



**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL AND
PLANNING COMMISSION
WORK SESSION**

**TUESDAY, APRIL 30, 2024
6 PM IN EOC ROOM**

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Jeanette Smyth, Doug Stephens, and Jeremy Howe

PLANNING COMMISSIONERS PRESENT

Chair John Bradley, Commissioners Robert Bruderer, Norbert Didier, Broc Gresham, and Brian Mitchell (Commissioner Mitchell attended electronically)

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Planners Mark Vlasic and Madison Merrill

OTHERS PRESENT

Francis Lilly and Megan Townsend (Ms. Townsend attended electronically)

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link:

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/CCPC240430_1609.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

Note: The meeting was a working dinner, so those attending dished their meals before beginning the meeting.

I. CALL TO ORDER

- At 6:09 pm, Mayor Porter welcomed those present and called for a motion to begin the meeting 00:00:00

Council Member Howe so moved, followed by a second from Council Member Stewart. Council Members Stewart, Howard, Smyth, Stephens, and Howe all voted aye.

- Mayor Porter asked those present introduce themselves
00:00:52
- Planner Madison Merrill gave an overview of the meeting and introduced Mr. Lilly, the presenter
00:02:40

II. PRESENTATIONS

Francis Lilly, Millcreek City Assistant City Manager/Planning and Zoning Director

- Mr. Lilly gave a visual presentation on how Millcreek City created a city center. See Attachment A.
00:05:55

Megan Townsend, Wasatch Front Regional Council Community and Economic Development Director

- Ms. Townsend also had a visual presentation. See Attachment B. She discussed how the Wasatch Front Regional Council could help fund projects through grants.
00:59:13

III. Q&A AND DISCUSSION ON PRESENTATIONS

- Those present asked most of their questions during the presentations, so they spent some time discussing what was presented
01:09:42

IV. DISCUSSION ON GENERAL PLAN CATALYTIC PROJECTS

01:17:07

- Ms. Merrill had prepared a handout of the catalytic projects for those present. See Attachment C.

V. ADJOURN

- At 7:59 pm, Mayor Porter called for a motion to adjourn the work session
01:47:47

Council Member Howe so moved, followed by a second from Council Member Smyth. All present voted aye.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council and Planning Commission Work Session held Tuesday, April 30, 2024.


Leesa Kapetanov, City Recorder

May 21, 2024
Date Approved by the City Council

ATTACHMENT A

Visual Presentation by Mr. Lilly

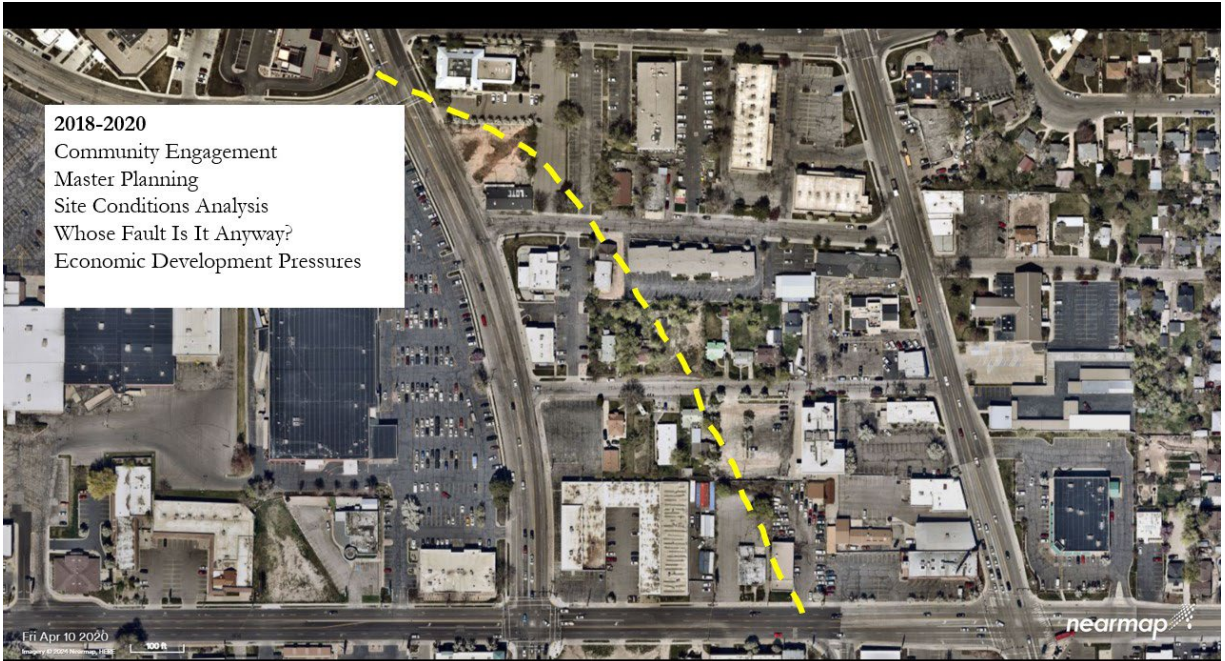


THE INSIDE STORY OF THE CREATION OF MILLCREEK COMMON AND MILLCREEK'S CITY CENTER

*Presentation to the South Ogden City Council and Planning Commission
30 April 2024*

Envisioning a Center for Millcreek







Millcreek Common is not just wider than what was envisioned in the Master Plan, but it's bigger: +/- 5.3 acres, not 4.2 acres

City Center Implementation

What the world sees



City Center Implementation

What we see



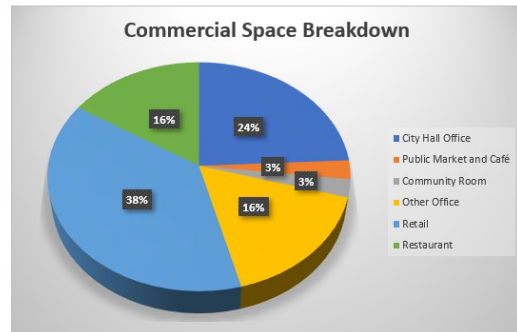
	Project	Address	Developer	General Contractor	Status	Dwellings	Commercial Area (sf)	Parking Spots	Notes
1	The Richmond	1280 E Villa Vista Ave	Cottonwood Residential	Rimrock	Under Construction	330	13,000	459	
2	Cottonwood Highland	1323 E Villa Vista Ave	Cottonwood Residential	Big-D	Under Construction	250	15,000	296	
3	MC33	3320 S Highland Dr	SOAR Realty	TBD	Technical Review	119	25,404	247	Owner Occupied
4	33rd South Apartments	1300 E 3300 S	Cottonwood Residential	Layton	Technical Review	226	7,735	307	
5	City Hall and the Westery	1311 E 3300 S	Cottonwood Residential / City	Layton / Oakland	Approved for Construction	197	91,319	448	City Hall and Shared Parking
6	Millcreek Flats	1350 E Miller Ave	Boyer Company	TBD	Approved for Construction	217	6,851	337	
7	Brick Lofts Phase I	1395 E Miller Ave	PEG Development	TBD	Approved for Construction	89	-	148	
8	The Archer	1285 E Villa Vista Ave	Cottonwood Residential	TBD	Technical Review	78	4,421	118	
9	Millcreek Common North	1330 E Woodland Ave	Cottonwood Residential	TBD	Technical Review	58	9,561	111	
10	MC29	1291 E Villa Vista Ave	SOAR Realty	TBD	CCOZ Pre-Application	79	4,421	118	
11	Medical Office	3179 S Highland Drive	Millcreek Medical Holdings	TBD	CCOZ Pre-Application	-	21,000	71	Overflow Parking for Millcreek Common
Totals						1,643	198,792	2,720	

