

## EXHIBIT A

### LYNN COMMUNITY BACKGROUND

The Lynn Community Plan was prepared in response to neighbors who were concerned about a particular commercial use next to a single-family subdivision. Rather than evaluate only the adjacent zoning, a plan for the Lynn Community was developed. The Lynn Community has a history of strong neighborhood involvement in zoning issues. The community boundaries are the Business Depot Ogden to the west, Washington Boulevard to the east, North Street and the City limits to the north, and 12<sup>th</sup> Street to the south. The Lynn Community is home to the oldest neighborhood in Weber County, dating back to the 1850's. A majority of the existing historic pioneer homes are near 2nd Street and Wall Avenue, which was part of a settlement named Bingham's Fort. The Shoshone Tribe also lived in this area and would camp along the many creeks and natural springs. The Fort's

walls were constructed, but the gates were never installed or used because of the good relationship that was developed between the two groups. This community has a strong history of mixing cultures and taking the good that each has to offer and nurturing relationships even when there are differences.

#### Population Characteristics

The population of the Lynn Community is slightly younger than the rest of the city. Its under-five population is larger as a percentage than the city as a whole. It also has a smaller number of its residents which are older than 65.

The racial characteristics of the community closely resemble those of the rest of the city, except a smaller percentage of its population is black. The community also has a smaller percentage of its residents with some college education than the entire City.

#### **Population Characteristics in the Lynn Community (1986)**

| Population                                | Lynn Community | % of Community | Ogden  | % of Ogden |
|---|----------------|----------------|--------|------------|
| <b>Total Population</b>                   | 3,293          | 100%           | 63,909 | 100%       |
| <b><u>Population Characteristics:</u></b> |                |                |        |            |
| <b><u>Sex:</u></b>                        |                |                |        |            |
| <b>Male</b>                               | 1,535          | 47%            | 31,105 | 49%        |
| <b>Female</b>                             | 1,758          | 53%            | 32,804 | 51%        |
| <b><u>Age:</u></b>                        |                |                |        |            |
| <b>Under 5</b>                            | 385            | 12%            | 5,870  | 9%         |
| <b>5-17</b>                               | 689            | 21%            | 12,677 | 20%        |
| <b>18-24</b>                              | 387            | 12%            | 7,726  | 12%        |
| <b>25-34</b>                              | 646            | 20%            | 10,748 | 17%        |
| <b>35-44</b>                              | 309            | 9%             | 7,675  | 12%        |
| <b>45-54</b>                              | 255            | 8%             | 4,837  | 8%         |
| <b>55-64</b>                              | 240            | 7%             | 5,044  | 8%         |
| <b>65-74</b>                              | 199            | 6%             | 5,051  | 13%        |
| <b>75 and Over</b>                        | 183            | 6%             | 4,281  | 7%         |
| <b><u>Race:</u></b>                       |                |                |        |            |
| <b>White</b>                              | 2,999          | 91%            | 55,732 | 87%        |

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|  |     |     |        |     |
|--|-----|-----|--------|-----|
| <b>Black</b>   | 49  | 1%  | 1,632  | 3%  |
| <b>American Indian, Eskimo, Aluet</b>                      | 0   | 0%  | 766    | 1%  |
| <b>Asian or Pacific Islander</b>                           | 33  | 1%  | 1,252  | 2%  |
| <b>Other</b>   | 212 | 6%  | 4,527  | 7%  |
| <b>Hispanic Origin (any race)</b>                          | 318 | 10% | 7,533  | 12% |
| <b><u>Educational Attainment 25 years &amp; older:</u></b> |     |     |        |     |
| <b>Less than High-School Diploma</b>                       | 658 | 36% | 9,432  | 25% |
| <b>High School Graduate</b>                                | 538 | 29% | 10,014 | 27% |
| <b>Some College/College Degree</b>                         | 636 | 35% | 18,386 | 49% |

### **Land Use**

The Lynn Community is one of the few residential areas in the city where there are still large areas of vacant land-compared to other areas of the city. Some of these areas are still used for local farming. Single family residential is the main land use in the Lynn Community. Because there are three arterial streets in the community (Washington, Wall and 12<sup>th</sup> Street), there is a significant amount of commercial uses along these arterial streets.

| <b>Land Use</b>        | <b>Acres</b>    | <b>Community Percentage</b> |
|------------------------|-----------------|-----------------------------|
| Single family          | 271.66          | 26.69%                      |
| Duplex                 | 3.39            | .33%                        |
| Multi-family 3-4 units | 2.65            | .26%                        |
| Multi-family 5+ units  | 23.21           | 2.28%                       |
| Mobile Home            | 32.28           | 3.17%                       |
| Government/Institution | 50.87           | 5.00%                       |
| Commercial-Sales       | 94.42           | 9.28%                       |
| Commercial – Service   | 4.77            | .47%                        |
| Transportation/Utility | 114.78          | 11.28%                      |
| Vacant                 | 344.83          | 33.88%                      |
| Park                   | 24.42           | 2.40%                       |
| Manufacturing          | 50.65           | 4.98%                       |
| <b>Total</b>           | <b>1,017.93</b> | <b>100%</b>                 |

### **Zoning**

The Lynn Community has an interesting mix of commercial and residential zoning. Nearly 25% of the community is zoned for commercial uses. Again, the high percentage of commercial zoning can be attributed to the arterial streets which run through the community. The residential zoning is

predominantly R-1-6 which allows single family homes.

