

Taylor Community Plan

The Taylor Community Plan was the ninth community plan to be done in the City. It was the second community plan to be completed under the Mayor/Council form of government.

The process to develop the Plan was begun in January of 1997 with the Planning Commission holding a town meeting at the Taylor Elementary School. It was completed in May of 1997 with the City Council holding a public hearing and adopting the Plan.

Like the T. O. Smith Community before it, the Taylor Community Plan was not initiated by any one issue. The Taylor Community is Map

located between Harrison Boulevard and the east City limits and between 26th Street and the bluff above the Rainbow Gardens and the Canyon Cove Apartments.

The name of the community, like most of the other communities in Ogden City, comes from the elementary school in the community at Taylor and 21st Street. The boundaries were established in the mid 1980's and at that time followed school enrollment boundaries. The community is an older stable community. Because of its location and land use make up, the issues in the community were not as controversial and as difficult as those in Ogden's other older neighborhoods.

Taylor Community Background

Population Characteristics

The Taylor Community population resembles the population makeup of the rest of the City, with the exception of the percentage of minorities in the community which is lower than the City as a whole and the number of college graduates which is higher than the City as a whole.

The total population of the Taylor Community is about 6.5% of the entire population of Ogden City. It has the characteristics of an older neighborhood with 64% of its population being 18 years of age or older and 16% of the population being over the age of 65.

<u>Population</u>	<u>Taylor</u>	<u>% of Ogden</u>	<u>Ogden</u>	<u>% of Total</u>
Total Population	4,173	6.5%	63,909	100%
<u>Population Characteristics</u>				
<u>Sex</u>				
Male	2,054	49%	31,211	49%
Female	2,119	51%	32,698	51%
<u>Age</u>				
Under 5 years	364	9%	5,870	9%
5-17	785	19%	12,677	20%
18-24	453	11%	7,726	12%
25-34	767	18%	10,748	17%
35-44	518	12%	7,675	12%
45-54	307	7%	4,837	8%
55-64	311	7%	5,044	8%
65 and over	668	16%	9,332	15%
<u>Race</u>				
White	3,912	94%	55,885	87%
Black	42	1%	1,741	3%
American Indian, Eskimo, Aluet	24	.58%	687	1%
Asian or Pacific Islander	70	2%	1,123	2%
Other	125	3%	4,473	7%
Hispanic Origin (of any race)	240	6%	7,669	12%
<u>Educational Attainment (25 years and older)</u>				
Less than High School Diploma	396	15%	9,432	25%
High School Graduate	640	25%	10,014	27%
Some College, no degree	673	26%	9,516	25%
Associate Degree	181	7%	2,739	7%
Bachelor Degree or greater	700	27%	6,131	16%

Land Use

The land uses in the community are predominantly single family homes with some duplexes, triplexes and four-plex units scattered throughout the single-family neighborhood. There are some commercial uses along the west side of the community on Harrison Boulevard which is a major arterial street. The east side of the community contains significant areas of vacant property. The majority of the vacant property is in City ownership and is in geologically sensitive areas along the foothills of the City and is not buildable.

The land use pattern for the majority of the community was set prior to 1951 before formal planning began in the City. The table shows the amount of property used for each type of land use in the community.

Land Use in the Taylor Community

Type	Acres	Percentage.
Single-family	300.8	41%
Duplex	7.04	1%
Multi-family 3-4 units	2.03	.3%
Multi-family 5+ units	14.3	2%
Gov't/Institutional	31.2	4.2%
Commercial – sales	9.7	1.3%
Commercial – service	1.1	0.2%
Transportation/Utility	154.5	22%
Vacant	207.4	28%

Zoning

The zoning in this community began in 1951. Although there have been some changes on the edges of the community, zoning in the community had not been looked at comprehensively since 1951.

The majority of the zoning in the community prior to the development of the Plan was R-1-8. Multi-family and commercial zoning existed along Harrison Boulevard on the west edge of the Community. Near the foothills there was a combination of single-family and

open space zoning. Significant zoning changes were adopted in the Community as a result of the Plan. (See Zoning Concerns, page 6 and Immediate Changes to the Zoning Map, page 9.) The table below shows the types and amount of zoning after the Plan was adopted.