Project Status Legend		
Pending Application	Application in Review	Permitted
CCOZ Pre-Application Meeting	Development Agreement Pending	Approved for Construction
Development Review Committee Meeting	Preliminary Approval Pending	Building Permit Issued
	Technical Review Pending	Under Construction



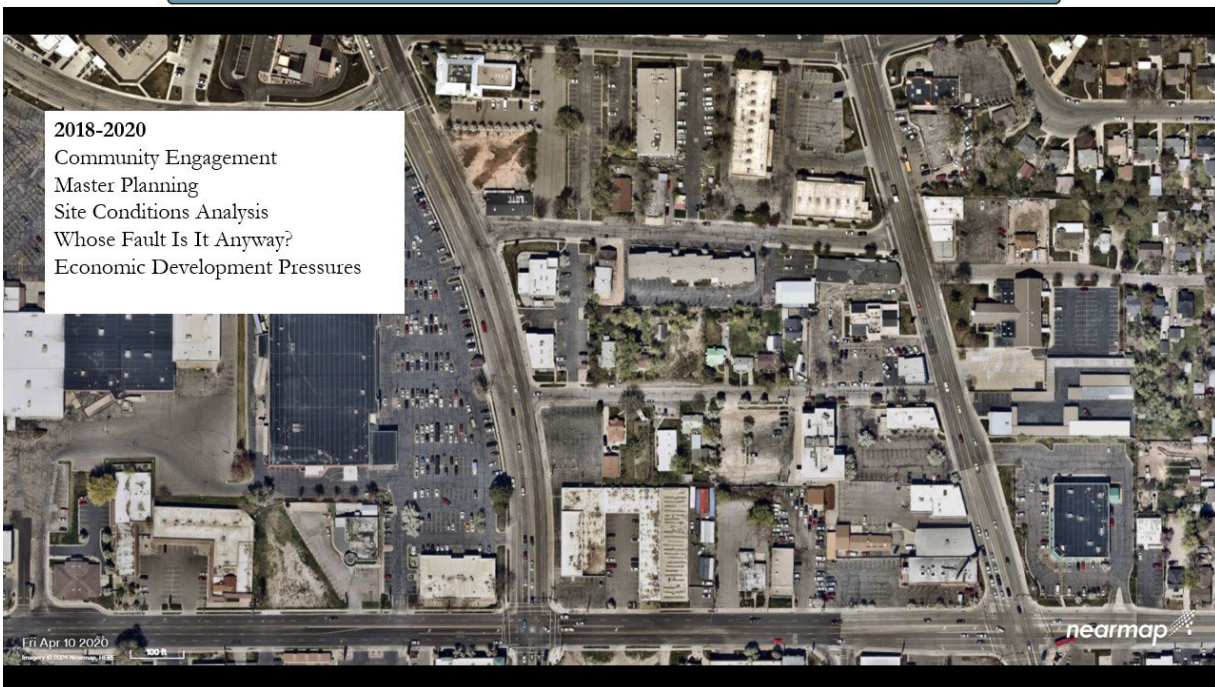
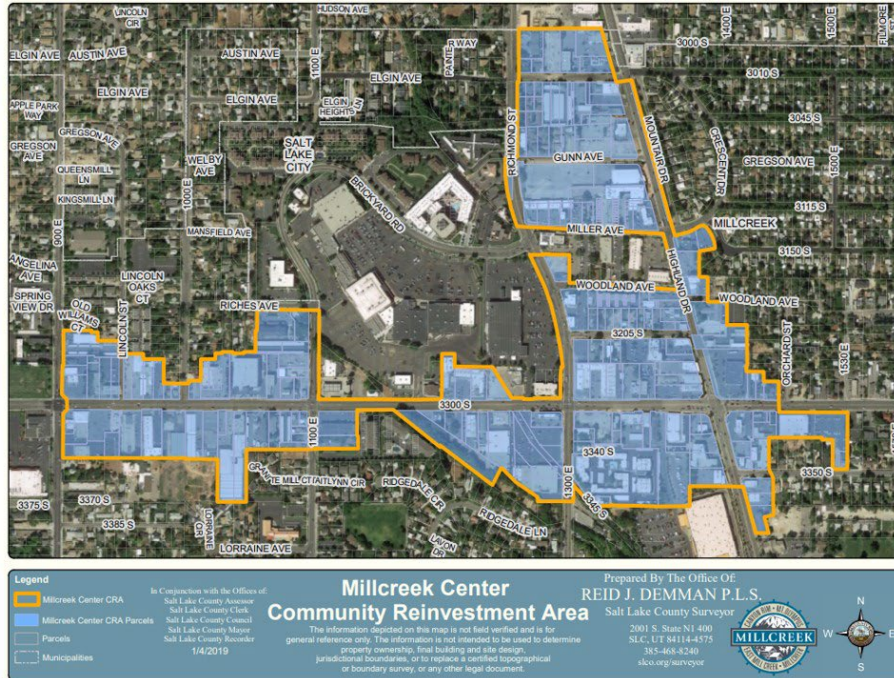
CCOZ DISTRICT	Greatest Impact Scenario - New Development		In Review or Approved for Construction	
	Nonresidential SF	Dwellings	Nonresidential SF	Dwellings
Neighborhood District	142,000	1,640	36,842	826
Mill Center	427,000	1,059	107,731	472
Marketplace	321,000	1,042	54,219	345
Total	890,000	3,741	198,792	1,643

Note: The Greatest Impact Scenario was established for the purposes of the Highland Drive Corridor Study, to describe the potential traffic impacts, assuming an aggressive development scenario, and assuming a three-lane section for Highland Drive. See Table 15 on Page 35 of the Highland Drive Corridor Traffic Impact Study. The numbers described in the Greatest Impact Scenario are for new development, but the Traffic Study assumes that some existing development will remain.