### **Zoning in the Lynn Community**

| <b>Zone</b>                        | <b>Acres</b> | <b>Community Percentage</b> |
|------------------------------------|--------------|-----------------------------|
| C-2 (Commercial)                   | 19.39        | 1.90%                       |
| C-1 (heavier commercial)           | 22.64        | 2.22%                       |
| CP-2 (Planned Commercial)          | 65.72        | 6.46%                       |
| CP-3 (heavier planned commercial)  | 22.20        | 2.18%                       |
| MP-1 (planned manufacturing)       | 125.31       | 12.31%                      |
| R-2 (two-family residential)       | 495.82       | 48.71%                      |
| R-3 (multiple family residential)  | 50.24        | 4.94%                       |
| RMH-1 (mobile home/rec Coach Park) | 95.14        | 9.34%                       |

Note: Does not include area for roads

### **Housing**

The Lynn Community has a variety of housing types. The single largest type is single-family homes. The smallest category of housing type is condominiums. The community has the largest number of mobile homes of any of the planning communities.

Almost 28% of the total housing stock is multi-family. The older houses in the community are between Washington and Wall.

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The newer dwelling units are located west of Wall Avenue. The oldest homes and farms in the community date back to the 1850's and 1860's, which are found along 2<sup>nd</sup> street.

### **Housing in the Lynn Community**

| <b>Type of Dwelling</b>           | <b># of Dwelling Units</b> | <b>As a % of Community Total</b> |
|-----------------------------------|----------------------------|----------------------------------|
| Single family                     | 778                        | 48%                              |
| Condominium                       | 30                         | 2%                               |
| 2-4 units                         | 199                        | 12%                              |
| 5 or more units                   | 264                        | 16%                              |
| Manufactured Mobile Home or other | 361                        | 22%                              |

### **LYNN CONCERNS**

#### **Isolated Neighborhoods**

1. Irregular configuration of mobile home parks

#### **Zoning**

2. The commercial and manufacturing uses on the arterial and major roads impact adjacent neighborhoods.
3. Multiple unit complexes that are built mid-block on a street, separate groupings of homes, e.g., pressure to zone vacant lots to multi-density on Harrisville Road.
4. The lack of height restrictions in the R-3 and R-4 zones where new apartments are being built in the center of blocks (i.e., infilling) among single family developments.
5. Ideal Trailer Court is in a commercial zone which abuts a residential zone. It is possible this development could transition to commercial uses. The Community Policies state commercial zones abutting residential zones should be "planned zones e.g., C-3 to CP-3.
6. The significant percentage of land in the area which is zoned commercial and manufacturing e.g., 24% of the total land

area in the Lynn Community and the degree of land (i.e., 20% commercial and 52% manufacturing) still vacant rather than developed.

7. The previous practice of allowing intrusion of commercial and multi-density developments onto single lots of existing subdivisions which creates problems for the neighborhood.
8. The single lot developments of commercial and manufacturing. Concern for commercial uses trailing down the street lot by lot.
9. There appears to be a discrepancy between C-1, C-2 and C-3 and CP zones. Is it time to amend the commercial zones to allow only CP and add standards to the Zoning Ordinance to treat all commercial zones similarly?
10. Design standards need to be added to the M-1 zones to protect adjacent neighborhoods and provide a more aesthetic look to Wall Avenue.
11. Should the Zoning Ordinance be amended to allow horses and other animals in residential zones?

#### **Liquor Uses**

12. Liquor uses in commercial zones adjacent to neighborhoods are a problem.

#### **Parks**

13. The impact on adjacent neighborhood from the 4<sup>th</sup> Street Park softball complex lights and public address system.

#### **Transportation**

14. Projected traffic volumes for 2005 indicate segments of Washington Boulevard, Wall and 12<sup>th</sup> Street will exceed capacity.
15. The degree of truck traffic within the Lynn Community:
  - a. A distinction must be made between through traffic on arterials and delivery trucks servicing businesses in the area;

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- b. The City Ordinances require fuel trucks to stay off certain roads, should this be extended to other kinds of trucks and types of roads?