Zoning in the Taylor Community

Zone	Acres	% of Land
R-1-6 (single-family on 6,000 sq. ft. lots)	360.2	60.0%
R-1-8 (single-family on 8,000 sq. ft. lots)	64.7	11%
R-4 (multi-family residential up to 26 units/acre)	8.1	1.4%
PI (Professional offices)	5.5	.9%
CP-2 (community commercial)	14.35	2.4%
CP-1 (neighborhood commercial)	.6	.1
O-1 (open space)	150.1	25%
Total	603.6	100%

Note: Does not include roads

Housing

The housing stock in the community reflects that of a healthy, stable single-family neighborhood. The majority of the dwelling units are single-family homes with over 70% of the housing being owner occupied, which is higher than the City average of 52%.

Although 92% of the homes were built before 1969, they appear to be in good condition. The table shows the number of housing units by type.

Housing in the Taylor Community

Type of Dwelling	Taylor Community	Ogden City
Single-family	812	16,433
Condominiums	81	1,028
2 to 4 units	164	4,235
5+ units	18	4,577
Mfg. Homes	11	813

Taylor Community Plan

SUMMARY OF CONCERNS

The following are concerns which were identified in the neighborhood as the Plan was developed.

Annexation

1. The City-owned property in the northeast section of the Community is not within the City limits. Should it be annexed into the City to increase the City's ability for enforcement of fire arms and recreational vehicles in the foothills?
2. There are two areas on the east side of the community which could be annexed into the City. What zoning would be appropriate for these areas if they are annexed into the City?

Land Use

1. What kinds of future uses are appropriate for the east side of Harrison Boulevard?

Zoning

The following includes zoning concerns based on Community Policies:

1. **Policy #4: Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible.**
 - a. Many lots in the community in the R-1-8 zone are below the minimum 8,000 square foot lot size and the 65' lot width required in the zone. This can cause a problem with financing and doing additions to existing homes in the neighborhood.
 - b. Is the zoning for the area between Harrison Boulevard and Tyler Avenue and between 24th Street and 26th Street appropriate given the mixture of offices, commercial, single and multi-family residential uses?
 - c. Property on the east bench between 22nd and 26th Streets is zoned R-1-10 and R-1-8 but has been obtained by the Forest Service as public open space and winter range and is the location of some City reservoirs. Should the property be rezoned to match the usage (e.g., O-1)?
 - d. The commercial zone at 23rd and Polk extends to include a single-family home. It was rezoned in 1957 to allow for expansion of the store which never occurred.
 - e. The Commercial zone on the east side of Tyler Avenue between 20th and 21st Street is mainly single-family uses. Should it be rezoned to match the usage (e.g., R-1-6 or R-1-8)?
 - f. The R-2 zone along Harrison Boulevard is mainly single-family homes and the lot sizes are mostly below the size needed for a duplex. Should it be rezoned to match the uses (e.g., R-2-6 or R-1-8)?
2. **Policy #5: Where possible, properties which face each other across a local street should be the same or similar zone.**
 - a. The commercial zone on the east side of Tyler Avenue between 20th and 21st Streets is located across the street from R-1-8 zoning.
3. **Policy #6: Zoning boundaries should not cut across individual lots or developments**
 - a. A lot between 21st and Oak Street on Harrison is divided by the R-2 and R-1-8 zone boundaries.

4. **Policy #9: Any non-residential zone abutting residential zones should be planned zones (e.g., CP-1, CP-2, MP-1) to help minimize the impacts on residential uses.**
 - a. The commercial zone at 23rd and Polk is C-1 instead of CP-1.
5. **Policy #14: Discourage small lot development of multi-density uses.**
 - a. The R-4 zone between 24th and 26th may be encouraging single-family homes to be converted into tri-plexes and four-plexes even though the lot sizes do not meet the minimum size requirements. Should it be rezoned to further discourage these types of conversions?

Housing

1. There are many basement apartments in the community. Many may have been done without permits and may not meet zoning requirements as well as health and safety standards.

Parks

1. Jaycee Park is owned by Union Pacific Railroad. The City leases the property from the railroad. Should the City purchase the property to insure the future of the park?
2. Vehicular access to the foothills available from 26th Street and Foothill Drive should be eliminated.
3. Should the vacant City-owned land abutting the 22nd Street trailhead and the Thomas Park be improved with some low maintenance landscaping to improve the appearance of the property?

Schools

1. The elementary school boundaries divide this neighborhood, with children north of 24th Street attending Taylor and those south of 24th Street attending Polk.
2. Mt. Ogden Middle School is slightly over capacity.

