will not intensify the use of the site or impacts to the neighborhood.

There will not now be a daytime use at this portion of the building. So with the new introduced evening activity associated with the building, it will not conflict with the existing uses in the area. There are not residences in the area that will be impacted by the early evening movement of vehicles. The applicant has proposed restriping in front of the building to facilitate parking for the gymnastics clients. This will reduce any potential parking conflicts on the site.

3. The proposed change will not change the character of the existing building or site unless the change would make the building or site more compatible with the surroundings and existing zoning.

The proposed gymnastics studio will not change the appearance of the building or site. As seen in the photos above the janitorial supply store/warehouse in the front maintains a dumpster in front of the applicant's space. The applicant has indicated that the dumpster will be moved to a site not visible from the street, as part of her lease arrangement.

4. The proposed change meets all site development requirements as much as physically possible given the existing site limitations

The site is flat and contains virtually no landscaping. It was built in 1973, when there was not a landscape requirement for industrial development in this area. That situation was also the case for the property to the south. There is not a landscape area that could feasible be adapted to the frontage of this site. This use is less than 20% of the site, and thus will

not trigger additional site improvements. Parking will be abundant and available on the site upon the restriping. The new striping will also allow for the required aisle widths of 24 feet. It currently contains more parking than is necessary for the warehouse uses at this location. 29,000 square feet of the site is warehouse which only requires 1 stall per employee. The remaining uses are a combination of warehousing with a very small amount of retail.

Attachments

1. Application
2. Proposed Site (parking) Plan
3. Sketch showing floor plan
4. Parcel Map
5. Service provider comments

Attach. 1



Change of Nonconforming Use

Life Blue

Ogden City Development Services
2549 Washington Blvd. Suite 240
Ogden, Utah 84401
(801) 629-8930

Please print legibly and complete all areas:

Project name: Inspire Gymnastics LLC

Address: 1960 Wall Ave Ogden UT, 84401

Applicant Name: Sandra Goodin

Address: 133E 2000 N City: North Ogden State: UT Zip: 84414

E-mail: Sandyg1962@yahoo.com Phone:

Property Owner: Reese Real Estate & Investment Co LLC

Phone: E-mail:

Submittal Checklist

- Site Plan showing parking, landscaping, storm drainage, and distances from primary building to property line(s).
- Interior Floor Plan showing all the interior spaces and their intended uses.
- Elevations of the front, side and rear of the building.
- Elevations showing any proposed or existing signs.
- Current ownership plat from Weber County Recorder, available here: <http://www3.co.weber.ut.us/psearch/index.php> or at 2380 Washington Blvd., third floor.
- Fee: \$150

Previous use: Standard warehouse Proposed use: gymnastics instruction

Has this building been vacant? Yes No If yes, for how long?

Describe the proposed change of use including hours of operation, delivery areas and times, number of employees, etc. :
We will be using this building for gymnastics instruction. Hours of operation M-F 4pm to 8:00pm We will have 4 employees. Student drop off and pick up times will be staggered.

How would the proposed change of use be compatible with the surrounding area? Discuss how you plan to mitigate noise, odors, exterior lighting, and vehicle traffic from impacting the surrounding uses. We will be operating offset hours to the other business sharing the lot, Traffic will be minimal with offset class times. And because of the nature of gymnastics and the room it takes less than 50 people will be in the building on average. Noise and Odors are not an issue with this type of business. Exterior lighting will only be in the parking area.

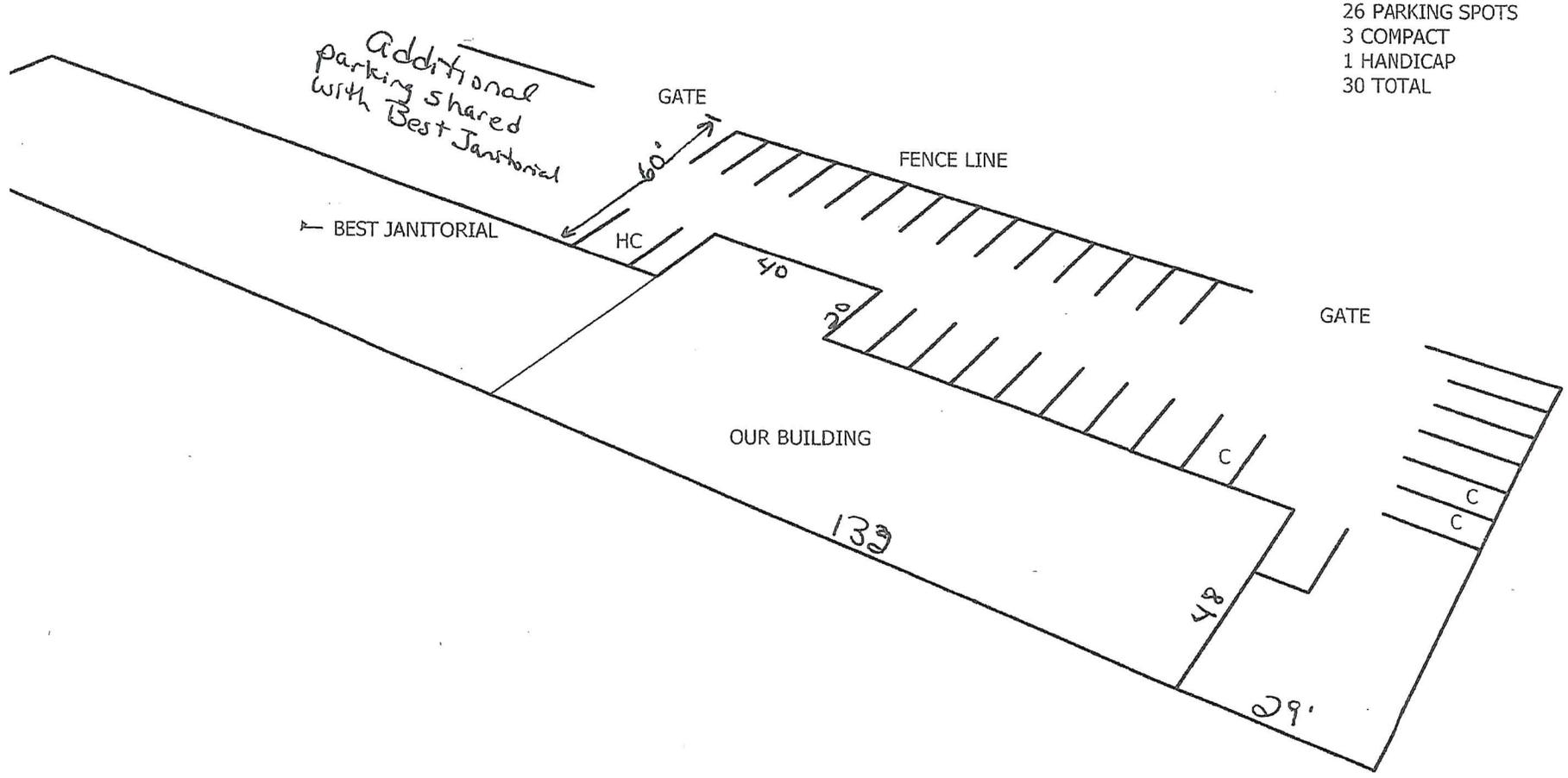
I have read the application and hereby certify that the information contained herein is correct to the best of my knowledge.

Sandra Goodin (Inspire Gymnastics)
Owner's signature

11-11-16
(date)

PAID !!
11-21-2016 11:12 AM
002-00334920
\$ 150.00

Attach. 2



26 PARKING SPOTS
3 COMPACT
1 HANDICAP
30 TOTAL

030340003

030130006

this 1/2 of the bldg.

030360007

030360009

030140035

030140036

030140037

Prop. location of gymnastics studio



1 inch = 50 feet



DEVELOPMENT SERVICES

2549 WASHINGTON BLVD. OGDEN, UT 84401 - (801) 629-8985 - e-mail: permits.insp@ogdencity.com - www.ogdencity.com

1960 Wall Ave- Change of NCU/SPR

Type of plan review:	Date received:	Comments due date:	Date comments sent to applicant:
SPR 1	11/14/2016	11/22/2016	11/29/2016
SPR 2			
Permit Number:	n/a	Approved Date:	
Permit Issue Date:			

GENERAL PROJECT INFORMATION

PROJECT INFORMATION

Project Name/Desc.	Inspire Gymnastics
Parcel ID:	03-013-0006
Address:	1960 Wall Ave
Project Valuation:	

PROJECT TEAM

ROLE	NAME	EMAIL	PHONE
Ogden City Point of Contact:	Nancy Roginski	permits.insp@ogdencity.com	801.629.8985
Project Contact:	Sandra Goodin	sandyg1962@yahoo.com	None listed
Owner:	Reese Real Estate & Investment Co. Ltd.		
Architect/Other:			
Engineer:			
Contractor:			

OTHER REVIEW ITEMS

Central Weber Sewer Dist:	REQUIRED: Contact 801.731.3011; Address: 2618 W Pioneer Road, Marriott Slaterville, UT
Business License:	REQUIRED for New Business: Contact Pauline Miller at 801.629.8959; e-mail: paulinemiller@ogdencity.com

UDOT:	
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FINANCIAL GUARANTEE REQUIREMENTS (Must submitted and approved before permits can be issued.)

<i>Planning</i>	<i>Engineering</i>
<i>Not required</i>	<i>Not Required</i>

NOTES:

SITE PLAN REVIEW COMMENTS

BUILDING SERVICES DIVISION COMMENTS

Comments By: Steve Patrick
 Email: stevepatrick@ogdencity.com
 Phone: 801-629-8957

1ST REVIEW STATUS & COMMENTS: Make Corrections

1. This proposed use of the storage building constitutes a change in the occupancy/use from an S-1 storage occupancy/use to an A-3 gymnasium type occupancy/use where more people assemble than in a storage occupancy/use. Based on the floor plan and measurements, the size of the space results in a potential occupant load of approximately 150 people even if the business only plans to have 50 at any one time. The Building Code calculates occupant load based on potential body count for a specific use not the intended body count. This occupant load and change in occupancy/use will require a complete exiting evaluation and review. The plans provided do not provide enough information for this review. Provide a Building Code occupancy and exit analysis from a licensed architect that addresses the code requirements such as required exit doors, exit door swing, exit door hardware, exit signage, and emergency exit illumination and if an alarm system is required.

ENGINEERING DIVISION COMMENTS

Comments By: David Daniels
 Email: davidd@ogdencity.com
 Phone: 801-629-8986

1ST REVIEW STATUS & COMMENTS: Approved

FIRE DEPARTMENT COMMENTS

Comments By: Kevin Brown
 Email: kevinbrown@ogdencity.com
 Phone: 801-629-8070

1ST REVIEW STATUS & COMMENTS: Make Corrections

1. This proposed use would change the occupancy from an S (storage) occupancy to an A (assembly) occupancy. Given the size of the space, this would result in an occupant load over 100 people. Provide an occupancy and code analysis from a licensed architect that addresses this. Architectural drawings should also show all exiting components including door, pathways, emergency signage and lighting, required alarms, etc.

PLANNING DIVISION COMMENTS

Comments By: john mayer

Email: johnmayer@ogdencity.com

Phone:

1ST REVIEW STATUS & COMMENTS: Will go to Planning Commission on Dec 7, 2016

Report by Greg Montgomery

Agenda Name: **Public Hearing Arts Master Plan**

Petitioner/ Developer: Diana Stern- Ogden City Arts
2549 Washington Blvd 9th floor
Ogden, Utah 84401

Petitioner/ Developer's requested action: Approval of Arts Master Plan

Planning Staff's Recommended Action

Approval of the Arts Master Plan.

Planning Commission's determination for action

1. The proposed master plan is/ is not consistent with the General Plan.
2. The proposed master plan provides / does not provide direction to the city to carry out a successful arts program for the citizens of Ogden.

Description of request

4.D..9.A. of the General Plan talks about implementing the Public Arts Master Plan as adopted by the City Council. Steps were made back at that time to develop an Arts Master Plan. That plan was never adopted though some ideas were actually implemented. A new comprehensive plan has been developed by the Arts Committee and is now being presented to the Planning Commission for recommendation.

The Master Plan takes the approach of explaining why arts are important to the community and how they can be a community asset to improve the quality of life in Ogden in many different ways. The plan then identifies key parts of the General Plan that discuss aspects of the arts in various ways from physical design, activities and the creation of an arts district. The reason for this is to then point out that the objectives and strategies of the Arts Master Plan are in alignment with the General Plan.

Pages 16 through 18 identify the goals, objectives and strategies of the Arts Master Plan. This is the heart of the plan and sets how to approach not only art projects in the community but include the arts as a way of thinking in any project that the City is involved with.

The final portion of the plan identifies tools to implement the plan and a recommendation to revisit the plan at specific time frames so that the plan stays current.

What Planning Commission reviews

The Commission is required to review master plans for consistency to the General Plan and that the Arts Master Plan will not adversely impact the attainment of the goals and strategies of the General Plan.

Once the Commission makes a recommendation on the request, the recommendation is forwarded to the City Council for a final action.

Factors for consideration of action

1. Consistency with the general plan

The goals, objectives and strategies developed in the plan are all consistent with the General Plan. Some of the new language indicates a need to make amendments to the General Plan to keep it current and the next item on the agenda addresses changes so that both documents are consistent.

2. Commission Questions

The Commission may have questions as the plan is reviewed of items that may need to be addressed in the plan. This is an opportunity to determine if something has been overlooked to make sure that the plan is comprehensive in its approach.

Attachments

1. Arts letter of plan process
2. Proposed Arts Master Plan

Memo:**To:** Ogden City Planning Commission**From:** Ogden City Arts**RE:** Master Plan for Arts and Culture

The purpose of creating a Master Plan for Arts and Culture for Ogden City is to provide a framework and road map to move the arts forward in enhancing the place making, livability, and distinctiveness of our community and neighborhoods. A Master Plan for Arts and Culture will boost business and economic development, by enabling public art projects within Ogden. The Master Plan will support and promote arts in education and facilitate the establishment of community assets in various art forms including visual art, public art, performance, festivals and ephemeral art.