### **Utilities**

16. Four street intersections do not meet the City's Street Lighting Plan.
17. The cost of installing water and sanitary sewer lines in the northwest portion of the Lynn Community may constrain future development.
18. Flooding at the intersection of Washington Boulevard and 2<sup>nd</sup> Street. Connecting the Harrisville Road storm sewer with the 7<sup>th</sup> Street storm sewer to alleviate the present situation will be a multi-million dollar project. Extension of the Harrisville line has yet to be scheduled in the 5-year Capital Improvement Plan.

### **Natural Features**

19. Development within the 100 year flood plain should comply with the City's Flood Plain Ordinance.
20. Flood damage to developments within the high water table area is possible.

### **Historic Preservation**

21. Development pressures around 2<sup>nd</sup> Street west of Wall Avenue continue to impact the preservation of the unique history of the area.
22. The historic pioneer structures found throughout the Lynn Community, especially along 2<sup>nd</sup> Street, should be

preserved as a legacy. Many of the homes have been listed on the local historic register but several have not. Efforts should be made to place as many historic structures on the registry as possible.

23. The historically significant lands should be memorialized by voluntary conservation easements and land use regulations aimed at harmonizing new development with the historic. Areas where significant events occurred should be memorialized for future generations to learn from and enjoy.
24. The future park proposed west of Wall Avenue may be an opportunity to preserve culturally significant lands where residents can learn about the events that took place in this area.



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## LYNN COMMUNITY PLAN

### 1. COMMUNITY POLICIES

### 2. IMMEDIATE CHANGES TO THE ZONING MAP

- a. Addition of "P" zoning designations to all commercial and manufacturing zones which abut neighborhoods.
- b. Zoning to reflect the use:
  1. City property as part of the 4<sup>th</sup> Street Park from CP-2 to R-2
  2. Lynn Elementary from R-3 to R-2
  3. A 4.2-acre parcel on 9<sup>th</sup> Street between Wall Avenue and Meadowbrook PRUD from M-1 to R-2
  4. Ideal Trailer Court from C-3 to Rmh-1
- c. Rezone parcels which were rezoned with promises of specific developments which never took place.
  1. The southeast corner of 2<sup>nd</sup> Street and Wall Avenue (from R-3 to R-2)
  2. The property east of Beus Mobile Home Park between 2<sup>nd</sup> and 4<sup>th</sup> Streets from R-4 to R-2
  3. The vacant parcels of property zoned R-3 between Grant Avenue and Washington Boulevard from 9<sup>th</sup> Street north to approximately 650 South (from R-3 to R-2)

### 3. PLANNING GUIDELINES FOR THE FUTURE

- a. Entertain proposals in the future for, but does not promise, specific zoning:
  1. For a mobile home subdivision to the west of Urban Estates on North Street to finish that neighborhood.
  2. For higher density residential (R-3) between Washington Boulevard and Wall Avenue
  3. For possible CBC or high density residential for the parcels presently zoned CP-3 on North Street east of

Harrisville Road and on Wall Avenue north of Fred Myers.

4. For MP-1 or CBC on the Upland property east of DDO on 2<sup>nd</sup> Street.
5. For R-2 or Rmh-1 of Ideal Trailer Court
6. Property at 291 10<sup>th</sup> Street, east of the Fred Myers Shopping Center and south of the Church, R-2 or R-4
7. For C-3 on the properties east and west of Wall Avenue between approximately 200 West and 300 East; 7<sup>th</sup> Street to 975 South (currently zoned M-1)

#### **Resolution 2002-27 adopted 8/27/2002**

- b. Family Center should have a definite edge. Options for zoning shall include R-2 and R-3. A CP-2 Conditional Zoning option is provided for the R-3 property located south of North Street, west of Harrisville Road, and north of the Family Center, as such area is more specifically identified on the Community Plan Map, subject to the following conditions:
  1. A minimum development of five acres
  2. A master-planned, mixed-use development, which included commercial and residential uses and meeting the intent of Involve Ogden; and
  3. Continuation of Dan Street connecting from Wall Avenue to Harrisville Road.

#### **Res 2001-27 adopted 9/21/01**

- c. Endorse the idea of a neighborhood park west of Wall Avenue, the placement of which is not known, preferably centrally located in the neighborhood. The owner of land in the center of the block north of 2<sup>nd</sup> Street between Wall Avenue and Lynne School Lane has expressed interest in creating a park on this site.