Transportation

1. The Wasatch Front Regional Council Long-Range Transportation Master Plan calls for Harrison Boulevard to be widened to six lanes.
2. Many of the local street rights-of-way in this community are larger than needed for the street function they are meant to fulfill. Residents often mistake the excess right-of-way for their property. This can create problems when fences or additions to homes are built.

Utilities

1. There are two areas identified in the community which have water pressure below the City standard of 50 psi: Both sides of 23rd Street between Fillmore and Pierce and both sides of 25th Street between Fillmore and Pierce.
2. Storm water inlets on Harrison between 21st and 26th Streets may be inadequate which causes water to pool along Harrison during times of heavy runoff.

Natural Features

1. The area of high slope combined with periodic above-normal precipitation and soil types, have caused the hillside on the north edge of the community to slide.
2. Areas east of the City limits where fault has been identified should be included in the Sensitive Area Overlay Zone if annexed into the City.

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1. ADDITIONS OR CHANGES TO THE COMMUNITY POLICIES:

No new policies or changes to existing policies are recommended.

2. IMMEDIATE CHANGES TO THE ZONING MAP:

- A. The area between the west side of Iowa and Pierce and between 21st and 26th Streets is currently zoned R-1-8. Rezone from R-1-8 to R-1-6 (See A, Map #1)
- B. East side of Harrison between 21st and one lot north of 24th Street. Rezone from R-2 to R-1-6 (See B, Map #1)
- C. Vacant lot on Harrison Boulevard between 2102 Harrison and 2148 Harrison is split by a zone boundary. Rezone to be all in the R-1-6 zone (See C, Map #1)
- D. The property owned by the City and the Federal Government east of Buchanan between 20th and Lake Street is currently zoned R-1-10 and R-1-8. Rezone from R-1-10 and R-1-8 to O-1 (See D, Map #1)
- E. Extend the Sensitive Area Overlay Zone boundary south to the middle of 1950 South and Buchanan north of 1950 South. Most of these lots are already partially included in the Sensitive Area. This would adjust the boundary to include the whole of each lot. (See E, Map #1)

Reasons for Action

Policy #4: Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible.

Policy #6: Zoning boundaries should not cut across individual lots or developments.

F-1 The area on the east side of Polk between 23rd and Cahoon which is zoned C-1. Rezone the dance studio at 2304 Polk Avenue to R-1-6) See F-1 on Map #1)

F-2 Rezone the single-family home to the east of the dance studio at 1411 23rd Street and the vacant lot to the south of the dance studio at 2334 S. Polk from C-1 to R-1-6. See F-2 on Map #1)

Reasons for Actions:

Policy #4: Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible.

Policy #17: The intensity and location of commercial zoning should be based on market patterns, circulation, traffic counts, and space requirement considerations.

Policy #18: Commercial should be located on collector and arterial streets, avoiding local streets which serve residential zones.

G. Two lots on the west side of Tyler between Rushton Avenue and 20th Street zoned CP-2. Rezone from CP-2 to R-4 (See G, Map #1)

H. Two single family homes and a communications substation on the west side of Tyler between Rushton Avenue and 21st Street currently zoned CP-2. Rezone from CP-2 to R-1-8. (See H, Map #1)

Reasons for Actions:

Policy #4: Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible.

Policy #5: Where possible, properties which face each other across a local

street should be the same or similar zone.

Policy #8: To draw edges on types of uses (e.g., commercial), the City may choose to use multiple-family or professional office zoning as a buffer to commercial.

Policy #17: The intensity and location of commercial zoning should be based on market patterns, circulation, traffic counts, and space requirement considerations.

Policy #18: Commercial should be located on collector and arterial streets, avoiding local streets which serve residential zones.

- I. The area generally between 24th and 26th Streets and between Harrison and Tyler currently zoned R-4. Rezone from R-4 to R-1-6. (See I, Map #1)
- J. The dental clinic on Capitol and the properties on the east side of Harrison between Capitol and 25th Street

MAP

between and including 2452 Harrison and 2490 Harrison zoned R-4. Rezone from R-4 to PI. (See J, on Map #1)

Reasons for Action:

Policy #1: Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible.

Policy #4: Zoning should reflect the prevailing character of an overall district or neighborhood to the largest extent possible.

Policy #5: Where possible, properties which face each other across a local street should be the same or similar zone.

Policy #9: Any non-residential zone abutting residential zones should be planned zones.

