

Canyon Road Community Plan

The Canyon Road Community Plan was begun in 1985. The Plan was assigned by the City Council as the result of requests by developers for multi-family density zoning in different locations in the community. It raised the concern about where the edge of the multi-family zoning would be. The Canyon Road Community is located between the north side of 12th Street and the south side of the Ogden River, and from Washington Boulevard to the east City limits.

A background report was prepared in 1985 but the Plan was delayed on several occasions. In **Map**

1990 the background report was updated and the public process for developing the Plan was begun. The Plan involved the addition of three new community policies, establishment of boundaries for future multi-family zoning in the community, future development on 12th Street and properties which were impacted on 12th Street from the widening of the street and the review by the Parks & Recreation Commission of the Ogden River Parkway (See Parks & Recreation Section of the Ogden City General Plan). **The Canyon Road Community Plan was adopted by the City Council in December 1990.**

Population Characteristics

The Canyon Road population characteristics are very similar to the City as a whole. The notable exceptions are: the community has a smaller school age population, it has a smaller

minority population and it has a higher number of individuals who have some college education. Seven percent of the City’s total population live in the Canyon Road Community.

Population Characteristics in the Canyon Road Community

Population	Canyon Road Community	% of Community	Ogden	% of Ogden
Total Population	3,842	100%	63,909	7%
Population Characteristics				
Sex:				
Male	1,870	47%	31,105	49%
Female	1,948	53%	32,804	51%
Age:				
Under 5 years of age	331	9%	5,871	9%
5-17	627	16%	12,596	20%
18-24	561	15%	7,610	12%
25-34	700	18%	10,813	17%
35-44	516	14%	7,492	12%
45-54	331	9%	5,012	8%
55-64	277	7%	5,150	8%
65-74	269	7%	5,138	8%
75 and over	206	6%	4,227	7%
Race:				
White	3,548	93%	55,732	87%
Black	62	.02%	1,632	3%
American Indian, Eskimo, Aleut	22	.01%	766	1%
Asian or Pacific Islander	59	.02%	1,252	2%
Other	127	.03%	4,527	7%
Hispanic origin (any race)	276	.07%	7,553	12%
Educational Attainment 25 years +				
Less than high school diploma			9,432	15%
High school graduate			10,014	16%
Some college/college degree			18,386	29%

Land Use

The single largest use of land in the Canyon Road community is a single-family residential dwelling units. These are located mostly west of Brinker Avenue. The Community has a large amount of land area dedicated to park space. This is because of the Ogden River Parkway extends the entire length of the community. Another significant land use figure for this community is the amount of vacant land which is located mainly west of Monroe Boulevard.

Land Use in the Canyon Road Community

Land Use	Acres	Percentage
Single-family	231.14	45.10%
Duplex	28.03	.15%
Multi-family 3-4 units	13.74	.05%
Multi-family 5+ units	58.87	2.74%
Government/institution	17.13	5.27%
Commercial – Sales	67.75	.02%
Commercial – Service	2.13	1.07%
Transportation/Utility	149	24.62%
Vacant	148.94	9.46%
Park	109.49	11.42%
Cultural/Recreation	.41	.10%
Total	826.63	100%

Zoning

The majority of the zoning in the Canyon Road Community is residential. R-2 zoning is the predominant residential zoning classification. It is located mainly west of Monroe Boulevard. Multi-family zoning covers 20% of the land area in the community and is mostly located east of Monroe Boulevard. Commercial zoning accounts for 13% of the total land area. It is mostly located on the arterial roads on the boundaries of the community. The community has a large amount of property along the Ogden River which is zoned for open space as part of the Ogden River Parkway.