In April of 2015 Ogden City charged Ogden City Arts to develop a Master Plan for Arts and Culture to guide the city for the next 10-15 years. Ogden City Arts staff worked with an independent consultant, Jake McIntire, a steering committee and many public subcommittees to lead the effort in creating a comprehensive document that will reflect and capture as many of the community's values and desires as possible.

Over many months of meetings and hours of discussion with community members, city representatives, artists and community members, the assessment was made that our City needs a strong arts presence and that the arts should to play a prominent role in city planning and in education. It was also recognized that the arts play a dynamic role in enhancing the local economy. The creation of a Master Plan for Arts and Culture will help to establish Ogden as an environment that encourages and supports the arts.

Public input was the first step toward identifying assets, wants, and needs in the community. It became apparent that the goals we were looking at needed to be based on a set of values rather than a number of projects to allow the most flexibility and dynamism in city planning and economic development. The desire to realize the potential for the arts to play a more prominent role in achieving economic stability, education, neighborhood and city planning and development was key to the success of a Master Plan for Arts and Culture.

The methodology used for development of the plan included:

- Formation of a three member working group of City staff and an independent consultant
- Formation of an eleven member steering committee, including representation from City Council, City Planning, CED and Administration.
- Creation of an Asset Map to reflect existing resources
- A public survey to gather information from the community
- Small focus conversations with community leaders to insure representation of the most inclusive sample of the diverse community
- Focus groups to identify and develop four goals and strategies to achieve them
- Additional group meetings to identify actions that would support the strategies and goals
- Meeting with City Council to gather input on creation of a vision that reflected the Goals, Objectives and Strategies that had been identified

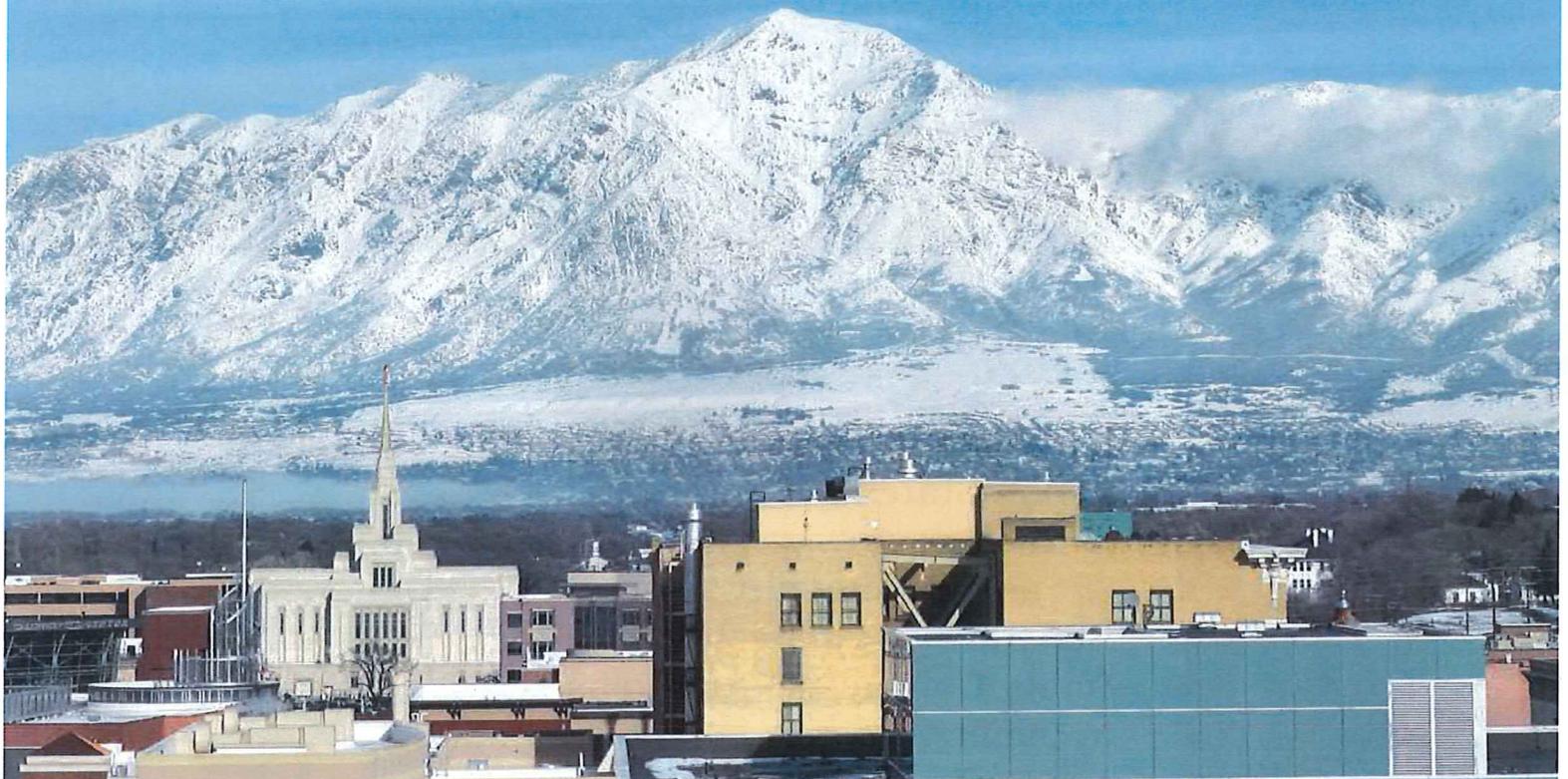
One of the key findings through the public input sessions was an appreciation for the natural environment we live in, our organic quality of life and a need to create gathering areas for artists to work and for events that showcase and integrate arts into all aspects of the community. The need to incorporate arts into every facet of everyday life will not only attract the creative work force drawn to the natural beauty and outdoor focus of our community, but also retain them by providing a culturally rich environment available in larger urban areas.

November 2016

Ogden City Arts and the Ogden City Arts Advisory Committee would like to ask the Planning Commission to review and recommend the attached Master Plan for Arts and Culture for approval by the City Council.

Ogden City

Master Plan for Arts and Culture



Ogden
UTAH
Still Untamed™

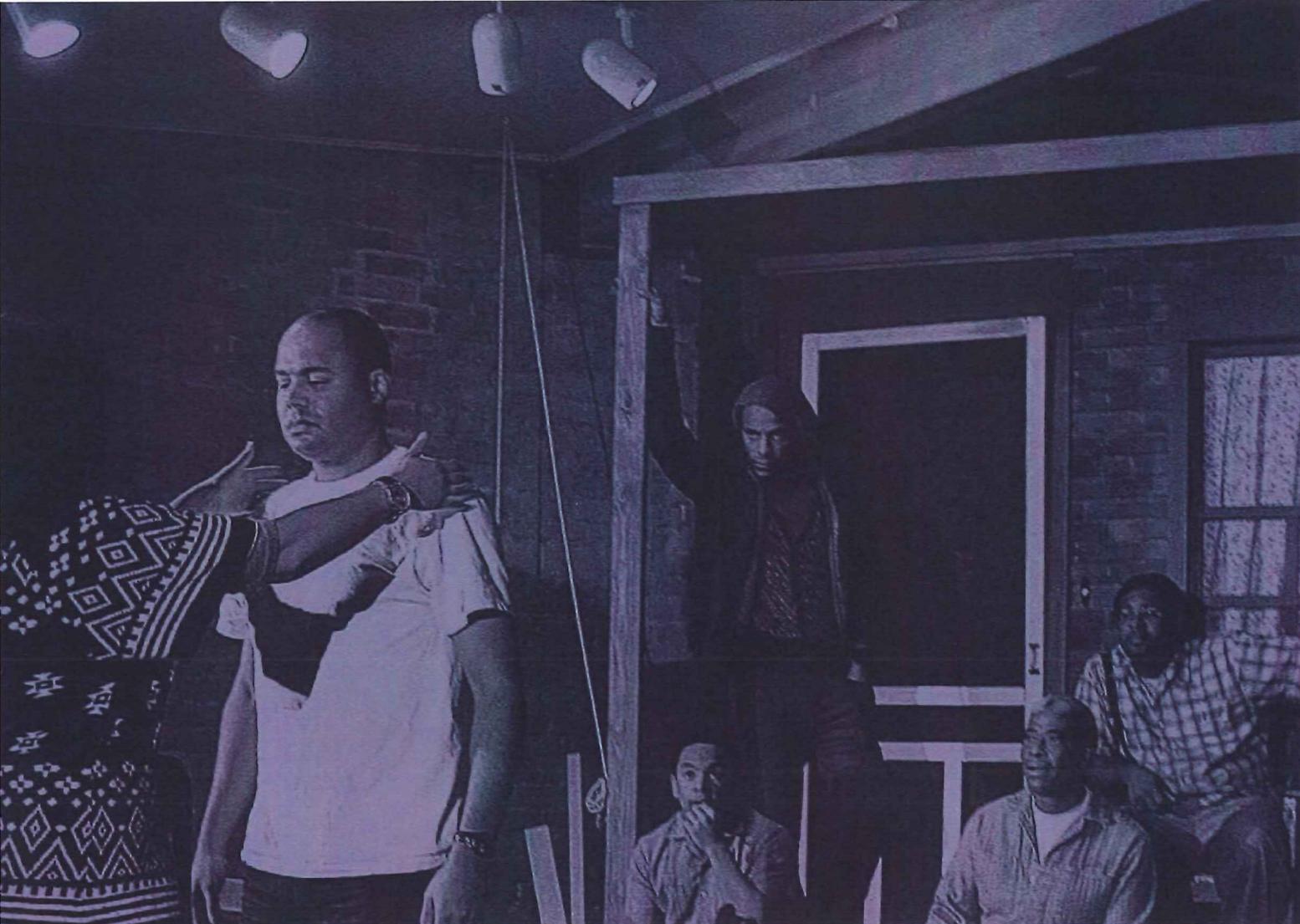
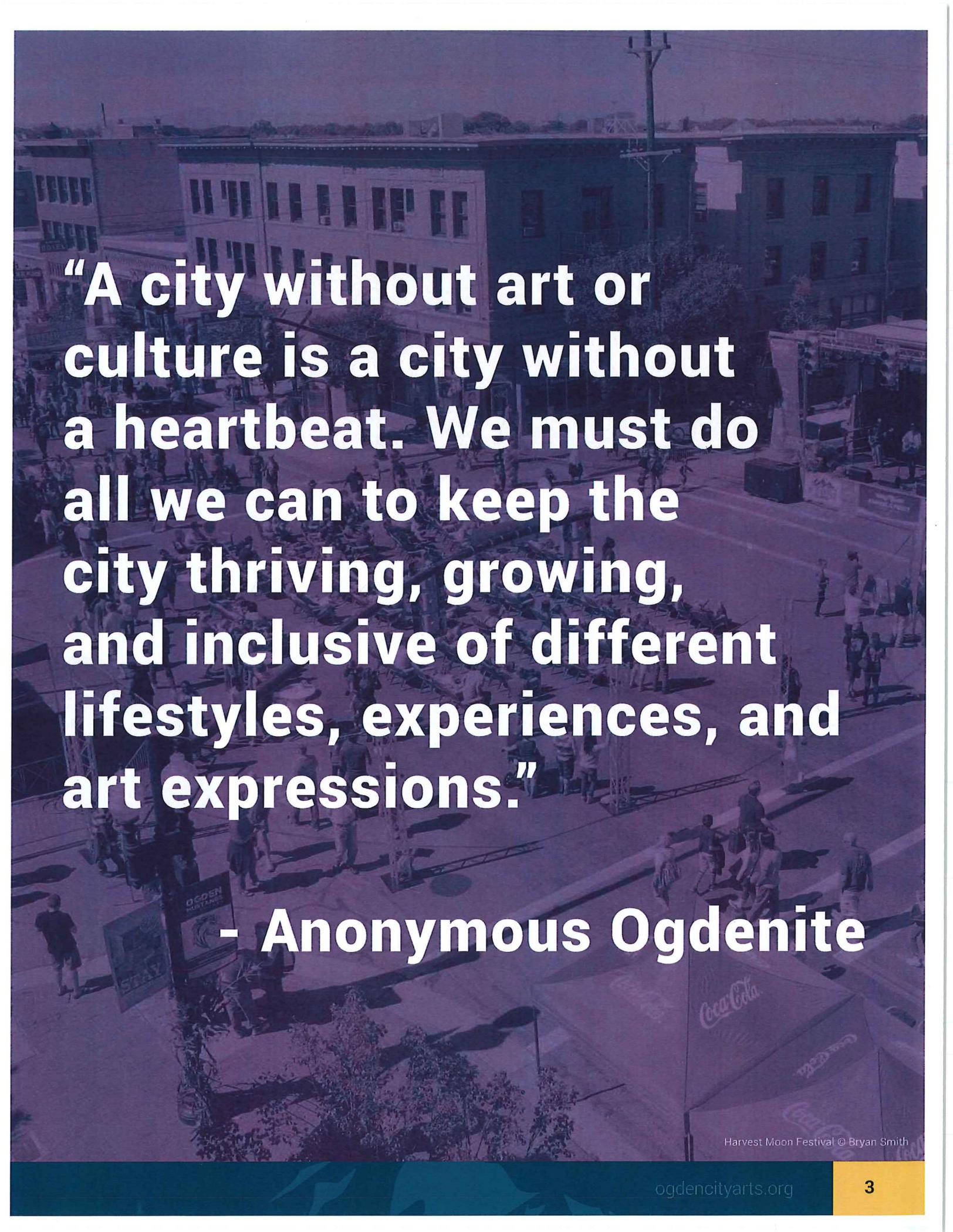


Table of Contents

Why Create a Master Plan for Arts and Culture.....	X
Vision Statement.....	X
Methodology	X
Art as a Community Asset.....	X
General Plan Connection Points.....	X
Goals, Objectives, Strategies.....	X
Implementation.....	X
Longevity.....	X
Examples.....	X
Appendix.....	X

An aerial photograph of a city street festival, likely the Harvest Moon Festival in Ogden, Utah. The street is filled with people, tents, and various activities. In the background, there are multi-story brick buildings. The entire image is overlaid with a semi-transparent purple color. Large white text is centered over the image.