Policy #14: Discourage small lot developments of multiple density lots.

3. **GUIDELINES FOR THE FUTURE:**

A. **Possible Future Zoning:** Provides for consideration of proposals in the future, but does not promise or guarantee specific zoning for these areas:

1. If annexed in the future, zoning option for property owned by the City and the Federal Government and identified as part of Area #3 on the City Annexation Policy Declaration. Possible zoning options O-1 and Sensitive Area Overlay Zone (See A, Map #2)
2. If annexed in the future property south and east of the existing City limits between Lake Street and 27th Street at the mouth of Taylor Canyon described as part of Area #4 on the City Annexation Policy Declaration. Possible zoning options O-1 or R-1-10. The entire property should be included in the Sensitive Area Overlay Zone because of possible geologic concerns. (See B, Map #2)
3. The east side of Harrison Boulevard which is residential should remain residential in the future, no future commercial options should be allowed. (See C, Map #2)

Background: The increase in traffic on Harrison Boulevard has resulted in requests from property owners in other areas along Harrison Boulevard and other busy streets in the City to rezone property to commercial. It is anticipated it could happen along this section of Harrison as well. The depth of the lots on Harrison, the concern that commercial will impede the relatively smooth traffic flow along Harrison in this area and the concern for the future of the residences who

continue to live along the street but would have to live with the traffic and the additional commercial, are all reasons for not allowing any commercial options along the east side of Harrison in the Taylor Community in the future.

4. Property on the east side of Tyler Avenue between Rushton and 21st Street, possible R-4 (See D, Map #2). A particular concern in this section is whether the television transmission towers continue to separate these parcels from the two parcels to the north already zoned R-4.

B. **Parks and Open Spaces**

1. The parks in this community are very important to the community and should be preserved at their present locations.
2. To insure the future of Jaycee Park, the City should investigate the possibility of acquiring from the Union Pacific Railroad, the property where the Park is located. The old railroad reservoir to the west of the Park is an eyesore to the neighborhood. If an appropriate reuse of that property can be found, its acquisition should also be pursued.

C. **Transportation**

1. Complete the Transportation Master Plan for the City and then look at vacating portions of rights-of-way which are not needed based on the classification of streets in the Plan.

Background: Many of the rights-of-way in the Taylor Community are 80' to 99' wide and include property between the homes and sidewalks or curbs along the streets. Residents sometimes mistakenly think this is part

of their property. This can cause problems with new additions to homes or the placement of fences or other structures. Vacating portions of the rights-of-way not needed in the future will help solve this problem

2. As part of the Transportation Master Plan, the following items should be looked at:
 - The appropriateness of adding additional stop signs on Fillmore Avenue and 24th Street to slow traffic down;
 - Adopting policies concerning alleys which will be used to determine whether or not it is in the public interest to maintain and improve them or provide incentives to eliminate them and who will maintain them.

D. Utilities

1. Complete the Storm Water Master Plan for the City. If storm water drainage problems for this area are identified during development of the City Storm Water Master Plan, they should be addressed then.

DIRECTIONS TO THE STAFF

A. Planning and Zoning

1. Begin the process to annex the City-owned property and small piece of Federally owned property to the north and east of the current City limits. (See A, Map #2).
2. Continue enforcement efforts to find illegal rental units.
3. Use the City newsletter to inform property owners about standards for establishing basement apartments in the City.
4. Draft a policy regarding vested rights.

B. Parks and Open Space

1. Limit access to the foothills to established trailheads by placing

physical barriers to prevent vehicular access to the foothills at 26th Street and Foothill Drive.

2. enhance the look of City-owned property around the 22nd Street trailhead and on the hillside west of Thomas Park by designing and installing low maintenance landscaping for those areas.

C. Utilities

1. Bring water pressure up to the City standard of 50 psi throughout the entire Taylor Community with particular attention given to the following general areas as money is available:
Both sides of 23rd Street between Fillmore and Pierce;
Both sides of 25th Street between Fillmore and Pierce.

D. Natural Features

1. The City should continue to monitor water levels which may cause further slipping of the hillside on the north end of the Community.

E. Other

1. Work with the State Department of Environmental Quality to have the underground gas tanks at 23rd and Cahoon removed.
2. Request the Mayor review the need and appropriateness of angled parking on Capitol between Harrison Boulevard and Tyler Avenue

**Adopted by the City Council May 29, 1997;
map amended March 19, 2002**