Implementing a Vision in Under Four Years

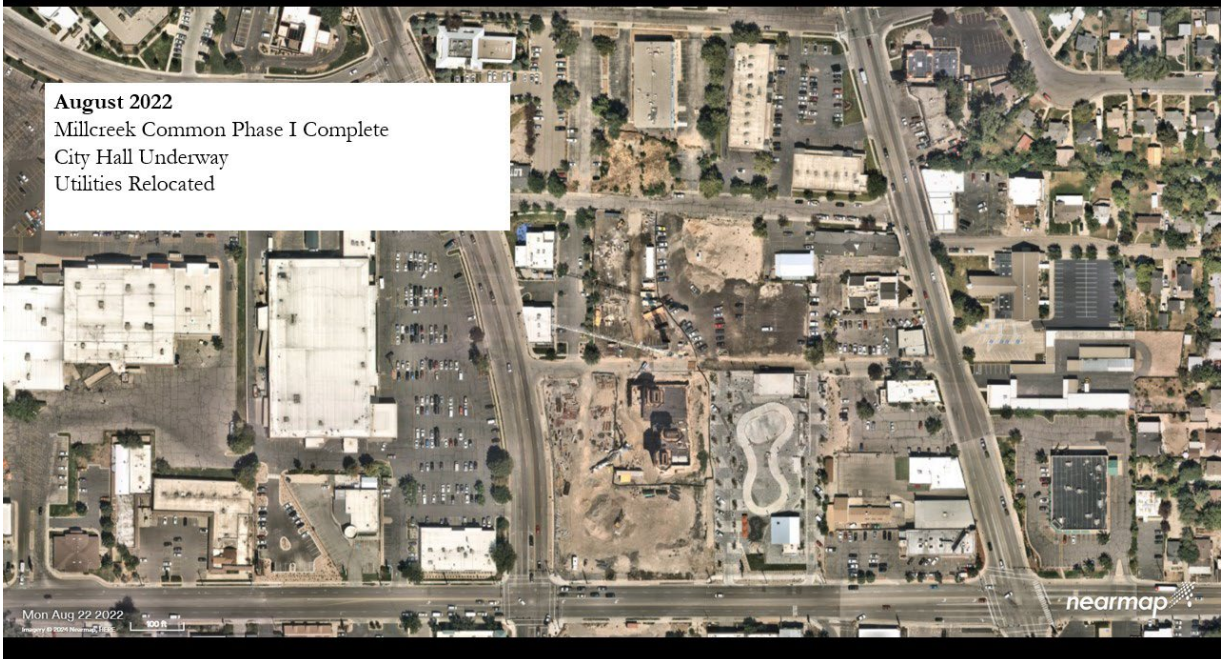




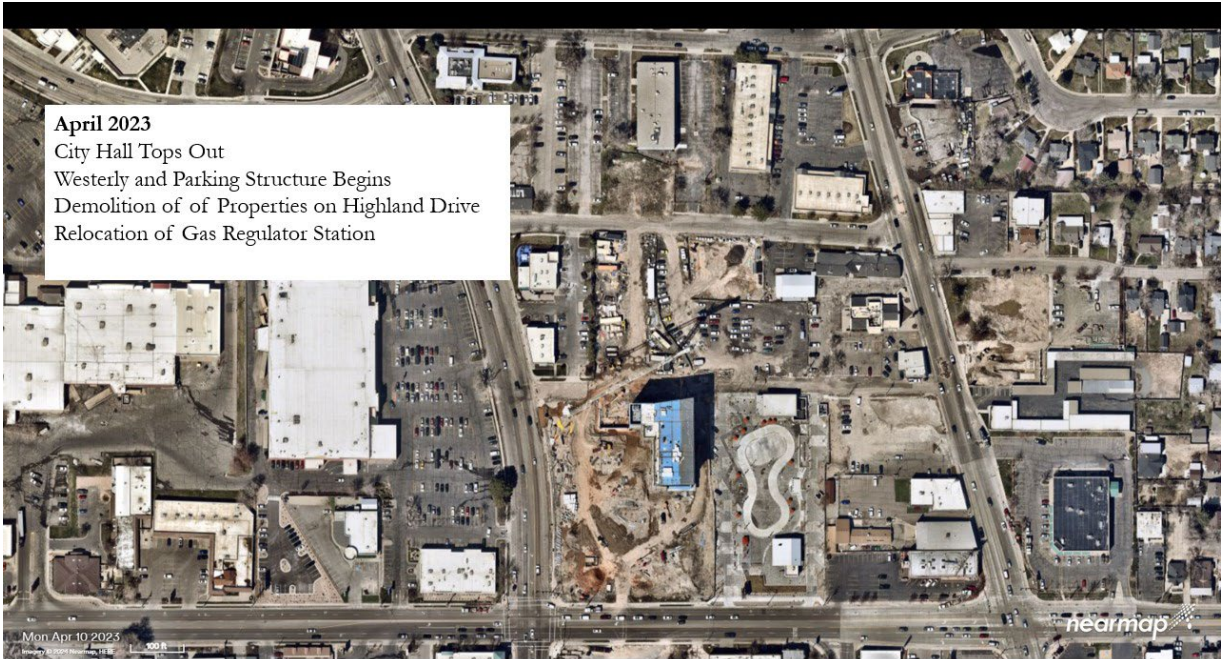




April 2022
Millcreek Common Almost Complete
City Hall Underway
More Property Demolition
Removal of Billboard / Digital District Sign



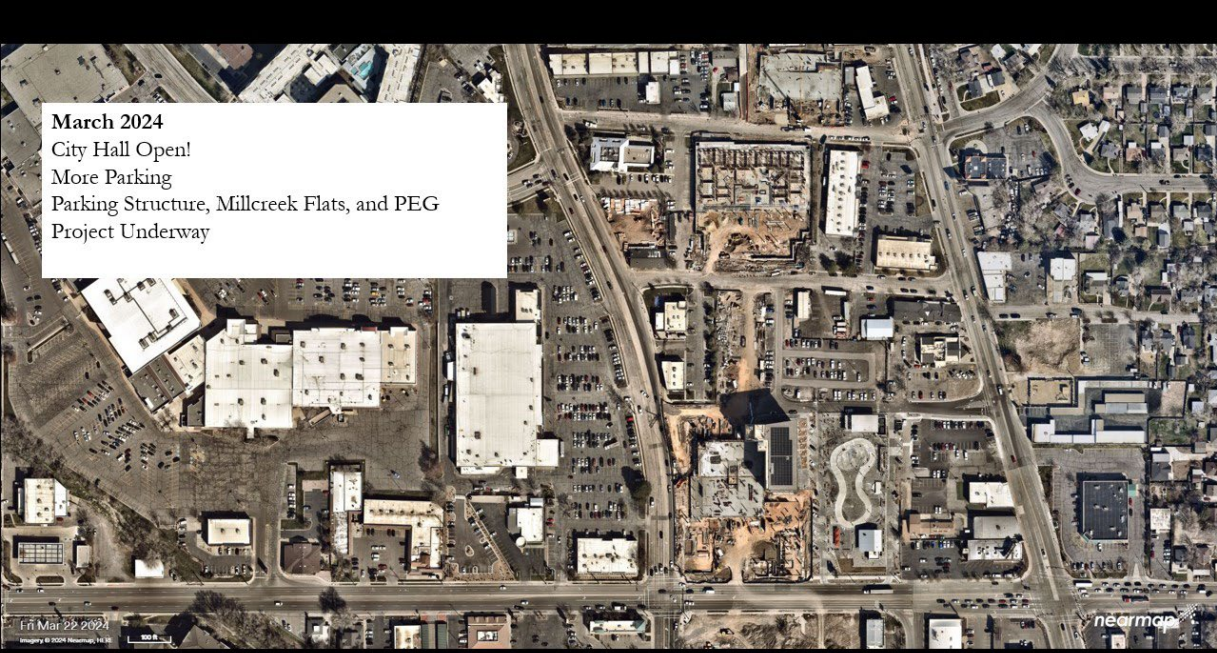
August 2022
Millcreek Common Phase I Complete
City Hall Underway
Utilities Relocated



April 2023
City Hall Tops Out
Westerly and Parking Structure Begins
Demolition of Properties on Highland Drive
Relocation of Gas Regulator Station



August 2023
City Hall Almost Complete
Footings for Parking Structure Underway
Temporary Parking
Construction of Millcreek Flats Begins



March 2024
City Hall Open!
More Parking
Parking Structure, Millcreek Flats, and PEG
Project Underway



How is it all paid for?