“A city without art or culture is a city without a heartbeat. We must do all we can to keep the city thriving, growing, and inclusive of different lifestyles, experiences, and art expressions.”

- Anonymous Ogdenite

Harvest Moon Festival © Bryan Smith



Rachel Pohl Mural and PLATFORMS



Art simultaneously reflects our diversity and builds our unity. The point of art isn't to make everyone feel the same thing, but simply to feel something...and in a community as wildly eclectic and diverse as Ogden, art is absolutely essential
Shane Osguthorpe

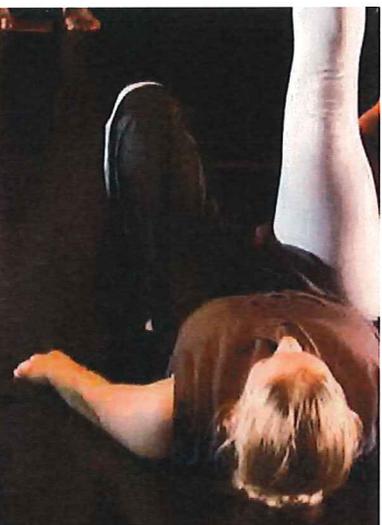
Why Create a Master Plan for Arts and Culture?

The purpose of creating a Master Plan for Arts and Culture is to provide a framework and road map to move the arts forward as a key implement in enhancing quality of life, promoting economic development, enhancing education, and celebrating our community. Ogden City's 2002 General Plan directed that an arts master plan be created. A plan was created previous to this document, but never adopted. In April of 2015 Ogden City charged Ogden City Arts to develop an updated Master Plan for Arts and Culture to be adopted and guide the city for the next 10-15 years. Working with an independent consultant, city arts staff, a steering committee, and public subcommittees, the result is to a comprehensive document that will reflect and capture as many of the community's values and needs as possible.

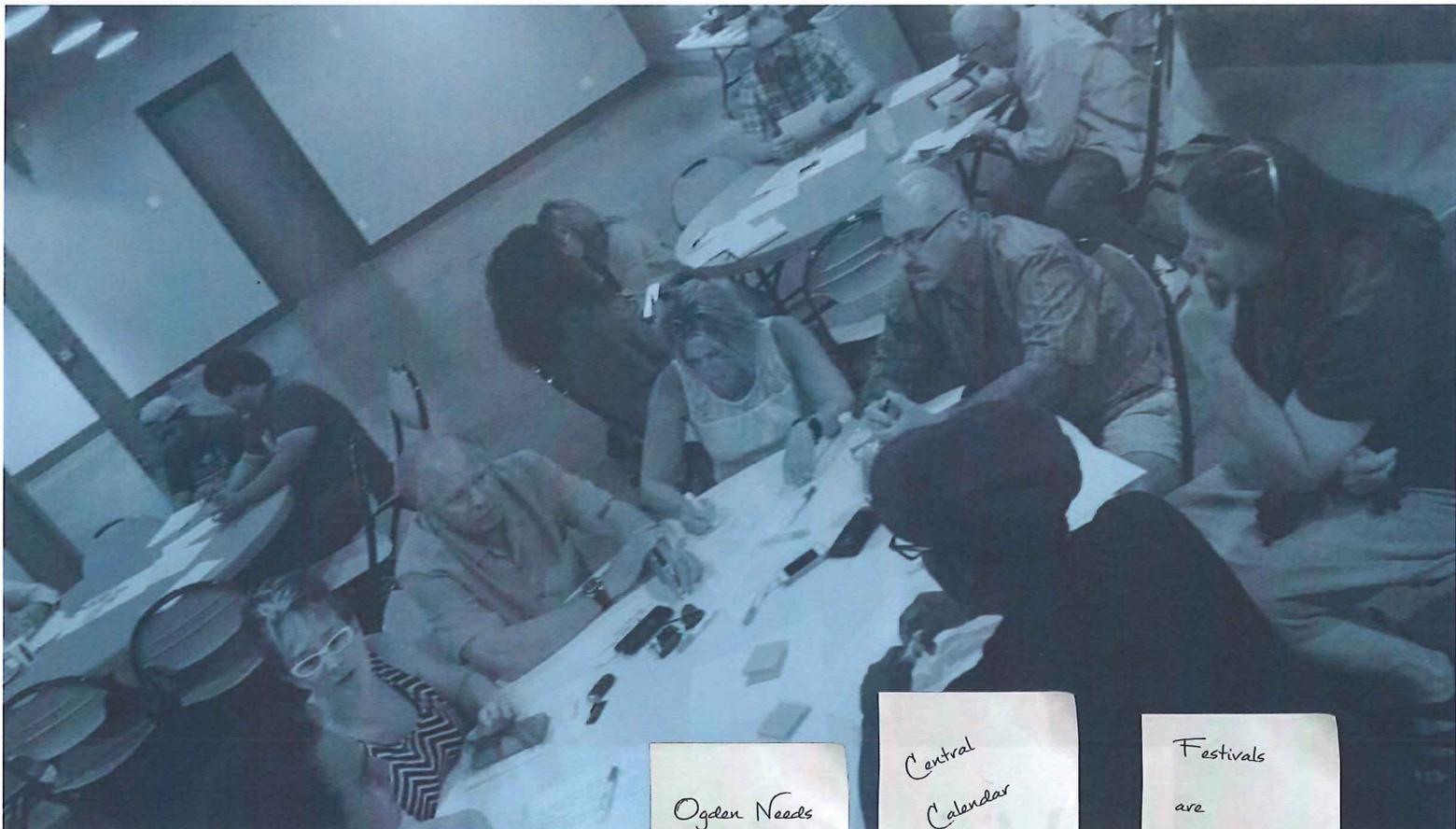


Vision Statement

Ogden is a thriving arts community and the epicenter for arts in Weber County. The City cultivates opportunities for residents to organically create and enjoy art in all forms. Arts is an integral part of a healthy community. It supports education and economic development, instills city pride, reflects our rich diversity and contributes to overall quality of life.



Need Photo info from Diane © Weber State University



Ogden Needs
More Art!

Central
Calendar

Festivals
are
awesome!

Methodology

After many months of meetings and hours of discussion with community members, city representatives, artists, and others, over a wide range of issues, the assessment was made that our City needs a strong arts presence, the arts need to play a prominent role in city planning, education, and economic development.

Public input was the first step toward identifying assets, wants, and needs in the community. It became apparent that the goals needed to be value driven, rather than project driven. This allows the most flexibility in city planning and economic development. The desire to realize the potential for the arts to play a more prominent role in achieving economic stability, education, neighborhood and city planning and development was key to the success of a Master Plan for Arts and Culture.

The methodology used for development of the plan included:

- Formation of a three member working group of City staff and an independent consultant
- Formation of an 11 member steering committee
- Creation of an Asset Map to reflect existing resources
- A public survey to gather information from the community
- Two community input sessions
- Small focus conversations with community leaders to insure representation of the most inclusive sample of the diverse community
- Focus groups to identify and develop four goals and strategies to achieve them
- Additional group meetings to identify actions that would support the strategies and goals
- Meeting with City Council to gather input on creation of a vision for the Master Plan for Arts and Culture

One of the key findings through the public input sessions was an appreciation for the natural environment we live in, our organic quality of life and a need to create gathering areas for artists to work and for events that showcase and integrate arts into all aspects of the community. Incorporating the arts into every facet of everyday life will

attract the creative workforce drawn to the natural beauty and outdoor focus our community. It will also retain them by providing a culturally rich environment available in other urban areas.

Public Input Session I

Date: Aug 20, 2015

Location: Corporate Alliance

Public Input Session II

Date: Aug 26, 2016

Location: St Joseph's High School

Public Input Survey Round I

Dates Available: July 16, 2015 – Aug 31, 2015

Public Input Survey Round II

Dates Available: November 9, 2015 – November 30, 2015

Conversations with Community Representatives

Multiple Dates and Multiple Locations - 7 meetings total

Vision Session with Arts Advisory Committee

Date: Dec 7, 2015

Goals Session with Arts Advisory Committee

Date: Jan 20, 2016

City Council Work Session

Feb 2, 2016

Public Input Session - Objective I

Date: Mar 25, 2016

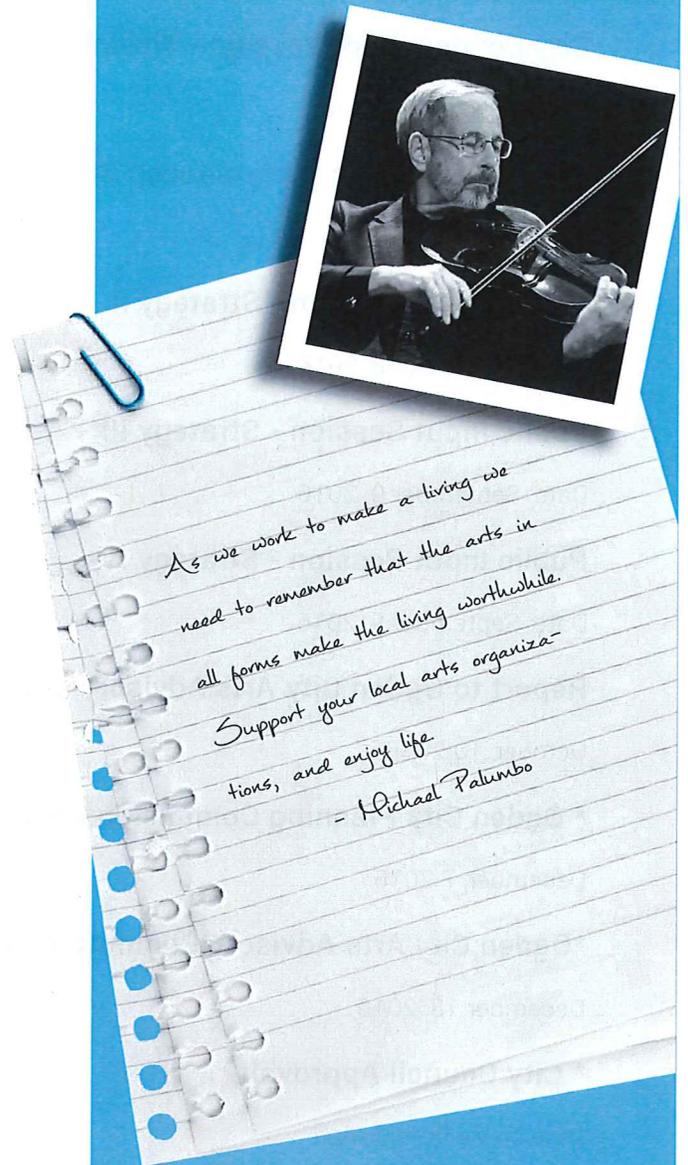
Public Input Session - Objective II

Date: Mar 21, 2016

Public Input Session - Objective III

Date: Mar 30, 2016

Public Input Session - Objective IV



Date: Mar 22, 2016

Public Input Session - Strategy I

Date: September 7, 2016

City Council Work Session - Visioning

Date: August 16, 2016

Visioning Session - City Council Staff

August 25, 2016

Public Input Session - Strategy II

Date: September 8, 2016

Public Input Session - Strategy III

Date: September 9, 2016

Public Input Session - Strategy IV

Date: September 9, 2016

Report to Ogden City Arts Advisory Committee

October, 10 2016

*** Ogden City Planning Commission Recommendation**

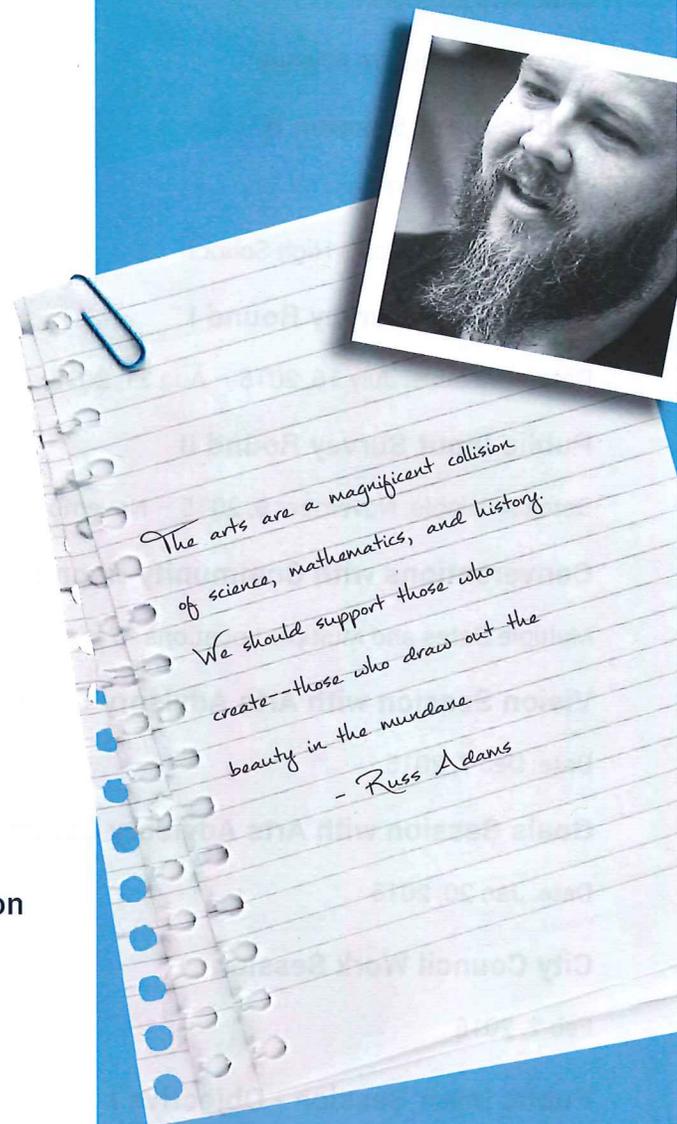
December, 7 2016

***Ogden City Arts Advisory Committee Recommendation**

December 13, 2016

*** City Council Approval**

Date To Be Determined





Art as a Community Asset

The Creative Economy and Job Creation

The Creative Economy is one of the biggest trends in urban and economic development. While much has been written about the Creative Economy over the last decade, the field has been continually spearheaded by Richard Florida, professor and head of the Martin Prosperity Institute at the Rotman School of Management at the University of Toronto. "He contends that cities of the future will either thrive or die in a global market depending on their ability to attract and retain workers in the creative industries, the so-called 'creative class,' an economically ascendant group made up of workers involved in the commerce of creativity and discovery." (City of Santa Cruz, Arts Master Plan)

In many cities across the country, where manufacturing jobs have dwindled, creative industry jobs have filled the void and become a massive economic contributor. Ogden is fortunate to have a quickly growing advanced manufacturing sector, giving us the unique opportunity to simultaneously build jobs in both sectors. The Creative Economy is founded on the success of the Creative Industries. The table on the following page outlines some of the Creative Industries, as defined by culturalentrepreneurship.org. These industries stretch across a wide breadth and move beyond our typical expectations of creative jobs. Upon reading this list, it becomes apparent how each of these has the capacity for strong crossover with many of Ogden City's existing initiatives. As an example, Industrial Design and Creative Sector R&D are two fields that are critical to advanced manufacturing, especially in outdoor recreation, that need to be considered as part of the city's strategic planning.