Zoning in the Canyon Road Community

Zoning	Acres	Percentage
CP-3/C-3 (regional commercial)	17.04	2.4%
CP-2 (planned community commercial)	28.57	4.0%
CRC (recreational commercial)	47.74	6.7%
O-1 (open space)	113.76	16.0%
PI (professional offices)	8.29	1.2%
R-1-8 (single-family residential)	42.80	6.0%
R-2 (two-family residential)	303.75	42.7%
R-3 (multiple family residential)	113.75	16.0%
R-4 (multiple family residential)	36.16	5.1%

Housing

Unlike other residential communities in the City, the majority of the housing type in the Canyon Road Community is multi-family. Most of the housing west of Monroe Boulevard is single-family and east of Monroe Boulevard is multi-family. Most of the multi-family housing has been constructed since 1970. This has created an issue of how much more multi-family housing should be allowed in this area.

Housing in the Canyon Road Community

Type of Dwelling	# of Housing Units	Percent of the Community
Single-family	809	43%
Condominium	145	8%
2-4 units	328	18%
5 or more units	552	30%
Manufactured/mobile home or other	25	1%

Canyon Road Community Background

Canyon Road Concerns (1990)

Zoning

1. Zoning which does not reflect the existing land use, e.g. R-3 on the south side of 12th Street, single-family area between Monroe and Washington Boulevards which are zoned R-2.
2. The use of R-4 zones for professional office buildings.
3. Commercial zones adjacent to residential zones which are not "Planned Zones" (e.g., CP-1, 2 & 3).
4. The zoning of Deerwalk Condominiums (R-3/R-4) does not reflect existing densities.
5. A definite edge between commercial uses on Washington Boulevard and residential uses on the east-west streets often lacking.
6. Distinctions should be made between the various types of commercial developments and zoning, e.g., strip commercial centers, and professional offices.

Land Uses

7. What are the future uses to be along 12th Street? What are options for the north side of 12th Street where the Utah State Department of Transportation, in widening the road, left small lots which may or may not be developable.
8. The large amount of vacant land between Gramercy Avenue and Harrison Boulevard and the history of the condominium development in this section creates uncertainty about the future edge of multiple dwelling development in the area.
9. Design of attractive and easily recognizable entrances to multi-family developments helps promote a "sense of place" and identity for residents.
10. Smaller multi-family developments tend to have a lack of usable open space.

11. The Zoning Ordinance does not provide for keeping horses and other animals on their lots.
12. Access to commercial uses located along Washington Boulevard should be off Washington Boulevard to the largest extent possible.

Parks

13. Lorin Farr Park is a major focal point and asset to the neighborhood. At the same time, activities within the stadium have created noise problems for the entire Canyon Road Community.
14. The Ogden River Parkway Study needs to be reviewed by the Parks & Recreation Commission to reach some consensus with the property owners adjacent to the River.

Transportation

15. The traffic volume on Harrison Boulevard between 12th Street and the Ogden River is approaching capacity.

Utilities

16. Street lights need to be added at the intersections of Millcreek and Taylor Avenues, and at Millcreek and Robins Avenue.
17. High in-flow into the sanitary sewer caused by high ground water on 15th Street between Canyon Road and Liberty Avenue.
18. The sewer lines to areas where they do not exist need to be added as development occurs.
19. Problems with storm sewer drainage in some areas in the Community.

Canyon Road Community Plan

1. Additions to the Community Policies

- a. Proposed Amendments to existing policies:
 - #6 Zoning boundaries should not cut across individual lots or developments. Illogical boundaries should be redrawn to follow along property lines.
 - #10 Concepts for developments should reflect neighborhoods (whether they be PRUDs, Group Dwellings, subdivisions, mobile homes, or apartments) and how residents within those neighborhoods will interact. A concern is the irregular configuration of neighborhoods which tends to divide neighborhoods.
 - #14 Discourage small developments of multiple-density uses.
 - #16 Commercial should be located on collector and arterial streets, avoiding local streets which serve residential zones. Access to commercial and manufacturing uses also should avoid local streets within residential zones.
- b. Recommended policies to be added:
 1. The P-I zone should be preferred rather than the R-4 or R-5 zones when rezoning for office development.
 2. PRUDs and Group Dwellings may develop in phases so long as they are united by compatible themes and architecture.
 3. The City should review very carefully all Utah Department of Transportation projects involving road widening in all areas of the City to assure remnants of properties are developable under the Ogden City Zoning Ordinance provisions.