- \$20 million municipal bond (that is being paid for by CRA increment)
- \$500,000 Utah Outdoor Recreation Grant for ice ribbon
- \$200,000 Utah Outdoor Recreation Grant for climbing
- \$2,500,000 ARPA state grant for public parking adjacent to shovel-ready housing
- \$2,500,000 ARPA state grant for open space adjacent to shovel-ready housing (MC Phase 1)
- \$2,500,000 ARPA state grant for open space adjacent to shovel-ready housing (MC Phase 2)
- \$39 million municipal bond (our new mortgage for City Hall, but at only 2.14% interest)
- \$460,000 Rocky Mountain Power BlueSky Grant for solar panels on the roof
- \$2,500,000 Land Water Conservation Fund grant through National Park Service (MC Phase 2)
- Naming rights sold on the Granite Credit Union Adventure Hub
- Some from smaller grants and the General Fund to fill in the gaps



- Approximately 2.5 acres in Phase One.
- Angled parking on either side.
- Skate loop
- Adaptable for large and small events, specific programmed activities, and spontaneous interactions.
- Retail or restaurant uses on either side of the Common.
- Adventure Hub and main Common area completed June 2022.

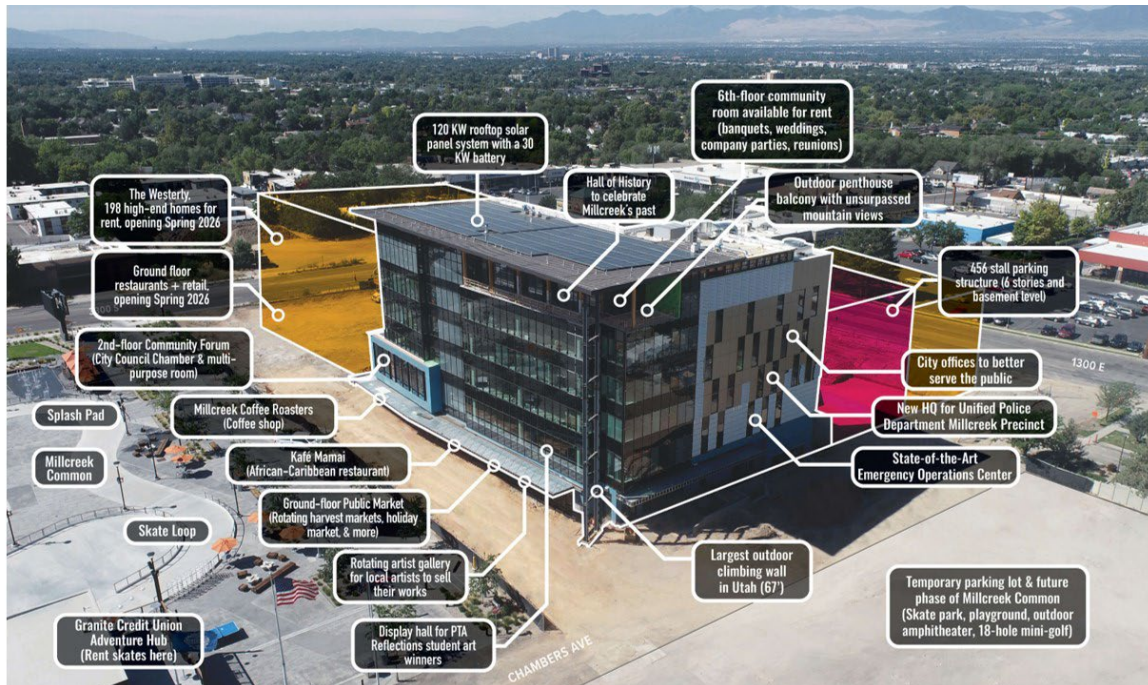




Millcreek City Hall

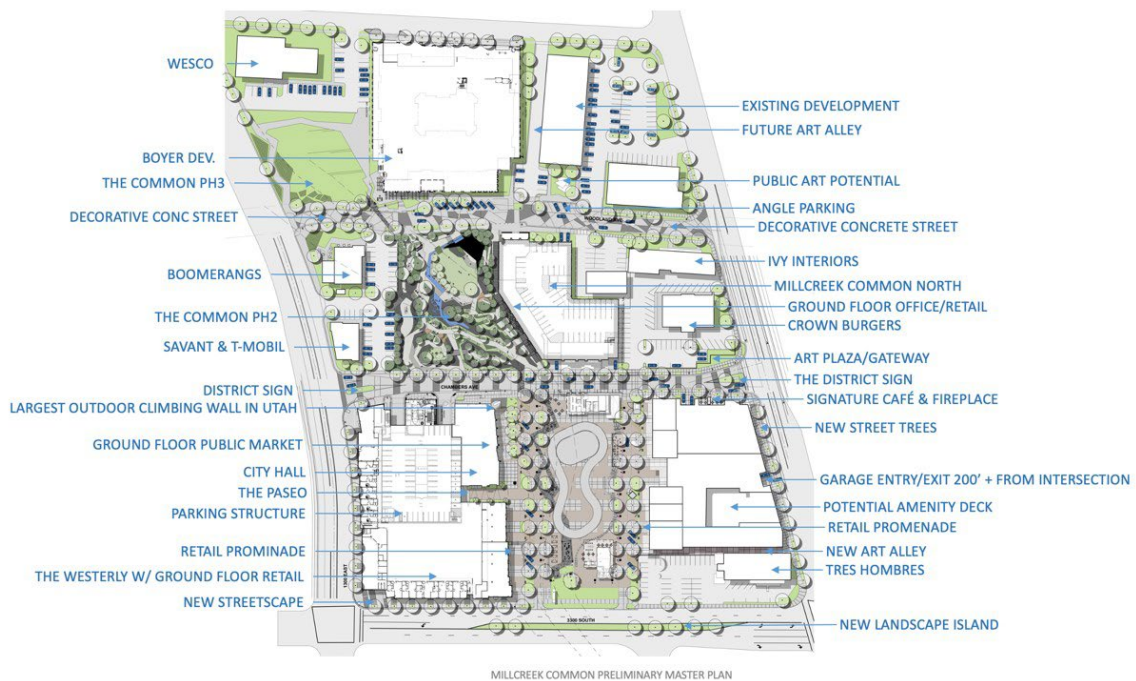
- \$39 million bond
- MHTN Architects
- Okland Construction
- 1st Floor Public Market
- Millcreek Precinct of the Unified Police Department
- 6th Floor Community Room
- 80' tall Climbing Wall
- 450 stall parking structure
- Public/Private Partnership







**The Westerly mixed-use building +
City Hall (view from corner of Millcreek Common & 3300 S)**





9

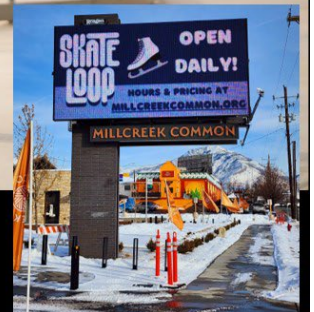
MILLCREEK COMMON PHASE 2 THE CANYON

Using Events and Iconic Spaces to Make a Place





MILLCREEK
Common










Lessons Learned

- Communicate clearly and engage the public, constantly.
- Consider a master developer and the trade-offs that implies.
- Invest in property, strategically.
- Have conversations with utility providers, early.
- Understand the ongoing budgetary impacts of these decisions.
- Everything will be more expensive than you think it is now.