The Global Center for Cultural Entrepreneurship describes creative entrepreneurs as "the heartbeat of the global economy, and essential to the vibrancy of our local communities." The economic contribution of the creative industries is substantial and growing rapidly. In the United States in 2012 the creative industries collectively contributed \$142 billion in export sales and employed twenty-seven million people. (creativestartups.org)

THE CREATIVE INDUSTRIES

Advertising	Education Tech	Planning/Design	Photography
Architecture	3d Printing <small>(of creative products)</small>	Fashion	Publishing
Apps <small>(for creative industries)</small>	Digital Design	Film	Software <small>(for creative industries)</small>
Craft and artisan	Graphic Design	Museums	Toys and Games
Creative Sector R&D	Industrial Design	Music	TV & Radio
Culinary	Product Design	Performing Arts	Video Games

creativestartups.org/creative-economy

In his article, *The Future of the American Workforce in the Global Creative Economy*, Richard Florida wrote, "the U.S. is at the forefront of this global economy. Over the next decade, it's projected to add 10 million more creative sector jobs, according to the newest number from the Bureau of Labor Statistics. At the present rate of increase, creative jobs alone will soon eclipse the total number of jobs in all of manufacturing. Already, more than 40 million Americans work in the creative sector, which has grown by 20 million jobs since the 1980s. It accounts for more than \$2 trillion USD – or nearly half – of all wages and salaries paid in the U.S."

Building a vibrant Arts and Culture community in Ogden provides opportunities for increasing creative sector jobs as part of the City's Economic Development initiatives. It is recommended this be explored further and executed in a manor which creates a symbiotic relationship with existing efforts.

Attraction and Retention of Good Talent

In addition to adding jobs and an economic boost, growing a substantial arts and culture community will help retain and attract good talent.

According to Florida, creative individuals are highly selective about the places they call home. He has found that a city must meet three criteria in order to successfully attract and retain creative talent; cities must simultaneously have high levels of technology, talent, and tolerance. It is easy to see that Ogden has a strong possibility of growing into a city that fulfills these considerations.

Technology: In Ogden, advanced manufacturing is a major economic player that undoubtedly supports Richard Florida's high-tech requirement. Ogden's unique high-tech niche has the opportunity to position itself ahead of many other high-tech cities. Very few, if any, American cities have the ability to specialize in attracting high-tech creative talent with a focus on production and manufacturing. This can become a significant value proposition for the city of Ogden.

Talent: Ogden is fortunate to have two fantastic institutions of higher education that can funnel creative citizens into the city. Both Weber State University and the Ogden Weber Applied Technology College offer a breadth of excellent programs that support the creative industries. As part of the City's ongoing initiatives aimed at better connecting these institutions to downtown, effort should be made to ensure funnels for graduating students into creative economy careers. As the number of students graduating from these programs who are retained within Ogden increases, the City will begin to see those programs grow and attract outside talent. Private sector partnerships with companies that currently employ creative talent will also be key to growing the local talent pool.

Tolerance: As was mentioned on numerous occasions during re-branding initiatives, Ogden is a very welcoming, accepting, and tolerant community. Visitors and new residents are welcomed warmly into the city, and our community is typically more tolerant than other cities throughout Utah. It is important that Ogden City help to facilitate this mentality and support Arts and Culture activities that demonstrate our community's tolerance.

Arts and culture activities are a key factor considered by a wide range of people deciding where they want to live, not just creatives. According to a survey by CityLab, high quality arts and culture activities was among the top five most important criteria for what makes us happiest about where we live. As Ogden looks to grow as a city, establishing and promoting high quality arts and culture activities need to be high priority.

Strengthens and Promotes Ogden's Unique Cultural Identity

Ogden City has a long history of possessing a unique cultural identity that differentiates us within the state and region. It is quite clear that Arts and Culture can, and should, be at center stage of this identity. It is through Arts and Culture that citizens are able to express themselves, communicate their inspiration, and push the boundaries of what we, as a community, know are possible. The wide array of concerts, performances, festivals, and arts activities that take place on a regular basis throughout Ogden are a testament to the vibrancy and energy that exists within Ogden. By continuing to encourage, support, and facilitate these types of initiatives, the city will see a rise of even more programs, activities, and events that bring life to our uniqueness.

Art and Culture Activities Unite

The beginning of many of the community and group sessions held for the creation of this plan began with an exercise of each individual telling the group why they thought it was important to create a Master Plan for Arts and Culture. One of the answers that stood out very strongly was from Ogden City's Diversity Affairs Officer, Viviana Felix. Viviana said, that she felt art had an ability to connect people from diverse backgrounds and statuses – that art can become a common ground to bring people together. This idea is not only beautiful, but is evident in many of the arts and culture activities held throughout the city. While there is a substantial opportunity to increase the efficacy and inclusiveness of arts and culture activities, we have found evidence within existing programs that Viviana is right, art brings people together.

As Ogden City becomes further involved in the arts and culture activities held throughout the city and works to better connect with diverse communities. Arts and culture activities should be used as a tool to better connect disparate groups and created with mindfulness toward diverse inclusion.

Tourism

Section 5 Objective 7 of the Ogden City General Plan identifies a need to expand tourism and enhance visitor experience in an effort to grow economic development. Developing and growing Arts and Culture activities throughout Ogden will be key to expanding Economic Development opportunities through tourism. Visitors to Ogden may come for a whole host of reasons, from conferences, to mountain biking, to skiing, but great arts and culture activities will give them more things to do and more things



Literally Podcast - Star Coulbrooke & Kase Johnston



Harvest Moon Festival © Bryan Smith



Poet Flow



Arts in the Parks © Weber State University

to spend money on while in town. As the arts has become a higher priority within the city there has been a rise of festivals and programs that serve as both arts-based celebrations and attractors for tourists. The City should promote these activities in places where visitors will see them, including at ski resorts, the convention center, restaurants, booking tours and hotels. As a part of this, an ongoing efforts needs to be made to expand the understanding of the variety of arts that take place in the city.

Funding Opportunities

By developing and adopting this Master Plan for Arts and Culture, Ogden City will become significantly more competitive for a diversity of grants and funding opportunities. In 2015 Ogden City was awarded a \$50,000 Our Town grant from the National Endowment for the Arts for the development of a creative corridor connecting Union Station to the Eccles Community Art Center. This grant is just a small example of the types of funding opportunities available for arts-based development projects. The field of Creative Placemaking has recently emerged as a major category for federal and private grants. ArtPlace America , Kresge Foundation, National Endowment for the Arts, Southwest Airlines, and Levitt Pavilions are a small sampling of the organizations that offer creative placemaking grants. By building creative placemaking mentalities into this plan, Ogden City will become more competitive for these and many other grants.

General Plan Connection Points

This section identifies points of connection with Ogden City's General Plan. The connection points identify areas where the General Plan and the Master Plan for Arts and Culture can support one another and help users of this plan to understand how it fits within the larger vision of Ogden City. The General Plan utilizes a framework of goal, objective, and strategy. The connection points are identified on the objective and strategy level, but the categorical goal is also identified to provide context. Under each goal is a justification for including that goal as a connection point to the Master Plan for arts and culture. Each justification is followed by the objectives and/or strategies that support the justification.

General Plan Goal 3: Community facilities and services that provide individuals a safe, healthy and secure community which provides quality education.

Justification: Support arts and culture has a direct connection to improving public safety and strengthening educational development. Art can serve both as a beautification tool to brighten blighted areas of the city and as a bridge between disconnected groups. As art and culture are more effectively connected to local educational initiatives, students will gain an increased understanding and appreciation for the arts as well as a wider educational experience.

General Plan Objective 3.8 Work to improve public safety perceptions and realities.

General Plan Strategy 3.9.B: Supporting partnerships between Ogden City Government and Ogden School District to involve Ogden employees in the education and development of Ogden youth.

General Plan Goal 4: Community identity that is distinguished by its people-friendly environment, unique historic, artistic and architectural assets, cultural diversity and outstanding physical appearance.

Justification: Arts and culture affords the creation of a vibrant community identity for Ogden, celebrates our unique assets, and elevates quality of living. Infusing arts and culture into places and projects throughout the city with elevate community pride, identity, and vibrancy.

General Plan Objective 4.1: Increase pride in and

cultivate a positive image of Ogden.

General Plan Strategy 4.2.A: Supporting an annual multi-cultural food and craft festival.

General Plan Strategy 4.2.C: Facilitating the creation of public art that celebrates Ogden and its environments.

General Plan Strategy 4.2.D: Developing community/ethnic centers and programs to recognize diversity, promote unity and improve education in Ogden.

General Plan Strategy 4.2.G: Supporting high-quality, family-oriented community and neighborhood celebrations.

General Plan Strategy 4.2.H: Creating nationally acclaimed festivals around locally relevant themes.

General Plan Strategy 4.4.C: Interpreting local history through public arts programs

General Plan Strategy 4.5.G: Studying key gateways and identify ways of beautifying and improving them. The concepts included in the Public Arts Master Plan might be utilized to help ensure these gateways are meaningful and unique.

General Plan Strategy 4.9.C: Including representatives of Ogden City Arts as part of the reviewing body for certain urban design guidelines or standards.

General Plan Strategy 4.9.D: Encourage Businesses to incorporate art in their developments

General Plan Strategy 4.9.E: Encourage Ogden Arts to educate the public about the value of art in the community.

General Plan Strategy 4.10.A: Fostering a prominent role for the arts and culture downtown through financial support and event promotion.

General Plan Strategy 4.10.B: Encouraging local artists and design professionals to participate in Ogden City projects.

General Plan Strategy 4.10.C: Encouraging the development of a mixed-use downtown arts district.

General Plan Strategy 4.10.D: Emphasizing high-quality, culturally diverse art events.

General Plan Strategy 4.10.E: Enlivening downtown with artists, concerts, performers and galleries.

General Plan Strategy 4.10.F: Encourage the creation of a high-quality art festival with juried exhibitors.

General Plan Goal 5: Economic development that focuses on expanding and diversifying the local economy, revitalizing older business areas and raising the standard of living-in a business friendly environment.

Justification: Utilizing arts and culture to expand and diversify local economy will be a highly important and effective approach. As explained earlier in this document, the creative economy is a vibrant and robust economic sector that should be explored by Ogden City.

General Plan Strategy 5.1: Improve Ogden's economic development image by developing and implementing a citywide marketing strategy that promotes the City's business investment, job creation and quality of life advantages.

General Plan Objective 5.5.A: Working in partnership with the City's public and private sector development partners to devise a long-term economic diversification plan that is updated every two years. Ensuring the plan is in sync with City development goals and that it is in harmony with the changing regional, national and global economies.

General Plan Objective 5.7.E: Improving the physical environment with consideration for visitors including enhancing Ogden's physical image through beautification strategies.

General Plan Goal 6: Environmental resources such as mountains, rivers, green spaces and air, should be preserved, reclaimed and enhanced for the overall value of the City.

Justification: Throughout the large amount of public input gathered for the creation of this Master Plan for Arts and Culture topics of connecting art to the natural environment were mentioned repeatedly. It is clear that the Ogden community wants to see better integration the natural environment and artistic experiences.

General Plan Strategy 6.5.F: Integrating the natural environment experience into Ogden's public arts program by utilizing the program as a teaching opportunity.

General Plan Goal 9: Neighborhoods in which residents are involved in creating a safe, liveable and attractive environment.

Justification: Arts and culture instills a sense of community pride and ownership. Art can be used a method of establishing unique identities from one neighborhood to the next. This can be carried out through way finding, landmarks, and overall design. Using art to beautify and identify neighborhoods will

catalyze neighborhood involvement and respectfulness.

General Plan Strategy 9.2.B: Establishing unique, contextual streetscape design and initiating implementation concurrent with street improvement projects and individual site developments.