2. Immediate Changes to the Zoning Map

- a. Any non-residential zone abutting residential zones should be planned zones to minimize the impact on residential uses.
 1. Rezone C-2 on both sides of Washington Boulevard to CP-2.
 2. Rezone Kar Kwik (C-1) on the southeast corner of Monroe Boulevard and 12th Street from C-1 to CP-1.
 - b. Zoning should reflect the existing use of the property to the largest extent possible, unless the area is in transition.
 1. Rezone area on 12th Street east of Washington Boulevard from R-4 to PI zone.
 2. Rezone professional offices on east side of Harrison Boulevard from R-4 to PI.
 3. Rezone north side of the Ogden River east of Harrison (City-owned parcel) from R-4 to O-1.
 - c. Zoning boundaries should not cut across individual lots, PRUD or multi-unit development (i.e., placing the lot into two separate zones). Illogical boundaries should be redrawn to follow along property lines.
 1. Extend commercial boundary line to the rear of lots of those which front onto Washington Boulevard. Pull back commercial zone on small lots which do not face Washington Boulevard with the exception of the boundary on the north side of 13th Street to be similar to zoning boundary across the street.
 2. Rezone Deerwalk Condominiums from R-3 and R-4 zones to only the R-3 zone.
- 3. Guidelines for the Future: Entertain proposals in the future for, but does not promise, specific zoning for these areas.**

- a. Endorse the idea of a neighborhood park to be designed east of Harrison within the Ogden River Parkway to serve those neighborhoods.
- b. Avoid isolating neighborhoods.
 - 1. Parcels owned by Roy P. Mendoza and Valda McCulloch along Ogden River east of commercial on Washington Boulevard are sandwiched between two commercial zones-leave as is (R-2) or have option of CP-2.
- c. Boundaries of future multiple unit developments (see Community Plan map)
 - 1. R-4 zone on Monroe Boulevard to have future options of R-2, R-3, R-4 and PI.
 - 2. Vacant parcels between Pearwood Park and Harrison Boulevard and between 12th Street and the southern border of this community as outlined on the Community Plan Map have options of R-2 and R-3.
- d. Developments along 12th Street.
 - 1. Mini-Mart Property: R-3, PI, and CP-1 options.
 - 2. Corners on Monroe Boulevard and 12th Street:
 - (a) southwest corner: CP-1 (if tied to the corner pieces), R-3 and PI
 - (b) southeast corner: CP-1
 - (c) Northwest corner: 12th Street Unique Development Options
 - (d) Northeast Corner 12th Street Unique Development Options
 - 3. Both sides of 12th Street from Adams to the corners of Monroe:R-2, R-3 & PI
Res 25-91 adopted 5/2/91
- e. The property at 940 East 12th Street shall have an option of multi-family residential zone (R-4) if zoned with a conditional overlay zone implementing the terms of a development agreement that would as a minimum provide for the development of the property as a protective housing facility, a retirement home and/or an assisted living facility, prohibition of its use as multi-family housing, and

reversion to R-1-6 zoning if not so developed within a reasonable period of time.



(Res. 2002-28, 9/20/2002)

4. Directions to the Staff

- a. Contact Utah Power & Light to add missing street lights at the intersection of Millcreek and Taylor Avenues, and at Millcreek and Robins Avenues.
- b. Review the Professional/Institutional Ordinance to determine whether distinctions should be made between newer and older parts of the City which have different development demands.
- c. Review R-4 and R-5 zones to determine which uses are appropriate in those zones.
- d. Parks Staff should provide policy recommendation to the City Council as to how to provide more or more varied activities for the Stadium and still balance their programs with neighborhood concerns.
- e. Engineering Staff should contact UDOT to determine what options there are for UDOT to acquire properties on north side of 12th Street which are undevelopable.

**Adopted December 20, 1990; (R-103-90)
Revised 5/2/91 (R-25-91);
Amended 9/20/2002 (R-2002-28)**