Lessons Learned

- Discern your communities wants and needs. It may or may not be tall buildings and a skating rink.
- Look for good local examples that are popular – or not. (Sugar House v. Holladay) to help you understand what your community wants and needs.
- Once you find out what your community wants and needs, look for good examples locally and nationally. No need to reinvent the wheel.



Lessons Learned

- Civic events and civic life are the secret sauce.
- Avoid overdesigning and overprogramming spaces. Adaptable spaces that can grow and change over time are better.
- Include something of value for the entire community, especially those who don't come to a 6 pm meeting.



Cottonwood Residential



1

The Richmond – 1280 E Villa Vista Ave

- Under Construction (Spring 2024 completion)
- 330 Dwellings
- 13,000 SF Commercial Area
- 459 Parking Stalls





Cottonwood Residential

2

Cottonwood Highland – 1323 Villa Vista Avenue

- Under Construction (Fall 2023 completion)
- 250 Dwellings
- 15,000 SF Commercial Area
- 296 Parking Stalls



SOAR Realty

3

MC33 – 3320 Highland Drive

- Technical Review
- 119 Dwellings
- 25,484 SF Commercial Area
- 247 Parking Stalls





Cottonwood Residential

4

33rd South Apartments– 1306 E 3300 S

- Technical Review
- 226 Dwellings
- 7,735 SF Commercial Area
- 367 Parking Stalls



Cottonwood Residential/City

5

The Westerly– 1311 E 3300 S

- Approved for construction
- 197 Dwellings
- 91,319 SF Commercial Area
- 448 Parking Stalls
- City Hall and Shared Parking



Boyer Company



6

Millcreek Flats – 1350 E Miller Ave

- Approved for construction
- 217 Dwellings
- 6,851 SF Commercial Area
- 337 Parking Stalls



PEG Development



7

Brick Lofts Phase II – 1353 Miller Ave

- Approved for construction
- 89 Dwellings
- 148 Parking Stalls



Cottonwood Residential



8

The Archer – 3055 S Richmond St

- Technical Review
- 78 Dwellings
- 4,421 SF Commercial Area
- 116 Parking Stalls



Cottonwood Residential



9

Millcreek Common North

- CCOZ Pre-Application
- 58 Dwellings
- 12,117 SF Commercial Area
- 116 Parking Stalls



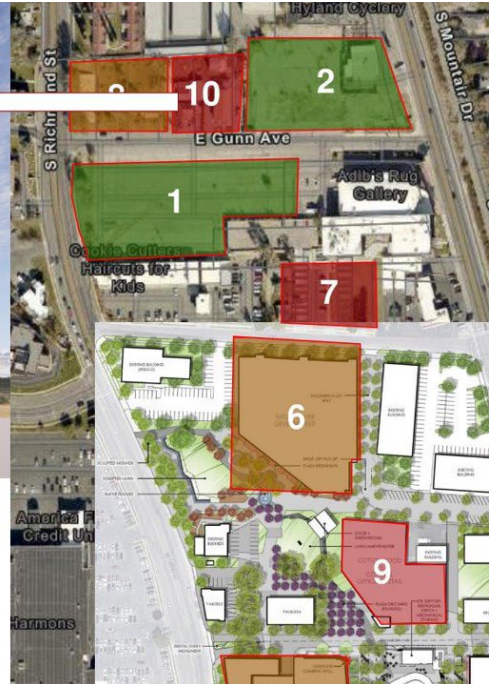


SOAR Realty

10

MC29 – 3055 S Richmond Street

- CCOZ Pre-Application
- 78 Dwellings
- 4,421 SF Commercial Area
- 118 Parking Stalls



Millcreek Medical Holdings

11

MC29 – 3179 S Highland Drive

- CCOZ Pre-Application
- 3 story medical office
- 21,000 SF Commercial Area
- 71 Parking Stalls



ATTACHMENT B

Visual Presentation by Ms. Townsend



**TRANSPORTATION
AND
LAND USE CONNECTION**

**and Center Implementation in
South Ogden**

April 30th, 2024

Megan Townsend, Community and Economic Development Director



Transportation and Land Use Connection

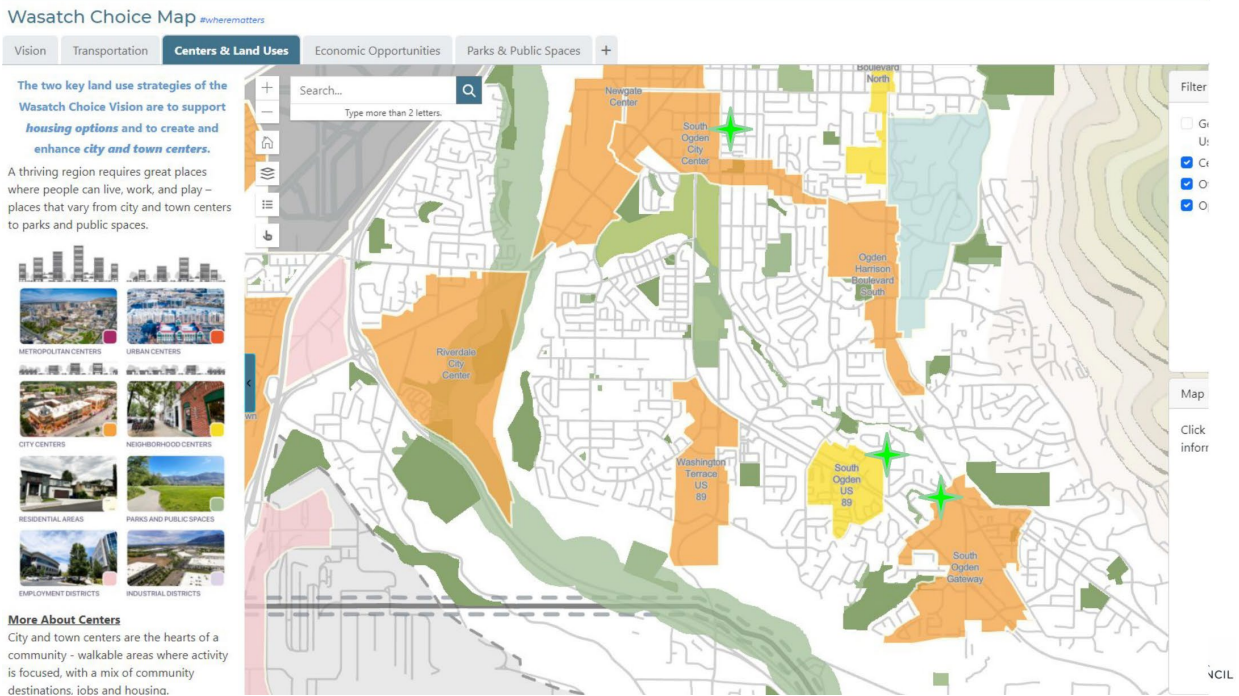
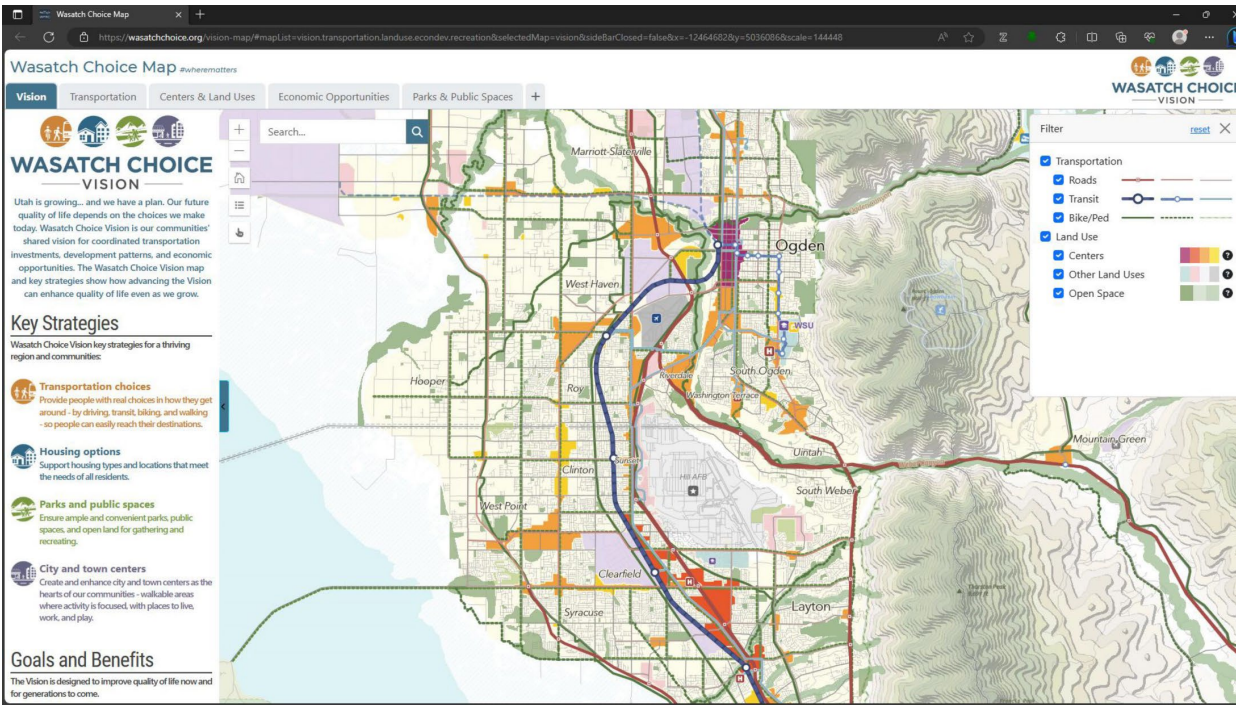
Planning technical assistance,