General Plan Strategy 9.2.C: Recognizing and encouraging the preservation of existing "landmarks" that help to create community and neighborhood identity. Obtaining, where appropriate conservation easements through acquisition or donation.

General Plan Strategy 9.2.D: Establishing district "landmarks" through public art projects that help to create neighborhood identity.

General Plan Strategy 9.4.B: Encouraging neighborhood "block" parties.

General Plan Goal 10: To preserve, enhance and acquire open space that improves the quality of life, provides a place for recreation, and promotes awareness of our environment.

Justification: Art should be used as a method of celebrating Ogden's natural environment. This can be done both through encouraging art that is reflective of the natural environment and by bringing more art into the natural environment.

General Plan Strategy 10.6.A: Supporting the Stewart Amphitheater and Municipal Gardens as an anchor for outdoor arts and entertainment in the downtown.

General Plan Strategy 10.6.B: Create a sculpture garden in the Municipal Gardens that becomes a focal point for the City as part of the Public Arts Master Plan.

General Plan Strategy 10.6.C: Increase activities and events in the Downtown area for all age groups.

General Plan Strategy 10.8.A: Design open space areas to include reduced maintenance. Encourage designs and redesigns of the Natural and Cultivated environments to find ways in which maintenance can be reduced. The Natural Environment could design trails to reduce erosion which would eliminate trails being washed out. The Cultivated Environment could reduce graffiti with the use of community designed murals which encourage the community to take ownership in the art.



General Plan Goal 11: Transportation choices that are safe, environmentally responsible, accessible and adequate-in a pleasing setting and connected to the region.

Justification: Art can be used to beautify and bring awareness to a multitude of transportation choices. By designing facilities with an arts-based mindset the public will begin to take notice of and gain appreciation for quality transportation choices.

General Plan Strategy 11.3.J: Designing the facilities associated with public transit according to themes that reflect Ogden's setting (i.e. history, natural environment, or urban fabric).

General Plan Section 16 Community Plan for Wall Avenue Corridor Goal A : Create a functional corridor along Wall Avenue between 12th Street and 36th Street, that is economically viable, defines and supports the multi-segmented land use areas, and enhances the identity of Ogden.

Justification: Art should be utilized as a method of beautification and placemaking throughout Ogden, including in industrial areas like the Wall Avenue Corridor. Murals can be used to make this area aesthetically pleasing, but also to give this area a heightened identity.

General Plan Strategy 16A.5.H: Consider the use of public art in the form of murals to break up the mass of large blank building walls along Wall Avenue as shown in the before and after picture to the side.



Goals, Objectives, and Strategies

The Master Plan for Arts and Culture was created by Ogden City Arts, the Ogden City Arts Advisory subcommittee, the community, and a steering committee from city administration. This process focused on producing a document that would be based on values for arts in the city and serve as a road map for the future.

This section uses the same framework as Ogden City's General Plan: Goal, Objective, Strategy. Four goals were identified through multiple public input sessions, a public survey, and with the guidance of the arts master plan subcommittee. Another series of public meetings were held to address the development of Objectives to support the execution of the Goals and a separate set of meetings was held to identify Strategies that would lead to the success of those Objectives. As the winnowing process of putting the final document together went forward, it was evident that there were points of duplication that would deliver maximum results and help to fulfill multiple Strategies and Goals. These points are identified as High Priority, and should be considered points of emphasis that have substantial outcomes.

GOAL 1 - EMBED THE ARTS AS A KEY COMPONENT IN ECONOMIC DEVELOPMENT AND CITY PLANNING STRATEGIES

OBJECTIVE 1.1 - Creative Job Creation

- STRATEGY 1.1.1 - Collaborate with Community and Economic Development to recruit creative sector jobs to Ogden.
- STRATEGY 1.1.2 - Showcase existing creative sector jobs in Ogden.
- STRATEGY 1.1.3 - Establish strong partnerships between Ogden City Arts and Weber State University, Ogden Weber Applied Technology College, Ogden School District, and local workforce.

OBJECTIVE 1.2 - Increase Arts Funding [HIGH PRIORITY]

- STRATEGY 1.2.1 - Identify and partner on local, regional, and national grant opportunities.
- STRATEGY 1.2.2 - Establish strong relationships with local, state, regional, and national arts and funding groups.
- STRATEGY 1.2.3 - Encourage Ogden City Arts Advisory Committee to participate in Arts Day on the Hill
- STRATEGY 1.2.4 - Identify and establish strong partners with private sector organizations, community partners, and local foundations to provide funding for key art-related projects.

OBJECTIVE 1.3 - Integrate the Arts in City Marketing and Publicity Initiatives

- STRATEGY 1.3.1 - Establish strong partnership with Visit Ogden
- STRATEGY 1.3.2 - Promote art as a facet of Ogden's high quality of life.
- STRATEGY 1.3.3 - Include art as a component of national marketing initiatives
- STRATEGY 1.3.4 - Use art as a key element of telling the Still Untamed story.

OBJECTIVE 1.4 - Position an Arts Representative as a Partner in Major City Projects

- STRATEGY 1.4.1 - Ensure Ogden City Arts is included in all major projects carried out by the City.
- STRATEGY 1.4.2 - Establish a strong relationship between Ogden City Arts and other internal departments.
- STRATEGY 1.4.3 - Utilize Ogden City Arts Advisory Committee and local creative professionals as a resource to collaborate on city initiatives.

GOAL 2 - ADVANCE THE ARTS AS AN INTEGRAL ELEMENT THAT CELEBRATE OGDEN'S DIVERSITY AND STRENGTHENS ITS UNIQUE IDENTITY

OBJECTIVE 2.1 - Connect Ogden City Arts and Master Plan for Arts and Culture to Ogden City's Diversity Charter.

- STRATEGY 2.1.1 - Help Ogden City identify important community partnerships related to the arts.
- STRATEGY 2.1.2 - Encourage applicants from diverse populations to Ogden City Arts programs and opportunities.
- STRATEGY 2.1.3 - Establish strong relations between Ogden City Arts and Ogden City's Diversity Affairs Officer.

OBJECTIVE 2.2 - Support and Encourage a Wider Variety of Art throughout Ogden

- STRATEGY 2.2.1 - Increase communication channels between Ogden City Arts and diverse community groups.
- STRATEGY 2.2.2 - Encourage increased education opportunities for the public
- STRATEGY 2.2.3 - Consider diversity of work in selection of recipients of Ogden City Arts programs and opportunities.

OBJECTIVE 2.3 - Increase Accessibility and Communication Related to the Arts. [HIGH PRIORITY]

- STRATEGY 2.3.1 - Identify and utilize a centralized calendaring system for Ogden City Arts, art organizations, artists, and the general public.
- STRATEGY 2.3.2 - Organize and carry out a quarterly Arts Summit
- STRATEGY 2.3.3 - Develop and utilize effective, consistent, and reliable communication channels.

STRATEGY 2.3.4 - Maintain up-to-date social media accounts and website for Ogden City Arts with high-quality content.

OBJECTIVE 2.4 - Welcome the Expression of Diversity

STRATEGY 2.4.1 - Support the recognition of neighborhood identity and cultural districts.

STRATEGY 2.4.2 - Emphasize and provide internal City education about the value of a wide variety of art throughout Ogden.

STRATEGY 2.4.3 - Utilize Ogden City Arts Advisory Committee for decision making involving arts-related programs, initiatives, and challenges throughout Ogden.

GOAL 3 - CREATE AN ENVIRONMENT WHERE ARTISTS CAN THRIVE

OBJECTIVE 3.1 - Encourage Private Partnerships

STRATEGY 3.1.1 - Encourage new and existing businesses to incorporate an arts component.

STRATEGY 3.1.2 - Support and welcome new and existing artists to our city.

STRATEGY 3.1.3 - Emphasize recruitment of creative talent.

OBJECTIVE 3.2 - Education

STRATEGY 3.2.1 - Host and promote professional development programs for artists.

STRATEGY 3.2.2 - Create a resource library for artists and arts organizations.

STRATEGY 3.2.3 - Encourage cross-curricular education that incorporates an arts element at multiple grade levels.

STRATEGY 3.2.4 - Provide and encourage opportunities for Ogden City residents to learn more about arts and culture.

OBJECTIVE 3.3 - Work with Artists to Increase Their Ability to Have a Sustainable Livelihood in Ogden.

STRATEGY 3.5.1 - Connect artists to existing opportunities and resources

STRATEGY 3.5.2 - Work with Economic Development and community partners to foster the development of an Arts and Culture Center.

STRATEGY 3.5.3 - Work with local industry and community partners to increase creative sector jobs and help connect artists with existing job opportunities.

GOAL 4 - WEAVE THE ARTS INTO THE DAILY OGDEN EXPERIENCE

OBJECTIVE 4.1 - Create Experiences and Destinations Throughout the City

STRATEGY 4.1.1 - Encourage, support, and participate in festivals

STRATEGY 4.1.2 - Utilize trailheads as site for public art to connect arts with outdoor recreation.

STRATEGY 4.1.3 - Embrace impromptu art throughout Ogden

OBJECTIVE 4.2 - Support Physical Infrastructure and Gathering Places

STRATEGY 4.2.1 - Identify and promote existing spaces and resources.

STRATEGY 4.2.2 - Establish strong partnerships with existing and future creative spaces.

STRATEGY 4.2.3 - Work with Economic Development, City Planning, and community partners to steward the creation of an Arts District and other creative neighborhoods throughout the city.

STRATEGY 4.2.4 - Work with Economic Development and community partners to foster the development of an Arts and Culture Center.

STRATEGY 4.2.5 - Create a street-level gallery and office facility for Ogden City Arts.

OBJECTIVE 4.3 - Define and Communicate the role of Ogden City Arts [HIGH PRIORITY]

STRATEGY 4.3.1 - Work with internal City partners to identify, understand, and communicate the role and value of Ogden City Arts.

STRATEGY 4.3.2 - Develop a strong and cohesive marketing strategy and budget for Ogden City Arts.

STRATEGY 4.3.3 - Establish strong relationship between Ogden City Arts and the local arts community.

Implementation

This document is a strategic action plan, not a project based plan, so implementation becomes a very important aspect of how to proceed. This section identifies the some of the processes to be used toward implementing this plan.

CURRENT TOOLS

(Internal) Ogden City Arts Office and City Planning Office

Under the direction of Community and Economic Development, Ogden City Arts and City Planning will create annual action plans designed to infuse art into the infrastructure of Ogden City. This action plan will have the specific details of what steps the city will follow each year concerning arts and culture. The Master Plan for Arts and Culture and the City Master Plan will be the guiding documents in creating this action plan.

(External) Ogden City Arts Advisory Committee (OCAAC)

The Ogden City Arts Advisory Committee performs a valuable service through and under the direction of Ogden City Arts in the areas of arts advocacy, administration of the public art program, the Arts Grants program, the Mayor's Awards in the Arts and First Friday Art Stroll.

This Committee gives the city a direct link to the community. They review and recommend public art, ephemeral art, pop-up events, art murals, festivals and more. Annually the OCAAC submits information to be included in the final report of the Arts to City Council, at this time the Arts Committee will include information pertaining to how the city adhered to the Master Plan for Arts and Culture. Every five years OCAAC will be involved in the major review and update to the Master Plan for Arts and Culture, this way we are sure to have the community's voice in the revision.

(Tool 1) Ogden City's Public Art Program

Since 2002 Ogden City has funded Public Art through the 1% Percent for Art Program. (One Percent of each qualified CIP project was set aside for the installation of Public Art) In 2016 the program was updated to become the Public Art Program through Ordinance 4-1C-1 FA. A set amount of \$100,000.00 is budgeted yearly as part of the City's General Fund and projects are proposed using information statements. These statements will come from Department Directors, City Planning, and other sources. The statements are in essence requests for public art, and will be evaluated for their adherence to the ideals set apart in the Master Plan for Arts and Culture, and the City's General Plan.

(Tool 2) Ogden City's Arts Grant Program

Since 2003, the Ogden City Arts Grants program, has funded, through an annual appropriation from Ogden City, direct grants to individuals and organizations that contribute to the cultural life of our community. Ogden City Arts Grants support projects in every art form for both well-established institutions and emerging artists. Using [Ordinance 3-16-5](#) Ogden City Arts and the OCAAC review and recommend Arts Grants each year. Fiscal year 2016 saw funding in the amount of \$60,000 and an increase to \$70,000 for Fiscal year 2017. The stated goal of City Council is to continue to increase grant funds until they reach \$100,000.

The City Council's role in the grant process is to make a determination that the value of the tangible and intangible public benefits that will result from the proposed grants equal or exceed the monetary value of the grants. The council's determination of value is presumptively correct: "[a] determination of value received, made by the [City Council], shall be presumed valid unless it can be shown that the determination was arbitrary, capricious, or illegal." Utah Code Ann. [§10-8-2-\(3\)\(b\)](#).

Longevity

The Master Plan for Arts and Culture is meant to be a flexible, living document that is constantly used and when necessary, updated to reflect changing conditions and values of the community.

Annual Report

Each year the Ogden City Arts Office will report (during the Annual Report) on what projects happened and how the Master Plan affected or supported these.

Annual Review

The Arts and Culture Master Plan will be reviewed on an annual basis by Ogden City Arts, Ogden City Arts Committee and Ogden City Planning.

Five Year Major Review and Update

Every five years the Planning Commission, and Ogden City Arts will initiate a major review and update this plan.

Examples



Grant Promenade

Grant Ave. Promenade

Redevelopment of Ogden City has been underway for over ten years with planning objectives of a mixed use urban development incorporating designs to bring people back to the central City area to live, work, and play in an urban setting. Grant Avenue Promenade is designed to tie the restored river, and its amenities, to the central business district through the redeveloped mixed use of apartment buildings, town homes and small commercial outlets. It creates increased visual appeal by including Urban Forestry objectives (Green Streets), lower speeds, Low Impact Road/Landscape design. Bike lanes and walking /linger longer attributes as well as an inviting connection to the Ogden River Trail and riverside High Adventure Park are key elements of the design.