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- d. Consider zoning options of the four corners at 2<sup>nd</sup> and Wall based on the following:

1. The vacant southeast and northwest corners be rezoned and developed prior to consideration of the other corners which have uses on them, unless such consideration of the other corners is for R-3 zoning.
2. Any zoning consideration will be Conditional Overlay zoning with a development agreement to ensure design and use compatibility with the character of the area. Compatibility considerations shall include, but not be limited to, single story buildings, pitched roofs, and brick or atlas brick as the primary exterior material. Without limitation on other possible use restrictions, in no event shall convenience stores and service stations be an allowed use.
3. Zoning options will only be considered on the northeast corner, southeast corner and southwest corner if the individual parcels on the respective corners are combined. Combining properties shall not extend beyond the limit of the corners as defined by the map.
4. Zoning option considerations are:  
Northeast corner – R-3/CO  
Northwest corner – R-3/CO, PI/CO or C-1/CO  
Southwest corner – R-3/CO  
Southeast corner- R-3/CO or C-1/CO

**Ord 2005-36 adopted 6/7/2005**

- e. Consider expansion of C-3 zoning along the north edge of 9<sup>th</sup> Street only as expansion of existing commercial facilities, subject to the establishment of a Conditional Overlay Zone (CO) and the owner entering into a development agreement meeting the

requirements of Section 19-39-7 of the Municipal Code.

**Ord 2006-14 adopted 4/25/06**

- f. Northwest corner of 7<sup>th</sup> and Washington- C-3/CO zoning option possible if development shows compatibility in design and land use to surrounding land uses and provides adequate protection to mitigate potential impacts to adjacent land uses.

**Ord. 2006-55 adopted 9/5/06**

- g. Zoning option of C-3/CO between 189 West and 200 West on the south side of 7<sup>th</sup> Street.

**Ord 2007-45 adopted 7/3/07**

- h. Zoning option of C-3/CO between about Kiesel and Grant at 608 Grant if the following conditions are included in the development agreement:
1. Zoning option be considered for senior housing use only;
  2. Proper edges be maintained and created where needed to protect the residences; and
  3. Development shall include design standards to integrate the development to the existing residential neighborhood.

**Ord #2012-29 adopted 5/22/12**

- i. When considering zone changes in the area north and south of 2<sup>nd</sup> Street west of Childs Avenue, the planning commission and city council should review the history of the site and area. The commission and council should consider measures to preserve historic structures or features or memorialize culturally significant sites in harmony with future development.
- j. Historic preservation should be promoted in this community.
- k. Consider creating a historic district or neighborhood conservation district along 2<sup>nd</sup> Street.
- l. Historic structures that are considered contributing should be placed on the Ogden City Register of Historic

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Resources and preserved into the future.

- m. Land where important historic events occurred should be memorialized.
- n. Monuments and markers should be used to identify the area's history to inform the public of the historic events that occurred in the first neighborhood in Weber County and the charitable association between the early settlers and the Shoshone Tribe.
- o. Existing small farming operations along 2<sup>nd</sup> Street and 7<sup>th</sup> Street should be allowed to operate as their historic use.

#### **4. PLAN MAP - - see attached**

#### **5. DIRECTIONS TO THE STAFF**

- a. The Engineering Staff should complete and record the alignment of both Century Drive between North and 12<sup>th</sup> Streets and Grant Avenue between 2<sup>nd</sup> and 4<sup>th</sup> Streets.
- b. The Planning Staff should study the possibility of creating a zoning ordinance exclusively for mobile home subdivisions.
- c. Review commercial zones to eliminate C zones in preference to CP zones; add standards for review to the Zoning Ordinance in order to eliminate the need to have Planning Commission review of all CP applications, except on appeal.
- d. Add design standards to the M-1 zones.

- e. Plant trees along the edge of 4<sup>th</sup> Street Park on 4<sup>th</sup> Street and Wall Avenue rights-of-way. Also prepare parking options on 4<sup>th</sup> Street to minimize impact to adjacent residential uses.
- f. Prepare options regarding horse and other animals for possible Zoning Ordinance amendments. Such options should look at animals for residential use only (not business), space requirements and design standards.
- g. Contact Utah Power & Light to add missing streetlights at the five locations identified in order to meet the Ogden Street Lighting Plan.
- h. Request the Utah Department of Transportation to do a speed study on Wall Avenue between North and 12<sup>th</sup> Streets.
- i. Work with UDOT to assure a stop light is added at the intersection of Wall Avenue and 7<sup>th</sup> Street.

#### **Zoning Changes adopted by the Ogden City Council on December 4, 1986.**

**Amended July 5, 1990 (R-51-90)**

**Amended October 18, 1990 (R-86-90)**

**Amended March 23, 1999 (R-99-14)**

**Amended September 25, 2001 (R-2001-27)**

**Amended August 27, 2002 (R-2002-27)**

**Amended June 26, 2005 (Ord 2005-36)**

**Amended April 25, 2006 (Ord. 2006-14)**

**Amended September 5, 2006 (Ord 2006-55),**

**Amended July 3, 2007 (Ord. 2007-45)**



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