GOALS:




- **Maximize the value of investment in public infrastructure**
- **Enhance access to opportunities**
- **Increase travel options to optimize mobility**
- **Create communities with opportunities to live, work, and play**

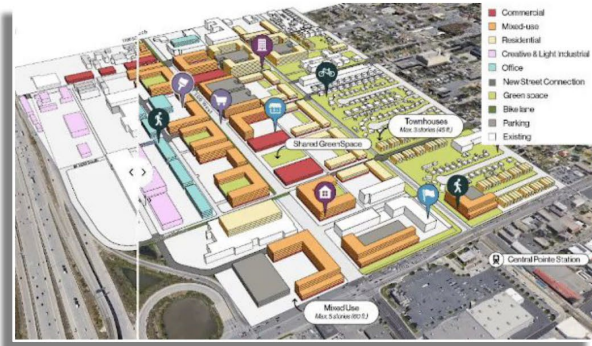
***...implementing the Wasatch
Choice Vision and achieving
community objectives***





Technical Assistance for...

-  PLANS, STUDIES
-  POLICIES, ORDINANCES
-  IMPLEMENTATION STRATEGIES

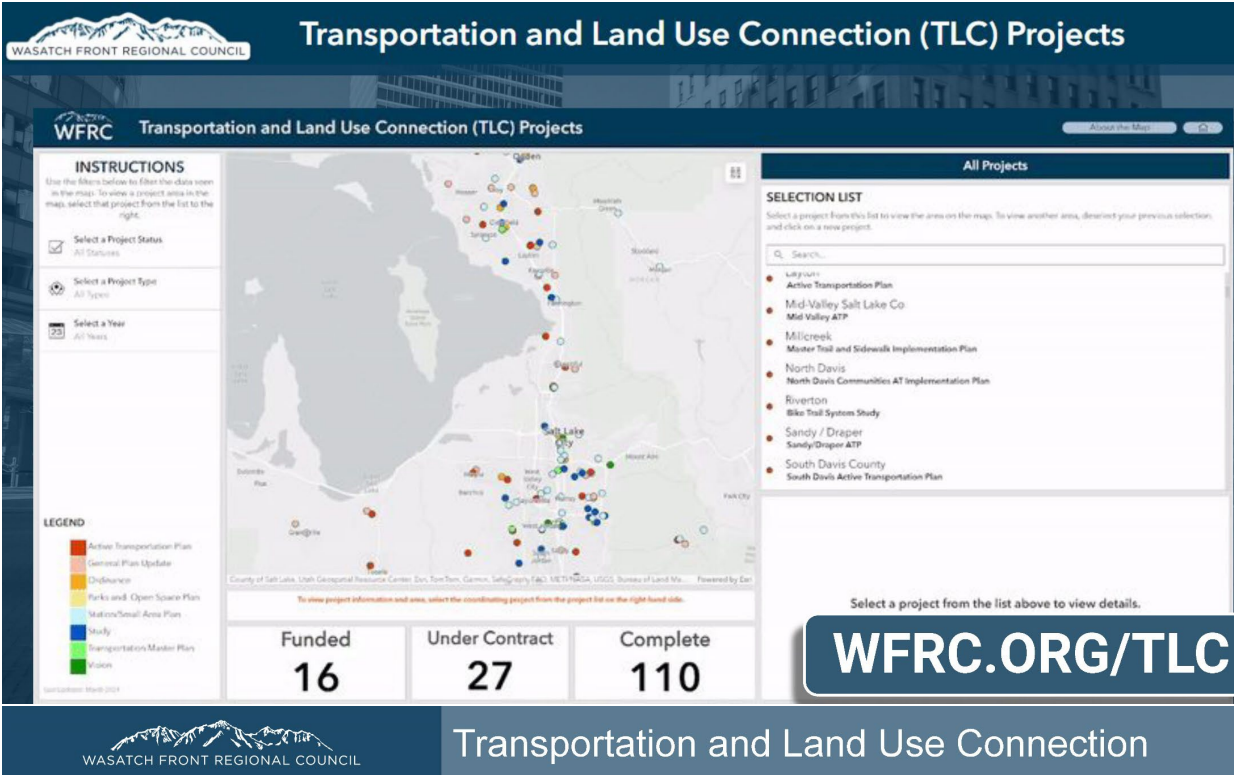


~ \$2 million annually, for technical assistance through consultants and staff



**GORDON AVE &
HIGHWAY 89 – TOWN CENTER
MASTER PLAN**





- **ANNUAL FUNDING: ~\$2 million**
- **LETTER OF INTENT DUE: end of September 2024**
- **APPLICATION DUE: early December 2024**
- **PROJECT ANNOUNCEMENT: March 2025**



Megan Townsend
Community and Economic Development Director
mtownsend@wfrc.org
801.404.8925



ATTACHMENT C

Handout from Ms. Merrill

CATALYTIC PROJECT PRIORITIZATION

South Ogden Planning Commission
June 8, 2023

PLANS AND STUDIES

Priority 1: Conduct a feasibility study to implement two grade-separated or at-grade street crossings along Washington Boulevard. Implement results (Item 2).