ENVE Composites © Ogden City



Trackline Concept Design © IO Design Collaborative

Trackline Project

Ogden City, together with the Redevelopment Agency and local and federal partners, is working to achieve the vision of the Ogden Business Exchange, a 51-acre master planned business park located at the historic Ogden Union Stockyards. The Ogden Business Exchange is the first lifestyle business park of its kind in Utah. The park has been thoughtfully and creatively designed to provide outdoor access and amenities, connections to the site's rich history, state-of-the-art facilities and infrastructure, and sustainable design.

The design of the Ogden Business Exchange creates a connection to the active outdoor recreation lifestyle that abounds in Ogden City and to the storied past of the area. Its proximity to the Weber River and internal walking/bike paths connect to the vast trail system that weaves in and out of the City. The unique design and layout of the master plan embodies the history of the site through open space development and preservation of important historic elements. The Exchange Building, an iconic 1931 building designed by Leslie Hodgson, will also be restored as part of the project.

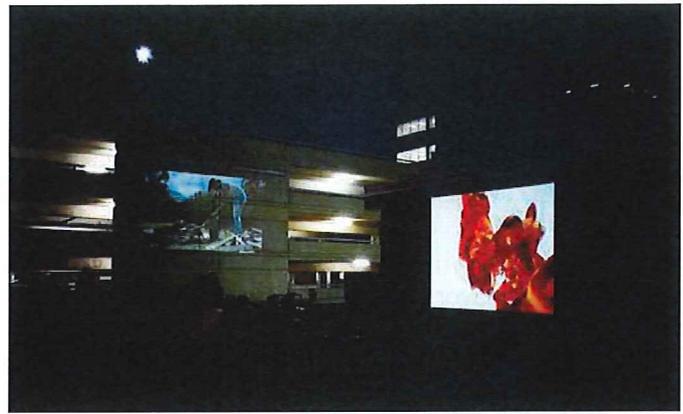
Serving new industry with state-of-the-art amenities and infrastructure while preserving and highlighting the past, the Ogden Business Exchange truly sits at the intersection of Ogden's history and its future.



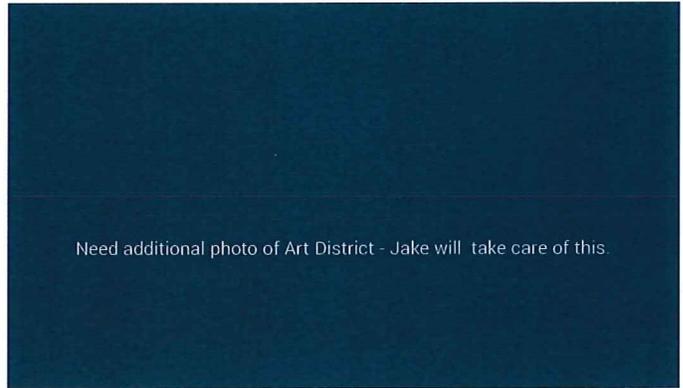
Lester Park Concept Design © IO Design Collaborative, Union Creative Agency, Graphmech

Lester Park

The Weber County Library at Lester Park is going through a major renovation. The new emphasis in the renovation is the library filling a need as a community gathering location. This in turn has pointed out the need to revise the park and its design to make a statement of the changing nature of the area. The park design should accommodate the needs of a changing neighborhood and provide a gather spot for the community. A process of meeting with neighbors to understand how they want to use the park and how it can be more functional to those needs was conducted. That input led to the development of neighborhood objectives which were then used as a standard for a design competition to transform the park. The top three designs were selected by a professional design jury and then the three designs were voted on by the community. This public involvement from the very beginning established a process of creating a public space that the people have helped program.



Video Projections along Arts Corridor © Union Creative Agency



Arts District

There is a developing arts district that runs from 23rd to 26th and from Jefferson Historic District to Wall Ave. In this District are several arts organizations and facilities, the Eccles Community Art Center, the Ogden Symphony Ballet Association, the Weber County Library, the Weber Arts Council, Good Company Theatre, Peery's Egyptian Theater, numerous galleries and other assets.

This district is also developing new residential units that will increase the population in that area. The project identified is to energize this area and link the two historic districts (Jefferson and Historic 25th Street) creating an Arts District (still to be named). Currently there are several vacant properties that would be suitable for artist studio space, performance space, a gallery and offices. Two in particular are the old Weber College building at 551 25th Street and a former Mexican Restaurant at 467 25th Street. Conversation with the property owners to encourage and facilitate the use of those properties for artist studio space, gallery space and office space is ongoing. Light projections of video and still images will populate this area creating ephemeral art at night.

Appendix

People involved in spearheading this process

Ogden City Administration Steering Committee

Ogden Mayor Mike Caldwell
Ogden City Chief Administrative Officer Mark Johnson
Director of Ogden Community and Economic Development Tom Christopoulos
Director of Ogden City Arts, Culture and Events Christy McBride
City Council Staff Executive Director Bill Cook

Ogden City Council

Marcia White -Chair
Doug Stephens
Neil Garner
Richard Hyer
Luis Lopez
Ben Nadolski
Bart Blair

Ogden City Arts

Ogden City Arts Coordinator Diane Neri Stern
Ogden City Associate Arts Coordinator Lorie Adams Buckley

Ogden City Arts Advisory Committee

Russ Adams
*Brandi Bosworth
Susan Campbell
Jane Font
Sandy Havas
*Kase Johnstun
Debra Muller
Jake McIntire
*Deja Mitchell
Mike Palumbo
*Scott Patria
Shane Osguthorpe
R. Brandon Long
Alicia Washington
*Wes Whitby
Teri Zenger
*Master Plan Subcommittee members

Independent Consultant

Jake McIntire

Special Thanks to:

Pat Poce and the Eccles Community Art Center
GOAL Foundation
Union Station
St. Joseph's Catholic High School
Nurture the Creative Mind
Weber State University
Adrienne Andrews
Matt Choberka
Enrique Romo



**OGDEN CITY PLANNING COMMISSION,
December 7, 2016 AGENDA ITEM-**

Report by Greg Montgomery

**Agenda Name: Public Hearing Amendment to 4.9 and 4.10 and 5.7 of the
General Plan for consistency with the Arts Master Plan**

Petitioner/ Developer: Ogden City Planning
2549 Washington Blvd.
Ogden, Utah 84401

Petitioner/ Developer’s requested action: Approval of updates to General plan to be consistent with Arts Master Plan.

Planning Staff’s Recommended Action

Approval of proposed revisions to 4.9, 4.10 and 5.7 of the General Plan.

Planning Commission’s determination for action

1. The proposed general plan language amendments are/ are not consistent with public input, general goals of the city and give appropriate guidance for the future of the city regarding arts in the community.
2. The proposed changes adequately / do not adequately reflect the changes that have taken place in the city since the General Plan was first adopted.

Past History

The City’s General Plan was adopted in 2002. The various groups that helped in developing the Plan’s language were focusing on the direction the city should be taking in various areas of community building.

Over time changes take place as specific projects are completed, community desires shift, or new innovations take place which change the way the community addresses things. The General Plan needs to be able to change with these conditions and stay up to date in giving a vision for the future and how the City proceeds toward that vision. The submittal of the Arts Master Plan has triggered the need to look at updates to the General Plan.

Description of request



OGDEN CITY PLANNING COMMISSION, December 7, 2016 AGENDA ITEM-

This consideration is to amend three objectives of the general plan (4.9, 4.10 and 5.7) based on the proposed Arts Master Plan. Some of the revisions take place in the narrative portion of the objectives and makes updates based on changes that have happened over the last 14 years since the plan was adopted.

One example is the discussion for “Percent for Arts.” That was a program that had been implemented as a way to fund art projects in the city. That has since changed to a specific yearly budget for art in the city. The Sundance Film Festival is another example as a recent shift in Ogden’s place for this venue has changed. Removing those references of programs that no longer exist keeps the plan up to date.

The next change takes place in the strategy language. Some changes eliminate specific references to programs which no longer exist such as the “Percent for Art” and replaces the wording with continuing funding of the arts because of the role arts play in the community.

Other changes happen to who is responsible to implement or eliminates a strategy because the Arts Master Plan is directing programs and activities in other directions.

What Planning Commission reviews

The Planning Commission is required to review any alterations to the General Plan and determine that the revisions give proper future vision for the City.

The Planning Commission’s recommendations are then forwarded to the City Council to be considered and action taken to adopted, modified or denied.

Factors for consideration of action

The consideration with this item depends on the action taken with the Arts Master Plan. If the Commission feels the Arts Master Plan is appropriate, then the changes suggested here are in agreement with that plan and give the general language so that both documents are consistent. Some changes proposed in this action should be taken no matter what the master plan outcome is because they update the General Plan to be current with present practices.

Attachments

-
1. Revisions to 4.9, 4.10 and 5.7 of the General Plan (5 pages)

4. Community Identity

Goal

Community identity that is distinguished by its people-friendly environment, unique historic, artistic and architectural assets, cultural diversity and outstanding physical appearance.

Objective

Public Art

9. Continue the establishment of a strong leadership role for Ogden City promoting public art that contributes to a healthy, unique and attractive city.

Public art can play a significant role in making sustaining and expanding an interesting, healthy and attractive community. It strengthens, promotes and unites a community and adds value to the identity of the community of places where it is located.

Ogden City has taken a leadership role in the State of Utah. After a decade of by adoption of a “Percent for Art” ordinance the City provides annual funding for the various arts programs that include the visual and performing arts. and completion of a Public Art Master Plan. Public art in Ogden has taken on a very broad definition that will serve Ogden well in helping to create a more healthy, unique and attractive city.



Figure 4.1-Skateboard public art at the Lorin Farr Skate Park

Strategies

9.A. Implementing the Public Art Master Plan as adopted by the City Council.

Implementation: Ogden City Arts

9.B. ~~Continuing implementation of the Percent for Art ordinance.~~ Continue the Public Arts funding and evaluate the funding success for creating public art programs in the community. *Implementation: Ogden City Arts, Public Arts Steering Committee.*

9.C. Including representatives of Ogden City Arts early in the development of city projects for ideas of bringing arts into the projects. ~~as part of the reviewing body for certain urban design guidelines or standards.~~ *Implementation: Ogden City Arts, Planning Division, Planning Commission, City Council, Mayor*

9.D. Encourage Businesses to incorporate art in their developments

Implementation: Ogden City Arts, Planning Division, Planning Commission, City Council, Mayor

9.E. Encourage Ogden Arts to educate the public about the value of art in the community.

Implementation: Ogden City Arts, City Council, Mayor

4. Community Identity

Goal

Community identity that is distinguished by its people-friendly environment, unique historic, artistic and architectural assets, cultural diversity and outstanding physical appearance.

Objective

Public Art

10. Encourage the development of a strong local arts community.

Promote an arts environment where artists and design professionals can practice with economic viability, command a high level of excellence in all artistic endeavors and attract a large pool of artists who will commit to producing high quality art. Our reputation as a strong arts community can only thrive in an atmosphere where excellence and quality reign supreme.

Encourage investment in quality arts training for all ages and support the development of places where the arts can thrive and become an integral part of the infrastructure of our City.

Revisit code requirements in order to provide an environment where professional artists can operate the "tools of their trade" to create work in a downtown arts district.

Support organizations that provide a variety of arts programs and increase public awareness of the benefits the arts provide in a well-rounded community.

Strategies

10.A. Fostering a prominent role for the arts and culture downtown through financial support and event promotion.

Implementation: Ogden City Arts, Special Events, Downtown Ogden, INC. Downtown Alliance

10.B. Encouraging local artists and design professionals to participate in Ogden City projects.

Implementation: Ogden City Arts

10.C. Encouraging the development of a mixed-use downtown arts district.

Implementation: Ogden City Arts, Business Development

10.D. Emphasizing high-quality, culturally diverse art events.

Implementation: Ogden City Arts, Special Events Coordinator

10.E. Enlivening downtown with artists, concerts, performers and galleries.

Implementation: Ogden City Arts, Special Events Coordinator

~~10.F. Encourage the creation of a high-quality art festival with juried exhibitors.~~

~~*Implementation: Ogden City Arts, Special Events, Local Businesses*~~

5. Economic Development



Goal

Economic development that focuses on expanding and diversifying the local economy, revitalizing older business areas and raising the standard of living—in a business friendly environment.

Objective

7. Expand tourism and enhance the visitor experience.

Tourists come to Ogden for a variety of attractions that include: winter sports, Ogden Nature Center, Union Station, 25th Street, River Parkway, Eccles Dinosaur Park, Ft. Buenaventura, Ogden Eccles Conference Center, etc. Tourism is an important component of the City's economic development strategy and image enhancement and must be strongly supported and expanded.

A comprehensive effort to improve visitor destinations within the City should be undertaken as part of enhancing the visitor experience. Developing restaurant, entertainment and specialty retail districts within the City, providing attractive and effective way-finding or directional signs, enhancing the entryways into the City and providing more maintenance of streets, gutters, parks, etc. will all help to enhance the visitor experience.

Residents can play an important role in promoting the City and enhancing the visitor experience. Programs like "Super Host" should be encouraged as well as the opportunity to volunteer. Efforts should be made to increase the resident's awareness of events, activities and programs in Ogden.

Winter sports are an important resource for the Ogden area. Many tourists come to the area for winter recreation. Promoting the City as the home of Snow Basin, encouraging collateral development of upscale lodging and restaurants and establishing better transportation linkages options to the resort will better cater to ski tourists and others.

Strategies

7.A. Establishing Ogden as Snowbasin's hometown, including improving of transportation options

Implementation: Business Development Division, City Council, Mayor

7.B. Supporting high-quality tourist promotion campaign of Ogden, perhaps in cooperation with regional travel destinations such as Snowbasin.

Implementation: Convention and Visitors Bureau, Business Development Division, Mayor

7.C. Encouraging development of upscale bed and breakfast, boutique hotels and restaurants to cater to ski tourists and others.

Implementation: Business Development Division, City Council, Mayor

7.D. Encouraging the improvement of visitor attractions, activities and facilities including local directional signage and public parking.

Implementation: Convention and Visitors Bureau, Business Development Division, City Council, Mayor

7.E. Improving the physical environment with consideration for visitors including enhancing Ogden's physical image through beautification strategies.

5. Economic Development

Objective

7. Expand tourism and enhance the visitor experience. (cont.)

Strategies (cont.)

Implementation: Convention and Visitors Bureau, City Council, Mayor, Special Events, Ogden Arts

- 7.K. Supporting development of the Ogden and Weber River Parkway trail system. Marketing the recreational opportunities for fishing, in water recreation and trail use.

Implementation: Convention & Visitors Bureau, Weber Pathways, Ogden Trails Network Committee, Planning Division, Planning Commission, City Council, Mayor

Report by Greg Montgomery

Agenda Name: **Consideration of Capital Improvement Plan 2018-2022**

Petitioner/ Developer: Ogden City Administration
2549 Washington Blvd
Ogden, Utah 84401

Petitioner/ Developer’s requested action: Approval of CIP

Planning Staff’s Recommended Action

Approval of CIP as consistent with the plan with the exception of FI021 (training tower relocation), AR086 (Airport Commercial Terminal), and AR074 (Airport land acquisition) as not being consistent with the General Plan.

Planning Commission’s determination for action

The proposed capital improvement plan is/ is not consistent with the General Plan of the city.

Description of request

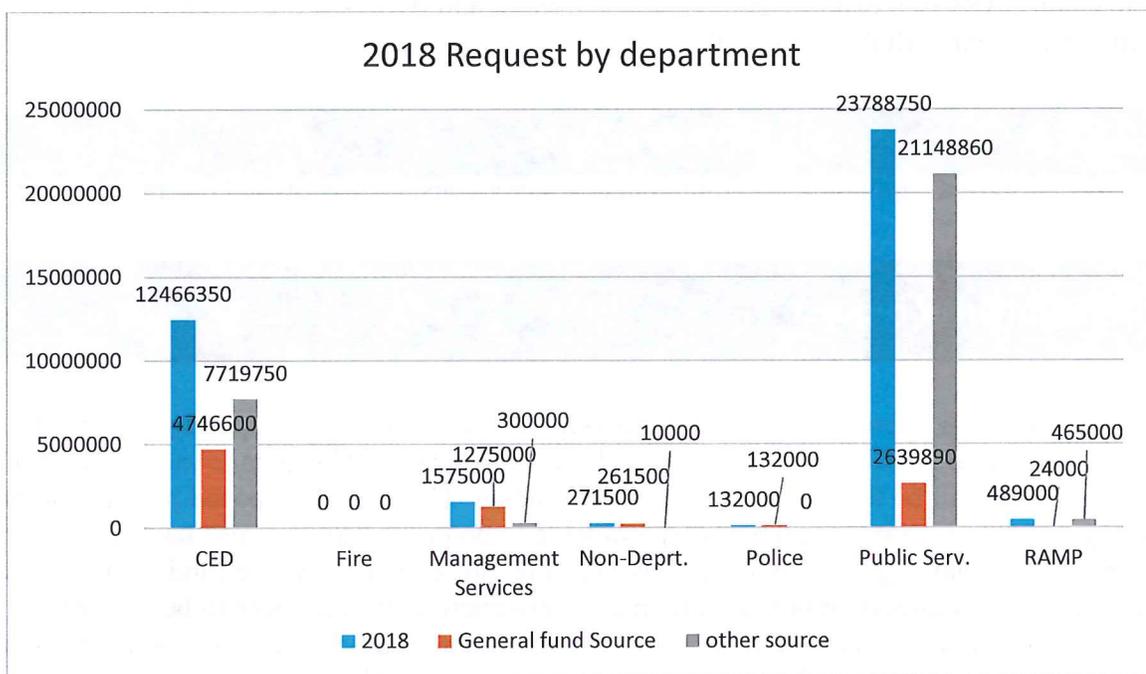
Each year a five-year Capital Improvement Plan (CIP) is developed by administration and submitted to the Council for review and recommendation. This plan is used to determine what projects will be funded in the next year’s budget. The cost of proposed projects submitted in any one year is more than the money available to do them. The plan also has a five-year action plan for the remaining projects which have been identified but cannot be funded in the upcoming year. The CIP is important because any major construction project needs to be on the Capital Improvement Plan if it is to be funded by the City. Occasionally there will be amendments to the plan as a project comes up that was not anticipated but generally the document as it is presented serves to outline anticipated public improvements. The plan is used to determine how the limited City resources will be used in funding proposed projects.

The plan is broken up into four sections. The first section is the priority ranking of the projects proposed by each department. These projects are prioritized by Administration of what order they should be funded from three different sources:

1. The General Fund. (The general fund comes from taxes and fees). There are 65 projects proposed in the plan at a cost of \$168,350,600. This reflects an increase of 7 more projects than last year and an increase of \$43,336,112 in cost.
2. The Enterprise Fund. (The Enterprise Fund comes from entities that create their own funding such as water, sewer, airport, etc.) There are 7 enterprise funded projects totaling a cost of \$50,309,961. This is an increase from last year’s plan of \$8,592,665.
3. RAMP funds. (RAMP funds come from the county as a special tax that is administered by the county for recreation and arts projects county wide.) Four

projects are listed for a total of \$489,000. This is a decrease from the previous plan by \$ \$20,328,000. The large decrease is in part to one project being removed which was the Weber River restoration project. The City was applying for a grant but the City did not receive the grant for this project.

The next section of the plan is a summary report that breaks out funding sources and budget year to allocate funds to projects in general. The budget year 2018 shows the projects to be considered to be funded by the general fund to total \$10,785,440. A total of all projects from all funding sources for 2018 is \$ 46,850,300. In this five-year plan horizon a total of \$51,859,031 is requested to come from the general fund even though there are \$168,350,600 worth of requests made for projects to be funded.

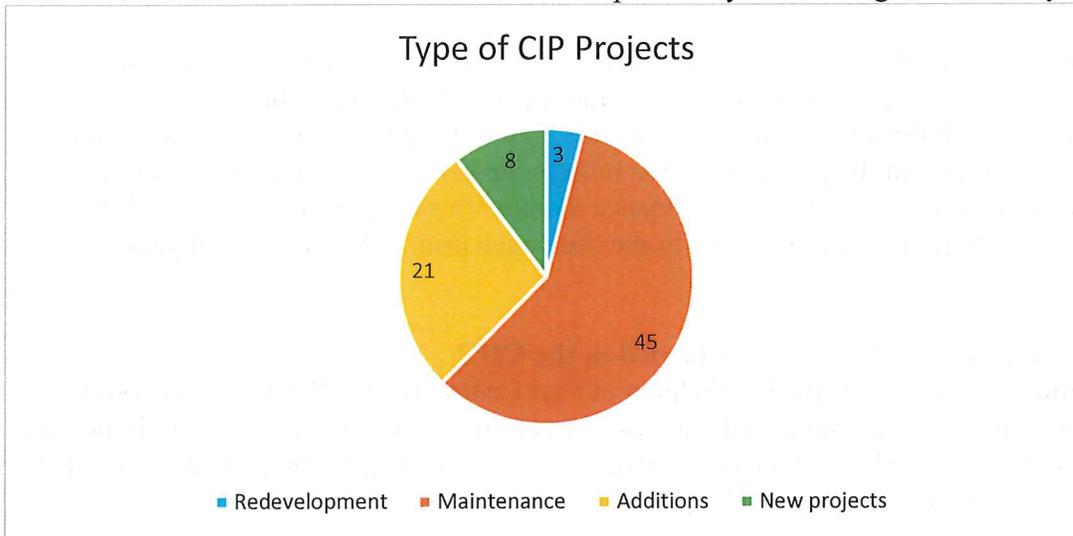


It is important to know that in these funding requests two enterprise fund areas, the airport and golf course make general fund requests to cover the deficit that happens to them at the present time. There may also be a question of what the “other” funding source category referred to in the plan is. These are funds received by donation, special assessments, or certain funding that comes from various sources such as WACOG, WFRC, or other grants that go through two or three agencies to get to the City.

There is another section of the CIP, similar to the section described above, that does a department breakdown of requested projects and indicates their funding over the five-year time frame of the plan.

The final section is the project briefs which describes each project and why it is needed. This is not a list of all projects that could be considered for CIP placement but it is the top projects for consideration in the next five years.

The CIP tries to anticipate the city needs for the future both in new construction, redevelopment of areas, additions to existing facilities and maintenance of existing facilities. The chart below shows the breakdown of what is requested by these categories in this year’s CIP.



What Planning Commission reviews

The Planning Commission is required to review the proposed Capital Improvement Plan for compliance with the General Plan. No construction project is to be funded unless it is found in compliance with the CIP after the Commission finds the project is consistent with the General Plan.

The Planning Commission may also make recommendations of projects that should be considered or priority of projects that would help implement the General Plan. The Planning Commission’s action and findings are then forwarded to the City Council for final action.

Factors for consideration of action

1. Are there projects in the proposed CIP that are not consistent with the General Plan?

Staff has reviewed the projects proposed in the CIP and compared them to the General Plan. There are three projects that are not identified in the plan at the present time and unless the plan is amended or a master plan adopted they would not be considered eligible for consideration in the CIP. These projects have been listed in past reviews. Generally, such projects as time comes closer to possible development will submit plans and seek for amendments to the CIP. Those projects are:

1. FI021 (training tower relocation). No location is proposed and no public land has been acquired for its location. (Priority ranking #56)
2. AR086 (Airport Commercial Terminal). There is no approved plan that shows a new airport terminal. The airport master plan would need to be updated to show this. (Priority ranking #43)

3. AR074 (Airport land acquisition). The present plans show the airport in land that is presently owned by the city. A revised master plan would be needed to show areas considered for expansion. (Priority Ranking #40)

There is one other project that will need revisions before it can be considered as compliant and that is RG044 (4th Street Park Event Sign. Priority ranked item# 58). While the plan does not specifically address such things as signs, the proposed sign is not permitted in the sign ordinance because of the O-1 zoning of the parks. This was brought up last year as well, but staff has placed it as a work item to revise the sign ordinance to allow these types of signs in the O-1 zones. The revisions hopefully will be made to the ordinance prior to the next fiscal year.

2. Are there projects that should be supported in the CIP?

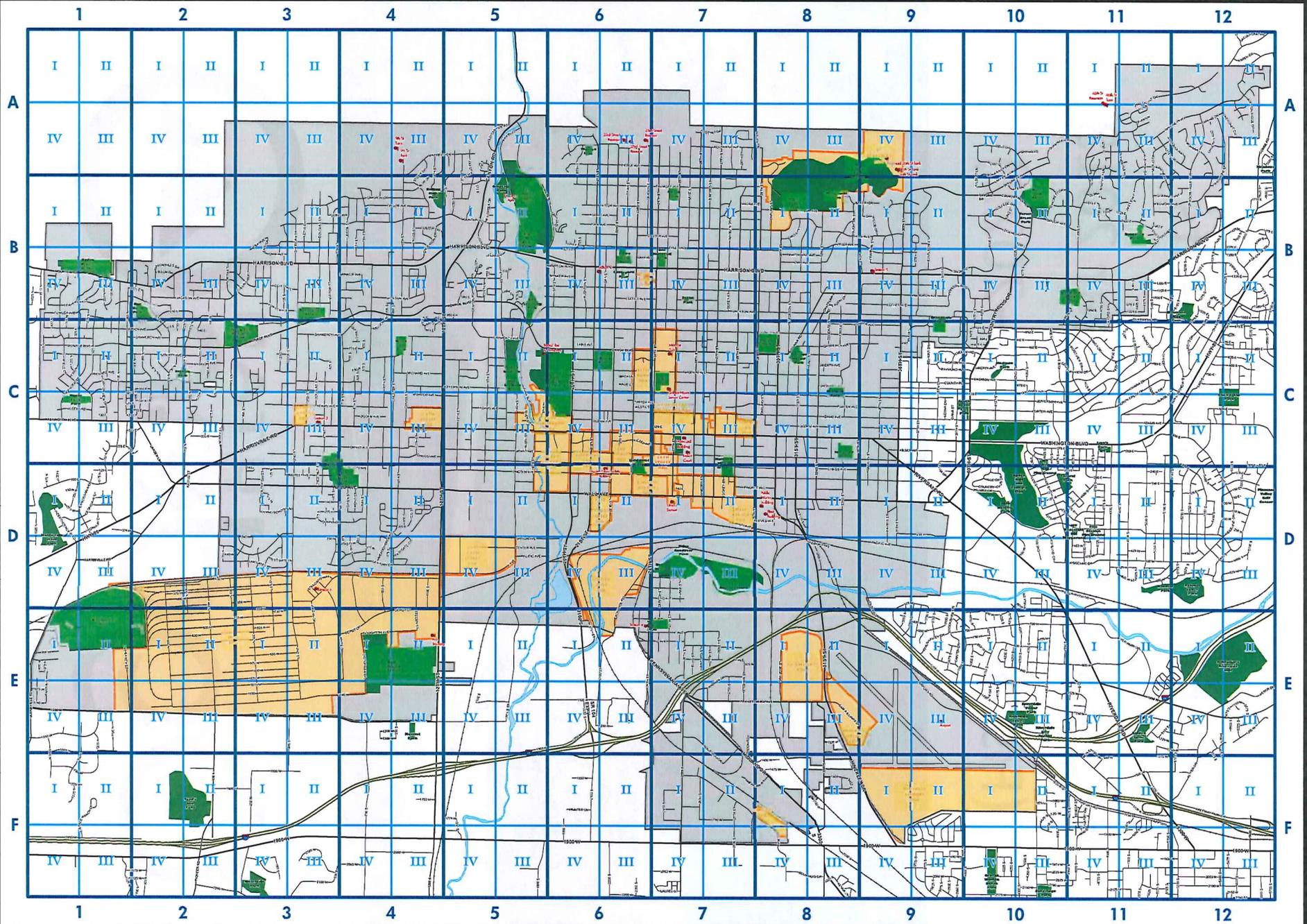
The redevelopment projects identified in the plan in East Central (CD122), the Dee School site (CD040), Lester Park (PK142) and also the parking structures downtown (CD100) are important to help stabilize the neighborhood, focus its growth in the right direction and provide additional incentives to downtown which also then helps the overall city.