Priority 2: Conduct feasibility studies for the proposed trail corridors and create streetscape standards for South Ogden's centers (Items 4 & 6).

Priority 3: Design the City Center west of Washington Boulevard as a thriving and vibrant mixed-use center, including the creation of a Small Area Master Plan for a community gathering place. (Items 1 & 9).

PROGRAMS AND MONITORING

Priority 1: Promote business in South Ogden by continuing to push "Shop South Ogden" and by incorporating art into the City's annual budget and organizing an arts committee to help plan and implement art throughout the city (Items 3 & 10).

Priority 2: Create a street tree program to promote tree planting and removal of hazardous trees. Expand South Ogden's urban forest along its major corridor, and partner with nonprofits to educate residents on tree selection and care. (Items 6 & 13).

Priority 3: Incentivize appliance and landscape retrofits, secondary water meters, smart irrigation timers, water rates and pricing, and fines. (Item 7).

Priority 4: Expand public education efforts to encourage efficient watering, waterwise landscaping, use of low-flow plumbing fixtures, and other water-saving practices (Item 16).

DESIGN AND CONSTRUCTION

Priority 1: Convert City Hall into an exemplary water-wise landscape and demonstration area (Item 5).

Priority 2: Construct the proposed bicycle and pedestrian facilities outlined in the Active Transportation Plan, including the multi-use trail along US-89/Washington Blvd. (Items 3 & 6).

Priority 3: Design and implement the gateways, nodes, landmarks, and streetscape improvements (improved sidewalks, pedestrian crossings, street trees, etc.) identified in the General Plan (Items 4 & 7).



IMPLEMENTATION

The established goals and policies in the preceding chapters are only the first step toward realizing the vision for South Ogden's future. To ensure success, this chapter provides and prioritizes a list of "catalytic projects," which are tangible, project oriented actions that will help realize the vision outlined in this plan.

CATALYTIC PROJECT ASSESSMENT

Key catalytic projects were extracted from the implementation measures in each chapter. These projects are recommended for prioritized implementation to ensure the City grows and develops as envisioned. The catalytic projects are classified into three categories: Plans & Studies, Programs & Monitoring, and Design & Construction, and presented in order of priority in Tables 7.1 - 7.3. A project's Priority Score determines its recommended phasing, with a score higher than 15 indicating high-priority (completion within five years), a score between 13 and 15 indicating medium-priority (completion within 5-10 years), and a score lower than 13 indicating low-priority (completion within 10+ years). The relevant chapters for each item are indicated by the symbols below:



Chapter 2:
Land Use &
Placemaking



Chapter 3:
Transportation



Chapter 4:
Economic
Development



Chapter 5:
Housing



Chapter 6:
Water Use &
Preservation

METRICS

The following three metrics were used to calculate the Priority Scores for each catalytic projects. Each metric was scored with different weights to account for the varying level of importance of each in community development.

COST

Assesses the overall public costs required to implement each project. Cost categories are divided into Low (<\$500,000, 9 points), Medium (\$500,000-\$5,000,000, 6 points), and High (>\$5,000,000, 3 points) categories.

POSITIVE COMMUNITY IMPACT

Assesses the potential positive impact on the community, using the overarching community goals and objectives as the basis. Categories are divided into High (6 points), Medium (4 points), and Low (2 points) levels of positive impact.

EASE OF IMPLEMENTATION

Assesses the relative ease or difficulty of implementing the various catalytic projects, which is a relatively subjective assessment. Categories are divided into easy (3 points), moderate (2 points), and difficult (1 point) to implement.

USING THE MATRICES

The matrices are intended to assist with setting funding and implementation priorities, provide direction on future decisions, and assist with documenting implementation progress for the achievements recommended in this plan. It is a “living” assessment tool that can be easily modified and adjusted to meet the City’s changing needs. As such it should be reviewed and revised on a regular basis. Ultimately, the matrices serve as checklists to monitor progress over time.

HOUSING STRATEGIES

It should be noted that the actions required to implement the housing strategies established in the City’s Moderate-Income Housing Report are not included in the following matrices since the strategies are evaluated and modified annually according to state code. Regardless, actions addressing these strategies should be top priority for the City, as they are fundamental to obtaining transportation funding from the State.

CATALYTIC PLANS & STUDIES

TABLE 7.1 - CATALYTIC PLANS & STUDIES

ACTION ITEMS	SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 1							
Create a Small Area Master Plan for a community gathering place, establishing the site, details and function of the space. Consider actively programming this new public amenity to attract business activity and enhance the economic benefits from the investment of public funds. 	Cost	\$ 9	High 6	Easy 3	16	0-5 Years	
		Impact	\$\$ 6	Medium 4			Moderate 2
		Ease	\$\$\$ 3	Low 2			Difficult 1
ITEM 2							
Conduct a study to determine feasibility of implementing two grade-separated or at-grade street crossings along Washington Boulevard. Implement results. 	Cost	\$ 9	High 6	Easy 3	16	0-5 Years	
		Impact	\$\$ 6	Medium 4			Moderate 2
		Ease	\$\$\$ 3	Low 2			Difficult 1

Relevant Chapters:



IMPLEMENTATION

CHAPTER 7: IMPLEMENTATION

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IMPLEMENTATION

TABLE 7.1 - CATALYTIC PLANS & STUDIES CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING
ITEM 3							
	Cost	\$	Impact	High	Easy	16	0-5 Years
		9		6	3		
		6		Medium	Moderate		
		3		4	2		
		\$\$\$		Low	Difficult		
		3		2	1		
ITEM 4							
	Cost	\$	Impact	High	Easy	16	0-5 Years
		9		6	3		
		6		Medium	Moderate		
		3		4	2		
		\$\$\$		Low	Difficult		
		3		2	1		
ITEM 5							
	Cost	\$	Impact	High	Easy	16	0-5 Years
		9		6	3		
		6		Medium	Moderate		
		3		4	2		
		\$\$\$		Low	Difficult		
		3		2	1		
ITEM 6							
	Cost	\$	Impact	High	Easy	16	0-5 Years
		9		6	3		
		6		Medium	Moderate		
		3		4	2		
		\$\$\$		Low	Difficult		
		3		2	1		

Relevant Chapters:



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SOUTH OGDEN CITY GENERAL PLAN 2023

TABLE 7.1 - CATALYTIC PLANS & STUDIES CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING
ITEM 7							
Determine the feasibility of implementing a multi-modal circulator system to connect City Center and South Gateway Center along US-89/ Washington Boulevard 	Cost	\$	High	Easy	15	0-10 Years	
		9	6	3			
		Impact	Medium	Moderate			
		\$\$	4	2			
		Low	Difficult				
		1					
\$\$\$	3	2	1				
ITEM 8							
Analyze and compare metered water use at individual connections to help determine how water loss is occurring and to help homeowners understand and evaluate their own water use for water-saving opportunities. 	Cost	\$	High	Easy	13	0-10 Years	
		9	6	3			
		Impact	Medium	Moderate			
		\$\$	4	2			
		Low	Difficult				
		1					
\$\$\$	3	2	1				
ITEM 9							
Plan and design the City Center west of Washington Boulevard as a thriving and vibrant mixed used center. 	Cost	\$	High	Easy	10	0-10+ Years	
		9	6	3			
		Impact	Medium	Moderate			
		\$\$	4	2			
		Low	Difficult				
		1					
\$\$\$	3	2	1				
ITEM 10							
Investigate transforming existing park fields to artificial turf. 	Cost	\$	High	Easy	7	10+ Years	
		9	6	3			
		Impact	Medium	Moderate			
		\$\$	4	2			
		Low	Difficult				
		1					
\$\$\$	3	2	1				