Attachments

1. CIP 2018-2022 PLAN (The project briefs are in the complete plan given to the Commission.)
-

Capital Improvements
Proposed for Plan Year 2018
(Fiscal Years 2018—2022)





Capital Improvement Plan Projects

Ogden
Utah

**Ogden City
Capital Improvement Plan**

**Priority Ranking Report
2018 – 2022**

City-Wide Priorities By Fund FY 2018-2022 Plan

CIP Fund

General Funds

City-Wide General CIP Projects

<u>Administration</u> <u>Rating</u>	<u>Project #</u>	<u>Project Name</u>	<u>Total Funds</u>
1	CD040	Former Dee School Site Development	\$ 500,000
2	CD122	East Central Projects	\$ 21,324,900
3	EN004	Sidewalk, Curb and Gutter Replacement	\$ 3,800,000
4	EN006	Street Construction	\$ 2,750,000
5	PK142	Lester Park Improvements	\$ 1,750,000
6	FL007	General Facilities Improvements	\$ 2,500,000
7	PK124	General Park Improvements	\$ 907,500
8	IT013	Disaster Recovery Location	\$ 175,000
9	PK137	Backflow Prevention Replacement	\$ 200,000
10	GF032	Golf Courses Irrigation System Replacement	\$ 1,450,000
11	AM004	Amphitheater Upgrades	\$ 283,300
12	AR070	Airport - West Ogden Water Line	\$ 320,000
13	PD003	FPSB Public Safety Fitness Room Expansion	\$ 132,000
14	FL009	Union Station Asbestos Remediation	\$ 300,000
15	GC025	Critical Project Contingency	\$ 100,000
16	EN021	Bike Master Plan Projects	\$ 500,000
17	FL001	CNG Station Expansion	\$ 600,000
18	AR077	Apron Rehabilitation	\$ 1,153,400
19	EN096	Green Bike Share Program	\$ 784,700
20	EN050	Grant Avenue Promenade	\$ 10,730,000
21	US035	Union Station Renovation	\$ 15,000,000
22	FI032	Seismic Retrofit and Remodel Station #4	\$ 1,343,100
23	EN097	26th Street, Wall-Washington	\$ 4,886,600
24	EN098	21st Street, West of Wall-Washington	\$ 5,802,300
25	EN100	17th Street, Wall-Washington	\$ 3,000,000

City-Wide Priorities By Fund FY 2018-2022 Plan

CIP Fund

General Funds

City-Wide General CIP Projects

<u>Administration</u> <u>Rating</u>	<u>Project #</u>	<u>Project Name</u>	<u>Total Funds</u>
26	EN099	2nd Street, Washington-Monroe	\$ 4,000,000
27	EN040	Valley Drive Roadway Improvements	\$ 5,000,000
28	EN041	20th Street, Washington to Monroe	\$ 6,518,900
29	GC030	City-Owned Parking Lot Improvements	\$ 757,500
30	AR046	Rehab 7/25 for Cargo Access	\$ 1,100,000
31	GC026	Downtown Signage and Amenities	\$ 60,000
32	EN085	15th Street and Grant Avenue Intersection	\$ 250,000
33	PK139	High Adventure Park - East	\$ 450,000
34	AR053	Airport Master/Layout Plan	\$ 134,300
35	IT012	Security & Alerting Infrastructure Replacement	\$ 380,200
36	DI013	Dino Park Exterior Electrical Upgrades	\$ 45,000
37	IT002	Fiber Infrastructure Replacement	\$ 350,000
38	PK141	City Wide Tree Inventory	\$ 125,000
39	DI008	Dino Park Trail Pavement Upgrade/Repair	\$ 31,000
40	AR074	Airport Land Acquisition	\$ 4,000,000
41	IT011	Radio Infrastructure Replacement	\$ 796,800
42	RG058	Basketball Courts/Shelter MWC Park	\$ 145,000
43	AR086	Airport Commercial Terminal	\$ 8,300,000
44	PK115	Lindquist Field Lighting Upgrade	\$ 250,000
45	AR038	Seismic Proofing of Tower	\$ 55,000
46	RG069	Miles Goodyear Park Complex	\$ 161,000
47	AR045	Terminal Ramp	\$ 400,000
48	AR051	Airport Perimeter Fencing (West)	\$ 50,000
49	CD100	Downtown Parking Lots	\$ 46,985,000
50	RG060	Marshall White Improvements	\$ 75,000

City-Wide Priorities By Fund FY 2018-2022 Plan

CIP Fund

General Funds

City-Wide General CIP Projects

<u>Administration</u> <u>Rating</u>	<u>Project #</u>	<u>Project Name</u>	<u>Total Funds</u>
General Funds			
City-Wide General CIP Projects			
51	EN066	East Central Public Improvements	\$ 779,750
52	PK140	High Adventure Park - West	\$ 1,800,000
53	AR054	Terminal Upgrades	\$ 103,000
54	PK143	Weber River Restoration/Kayak Park	\$ 1,350,000
55	PY006	Repair Asphalt Ogden River Parkway	\$ 328,250
56	FI021	Replace Fire Training Facility	\$ 1,903,350
57	AR062	Runway-25 Hanger Area	\$ 265,000
58	RG044	Message Board and Entrance at 4th Street	\$ 48,750
59	AR071	Airport Old Fire House Remodel	\$ 30,000
60	AR073	Fair Air Roof Replacement	\$ 50,000
61	AR075	Commercial Counter/Baggage Remodel	\$ 245,000
62	AR076	Commercial Baggage/Equip Protection	\$ 160,000
63	AR087	Airport Lighting & Parking Commercial	\$ 218,000
64	AR088	Airport Mall Clean-Up	\$ 300,000
65	AR090	Airport Basement Remodel	\$ 57,000
			\$ 168,350,600

City-Wide Priorities By Fund FY 2018-2022 Plan

RAMP Grant Funds

RAMP Funds

RAMP Funds

<u>Administration</u> <u>Rating</u>	<u>Project #</u>	<u>Project Name</u>	<u>Total Funds</u>
1	RM028	Trailhead Entry Points and Cameras	\$ 199,000
2	RM036	Futsal Court	\$ 85,000
3	RM035	Enhance Scoreboards	\$ 85,000
4	RM034	Lindquist Field Enhancements	\$ 120,000
			<u>\$ 489,000</u>

City-Wide Priorities By Fund FY 2018-2022 Plan

Enterprise Utility Funds

Enterprise Funds

Enterprise Funds

<u>Administration</u> <u>Rating</u>	<u>Project #</u>	<u>Project Name</u>	<u>Total Funds</u>
Enterprise Funds			
Sanitary Sewer Utility			
1	SA009	Sanitary Sewer Master Plan Projects	\$ 8,000,000
			<u>\$ 8,000,000</u>
Storm Sewer Utility			
1	SU010	Storm Sewer Master Plan Projects	\$ 9,500,000
			<u>\$ 9,500,000</u>
Water Utility			
1	WU107	Pineview Wellfield	\$ 500,000
2	WU015	Distribution, Fire Flow, & Pressure Improvements	\$ 14,209,453
3	WU071	46th Street Pump House Reconstruction	\$ 220,000
4	WU106	Wheeler Creek Intake Structure	\$ 660,000
5	WU036	36" Water Transmission Line Replacement	\$ 17,220,508
			<u>\$ 32,809,961</u>

Ogden City Capital Improvement Plan

Summary Reports

Total of Project Summary by Project Group:

Provides funding detail for each project group alphabetically by group name beginning with General CIP fund, followed by Enterprise funds.

Funding Forecast – Project by Fund Type:

Provides funding detail for each department.

Note: Reports are based on current available project estimates. Project estimates do not suppose future budgets.



Ogden City Capital Improvement Plan

Total of Project Summary By Fund Type

Total Project Summary 2018-2022

General CIP Projects

Community & Economic Development

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	4,746,600	7,001,275	4,307,700	4,253,925	4,415,700	0	24,725,200
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	0	0	0
Other	7,719,750	9,896,190	9,628,780	9,628,780	7,494,500	0	44,368,000
Total	12,466,350	16,897,465	13,936,480	13,882,705	11,910,200	0	69,093,200

Fire Department

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	0	0	0	0	0	0	0
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	1,343,100	0	0	0	0	1,343,100
Bond	0	0	0	0	1,463,350	0	1,463,350
Other	0	0	0	0	440,000	0	440,000
Total	0	1,343,100	0	0	1,903,350	0	3,246,450

Management Services

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	1,275,000	880,200	850,000	898,400	898,400	0	4,802,000
Federal	300,000	0	0	0	0	0	300,000
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	1,575,000	880,200	850,000	898,400	898,400	0	5,102,000

Total Project Summary 2018-2022

Non-Departmental

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	261,500	161,500	161,500	161,500	161,500	0	907,500
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	0	0	0
Other	10,000	0	0	0	15,000,000	0	15,010,000
Total	271,500	161,500	161,500	161,500	15,161,500	0	15,917,500

Police Department

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	132,000	0	0	0	0	0	132,000
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	132,000	0	0	0	0	0	132,000

Public Services

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	2,639,890	2,637,740	2,594,221	2,789,640	3,889,640	0	14,551,131
Federal	0	451,850	2,796,669	0	0	0	3,248,519
State	0	0	0	0	0	0	0
B & C Road	237,260	237,260	237,260	237,260	237,260	0	1,186,300
Citizen	0	0	0	0	0	0	0
Enterprise	375,000	0	0	0	0	0	375,000
Bond	0	0	0	0	0	0	0
Other	20,536,600	12,952,300	3,618,900	0	0	0	37,107,800
Total	23,788,750	16,279,150	9,247,050	3,026,900	4,126,900	0	56,468,750

RAMP

Source	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Beyond	Total
General	24,000	0	0	0	0	0	24,000
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	0	0	0
Other	465,000	0	0	0	0	0	465,000
Total	489,000	0	0	0	0	0	489,000

Total Project Summary 2018-2022

Total General CIP Projects

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	9,078,990	10,680,715	7,913,421	8,103,465	9,365,240	0	45,141,831
Federal	300,000	451,850	2,796,669	0	0	0	3,548,519
State	0	0	0	0	0	0	0
B & C Road	237,260	237,260	237,260	237,260	237,260	0	1,186,300
Citizen	0	0	0	0	0	0	0
Enterprise	375,000	1,343,100	0	0	0	0	1,718,100
Bond	0	0	0	0	1,463,350	0	1,463,350
Other	28,731,350	22,848,490	13,247,680	9,628,780	22,934,500	0	97,390,800
Total	38,722,600	35,561,415	24,195,030	17,969,505	34,000,350	0	150,448,900

Total Project Summary 2018-2022

Enterprise Funds

Airport Fund

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	1,416,450	927,750	943,000	880,000	1,100,000	0	5,267,200
Federal	1,905,000	349,500	225,000	0	5,400,000	0	7,879,500
State	186,250	2,750	0	0	0	0	189,000
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	2,670,000	0	2,670,000
Other	0	25,000	0	405,000	505,000	0	935,000
Total	3,507,700	1,305,000	1,168,000	1,285,000	9,675,000	0	16,940,700

Golf Course Fund

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	290,000	290,000	290,000	290,000	290,000	0	1,450,000
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	0	0	0	0	0	0	0
Bond	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	290,000	290,000	290,000	290,000	290,000	0	1,450,000

Sanitary Sewer Fund

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	0	0	0	0	0	0	0
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	1,150,000	1,150,000	1,150,000	2,600,000	1,950,000	0	8,000,000
Bond	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	1,150,000	1,150,000	1,150,000	2,600,000	1,950,000	0	8,000,000

Total Project Summary 2018-2022

Storm Sewer Fund

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	0	0	0	0	0	0	0
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	1,500,000	1,500,000	1,500,000	2,500,000	2,500,000	0	9,500,000
Bond	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	1,500,000	1,500,000	1,500,000	2,500,000	2,500,000	0	9,500,000

Water Utility Fund

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	0	0	0	0	0	0	0
Federal	0	0	0	0	0	0	0
State	0	0	0	0	0	0	0
B & C Road	0	0	0	0	0	0	0
Citizen	0	0	0	0	0	0	0
Enterprise	1,680,000	0	4,736,484	13,196,738	13,196,739	0	32,809,961
Bond	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	1,680,000	0	4,736,484	13,196,738	13,196,739	0	32,809,961

Total - All Projects

<u>Source</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>Beyond</u>	<u>Total</u>
General	10,785,440	11,898,465	9,146,421	9,273,465	10,755,240	0	51,859,031
Federal	2,205,000	801,350	3,021,669	0	5,400,000	0	11,428,019
State	186,250	2,750	0	0	0	0	189,000
B & C Road	237,260	237,260	237,260	237,260	237,260	0	1,186,300
Citizen	0	0	0	0	0	0	0
Enterprise	4,705,000	3,993,100	7,386,484	18,296,738	17,646,739	0	52,028,061
Bond	0	0	0	0	4,133,350	0	4,133,350
Other	28,731,350	22,873,490	13,247,680	10,033,780	23,439,500	0	98,325,800
Total	46,850,300	39,806,415	33,039,514	37,841,243	61,612,089	0	219,149,561