Relevant Chapters:



IMPLEMENTATION

PROGRAMS & MONITORING

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING	
ITEM 1								
Maintain the ten-year South Ogden water conservation goal through 2032 to reduce future water use while maintaining a financially viable water delivery system. 	Cost	\$	Impact	High	Easy	17	0-5 Years	
		9		6	3			
		\$\$		Medium	Moderate			
		6		4	2			
		\$\$\$		Low	Difficult			
		3		2	1			
		ITEM 2						
		Modify zoning in anticipation for redevelopment efforts 		Cost	\$			Impact
9	6		3					
\$\$	Medium		Moderate					
6	4		2					
		\$\$\$		Low	Difficult			
		3		2	1			
		ITEM 3						
		Create an annual budget item for public art and create an arts committee to help select sites and art pieces and apply for funding. Incorporate Public Art throughout the City, particularly throughout the City's centers, major corridors, and parks and trail system. 		Cost	\$			Impact
9	6		3					
\$\$	Medium		Moderate					
6	4		2					
		\$\$\$		Low	Difficult			
		3		2	1			
		ITEM 4						
		Establish a Water Conservation Committee 		Cost	\$			Impact
9	6		3					
\$\$	Medium		Moderate					
6	4		2					
		\$\$\$		Low	Difficult			
		3		2	1			
		ITEM 5						
		Implement and improve established landscape codes and design standards with a goal of reducing water use. 		Cost	\$			Impact
9	6		3					
\$\$	Medium		Moderate					
6	4		2					
		\$\$\$		Low	Difficult			
		3		2	1			

Relevant Chapters:



IMPLEMENTATION

TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS	SCORING CRITERIA			PRIORITY SCORE	PHASING
ITEM 6					
Create a street tree program that promotes the planting of street trees in park strips.	Cost	Impact	Ease	16	0-5 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 7					
Incentivize appliance and landscape retrofits, secondary water meters, smart irrigation timers, water rates and pricing, fines.	Cost	Impact	Ease	15	0-5 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 8					
Update and enhance established codes and guidelines to ensure the use of water in landscapes reflects state-of-the-art methods.	Cost	Impact	Ease	15	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 9					
Work closely with water providers to ensure water rates are an effective tool for reducing indoor and outdoor water use.	Cost	Impact	Ease	14	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 10					
Continue to promote and highlight "Shop South Ogden" to encourage local residents to support the businesses located throughout South Ogden.	Cost	Impact	Ease	14	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		

Relevant Chapters:



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TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS	SCORING CRITERIA			PRIORITY SCORE	PHASING
ITEM 11					
Approach property owners of key undeveloped and underutilized sites as well as business owners and express the commercial and retail opportunities available in South Ogden.	Cost	Impact	Ease	14	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 12					
Recruit businesses that are currently lacking in South Ogden and the surrounding area and express the opportunities available in South Ogden and the warm support they will receive when locating here.	Cost	Impact	Ease	14	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 13					
Grow South Ogden's Urban Forest: particularly along its major corridors. Establish partnerships with non profits to help provide education and disseminate information to residents regarding tree species selection, planting, pruning, and similar needs. Establish a hazard tree removal program to assist homeowners with the removal of hazardous trees that might otherwise be cost prohibitive.	Cost	Impact	Ease	14	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		
ITEM 14					
Amend development code to require robust pedestrian and cyclist infrastructure for all future developments.	Cost	Impact	Ease	14	0-10 Years
	\$ 9	High 6	Easy 3		
	\$\$ 6	Medium 4	Moderate 2		
	\$\$\$ 3	Low 2	Difficult 1		

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TABLE 7.2 - CATALYTIC PROGRAMS & MONITORING CONTINUED

ACTION ITEMS	SCORING CRITERIA			PRIORITY SCORE	PHASING
ITEM 15 Provide assistance with podium parking needs for higher-density development. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	13	0-10 Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 16 Expand public education efforts to provide a more comprehensive program that encourages efficient watering of lawns and gardens, landscaping with drought-resistant plants, use of low-flow plumbing fixtures, and other water-saving practices. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	13	0-10 Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 17 Provide assistance with urban infrastructure to help entice the right mix of businesses to City Center. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	12	0-10+ Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 18 Replace leaky and aging waterlines as part of a scheduled upgrading process. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	10	0-10+ Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 19 Meter water use at City parks and facilities to help identify potential water use concerns and opportunities for water conservation. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	10	0-10+ Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 20 Transform the area around City Hall into "old town" cultural hub of the City. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	9	0-10+ Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		

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DESIGN & CONSTRUCTION

TABLE 7.3 - CATALYTIC DESIGN & CONSTRUCTION

ACTION ITEMS	SCORING CRITERIA			PRIORITY SCORE	PHASING
ITEM 1 Design and implement a unified system of South Ogden City branded signs, furnishings and gateways. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	16	0-5 Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 2 Design and construct a new park on the west side of Washington Boulevard as part of creating a premier entertainment destination in South Ogden. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	14	0-10 Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 3 Design and construct the proposed bicycle and pedestrian facilities outlined in the Active Transportation Plan, including bike boulevards /lanes and street crossings. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	14	0-10 Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 4 Design and implement identified South Ogden gateways, nodes and landmarks. 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	12	0-10+ Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		
ITEM 5 Convert City Hall into a exemplary water-wise landscape and demonstration area 	\$ 9 Cost	High 6 Impact	Easy 3 Ease	12	0-10+ Years
	\$\$ 6 Impact	Medium 4 Impact	Moderate 2 Ease		
	\$\$\$ 3 Impact	Low 2 Impact	Difficult 1 Ease		

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TABLE 7.3 - CATALYTIC DESIGN & CONSTRUCTION CONTINUED

ACTION ITEMS		SCORING CRITERIA				PRIORITY SCORE	PHASING
ITEM 6							
 	Construct an off-street multi-use trail along the edges of US-89/Washington Boulevard as an active transportation link between City Center and South Gateway Center.	Cost	\$	High	Easy	11	0-10+ Years
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Impact	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	High	Easy		
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
ITEM 7							
 	Implement streetscape improvements such as wider sidewalks, consistent street trees, and enhanced pedestrian crossings along Washington Boulevard between 36th and 40th Street.	Cost	\$	High	Easy	11	0-10+ Years
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Impact	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	High	Easy		
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
ITEM 8							
	Upgrade existing parks to meet the levels of service and expectations of the community.	Cost	\$	High	Easy	10	0-10+ Years
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Impact	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	High	Easy		
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
ITEM 9							
	Transform US-89/Washington Boulevard, Harrison Boulevard, 40th Street and other major corridors into easy-to-use and safe pedestrian/cycle routes. Connect 10th Street to adjacent neighborhoods by adding sidewalks on Porter and Jefferson Avenues.	Cost	\$	High	Easy	10	0-10+ Years
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Impact	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	High	Easy		
			9	6	3		
			\$	Medium	Moderate		
			6	4	2		
		Ease	\$	Low	Difficult		
			3	2	1		
			\$	Medium	Moderate		
			6	4	2		