



NORTH OGDEN CITY

— SETTLED 1851 —

PLANNING COMMISSION MEETING

MARCH 06, 2024 AT 6:00 PM

505 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the Webinar: <https://us02web.zoom.us/j/86050691037> Webinar ID: 860 5069 1037

Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656

YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Chairman Thomas

Invocation or Thought: Vice Chairman Mason

Pledge of Allegiance: Commissioner Bailey

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the February 21, 2024, Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

ADMINISTRATIVE ITEMS

4. Public comments for items not on the agenda*
5. SUB 2023-04 Consideration and action regarding an administrative application, preliminary plat approval for White Rock Subdivision, Phase 3 (7 lots), located at approximately 1401 East 3095 North
Presenter: Ryan Nunn, Planner
6. SPR 2024-04 Consideration and action regarding an administrative application, site plan approval of the North Ogden City Police Station and Senior Center Parking Lots, located at approximately 505 East 2600 North
Presenter: Eric Casperson, City Engineer

LEGISLATIVE ITEMS

7. ZTA 2024-03 Public hearing, consideration, and recommendation on a legislative amendment to consider amending the parking setback and landscape buffer requirements
Presenter: Ryan Nunn, Planner
 - a. Public Hearing
 - b. Consideration and recommendation
8. Public Comments*

CERTIFICATE OF POSTING:

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 29th day of February 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2024 meeting schedule was also provided to the Standard Examiner on December 13, 2023.

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone. Rian Santoro, City Recorder

9. Remarks - Planning Commissioners
10. Report - Community and Economic Development Director
11. Remarks - City Manager/Attorney
12. Adjournment

Public Comments During Meeting

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to **five (5) minutes each**.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.



**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES**

February 21, 2024

The North Ogden Planning Commission convened on February 21, 2024, at 6:00 p.m. at the North Ogden City Office at 505 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on February 15, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	excused
Nicole Nancarrow	Commissioner	
Johnson Webb	Commissioner	
Cody Watson	Commissioner	
Nissa Green	Commissioner	via Zoom
Chad Bailey	Commissioner	excused

STAFF:

Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner

VISITORS:

Jason R. Westbroek
Chris Pulver

Chairman Thomas called the meeting to order at 6:00 p.m. Commissioner Webb offered the invocation and Commissioner Nancarrow led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:08 Vice Chairman Mason and Commissioner Bailey were excused. Commissioner Green was participating via Zoom. All other Commission Members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE JANUARY 17, 2024, AND FEBRUARY 7, 2024, PLANNING COMMISSION MEETING MINUTES

0:02:30 Commissioner Nancarrow made a motion to approve the January 17, 2024, and February 7, 2024, Planning Commission Meeting minutes. Commissioner Webb seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	absent

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:03:38 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

LEGISLATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

5. **ZTA 2024-02 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CONSIDER AMENDING NORTH OGDEN CODE TITLE 11-19-3, C, 5 DESIGN AND LOCATION OF PARKING SPACES TO REDUCE THE REQUIRED PARKING SETBACK ON WASHINGTON BOULEVARD**

0:04:10 Community and Economic Development (CED) Director Scott Hess presented the item, explaining that Jason Westbrook, owner of Big O Tires, has requested a Zoning Text Amendment to reduce the required parking setback on Washington Boulevard. Mr. Hess provided background information on the existing Code, mentioning previous amendments allowing for reduced setbacks on side streets. He emphasized the need for flexibility and suggested retaining the 20-foot setback on Washington Boulevard for visual relief.

Chairman Thomas opened the floor for questions and comments, expressing the desire to hear from the applicant before entering into the Public Hearing.

0:08:13 Jason Westbrook introduced himself as a North Ogden resident and business owner. He outlined the issue, stating that the initial denial for parking along Washington Boulevard was based on green space requirements, which they now exceed. Mr. Westbrook commented that he is requesting a smaller setback, proposing a six to seven-foot buffer to add more parking spaces. He addressed aesthetic concerns and highlighted challenges with the current setbacks.

0:12:03 CED Director Hess discussed potential areas for additional parking, including modifications to the existing layout and addressing green space; he also mentioned potential changes to accommodate Mr. Westbrook's request.

0:17:07 Mr. Westbrook responded to questions about the north side of the property and potential additional parking spaces. He discussed plans to reconfigure the existing parking area due to necessary utility work and expressed the need for more space to accommodate business growth. Commissioner Webb inquired about the impact on the entrance and exit onto Washington Boulevard. Mr. Westbrook acknowledged the challenges during peak times but noted the difficulty in determining the ideal solution. Discussion continued on potential options and challenges in acquiring additional land.

a. Chairman Thomas opened the Public Hearing at 6:19 p.m.

There were no persons appearing to be heard.

Commissioner Nancarrow made a motion to close the Public Hearing. Commissioner Green seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent

Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	absent

The motion carried.

The Public Hearing was closed at 6:20 p.m.

0:20:30 Chairman Thomas then facilitated discussion among the Commission regarding setbacks along Washington Boulevard. The current ordinance mandates a 20-foot setback. The discussion highlighted the importance of safety, green spaces, and the desire to promote walkability. The history of form-based code and its impact on building placement was also mentioned. Commissioners agreed with the importance of the 20-foot setback for safety reasons. The conversation included considerations for parking needs, potential adjustments to the setback on the north side, and the challenges of changing the site layout.

0:31:30 Mr. Westbroek suggested solutions such as moving the building closer to the street or exploring additional parking in specific areas. Concerns were raised about the potential impact on traffic flow and the UDOT access management policy. The discussion also touched on the possibility of reducing setbacks on the north side of the property to accommodate additional parking and other alternatives.

b. Consideration and recommendation

Commissioner Nancarrow made a motion to recommend to the City Council that we do not approve this proposed Zoning Text Amendment, amending North Ogden Code Title 11-19-3, C, 5 Design and Location of Parking Spaces to reduce the required parking setback on Washington Boulevard. However, we recommend reduction on the north side of Big O’s property in accordance with the proposed Zoning Text Amendment 2024-03, which is to come before Planning Commission in the coming weeks. Commissioner Webb seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	absent

The motion carried.

6. PUBLIC COMMENTS

There were no public comments.

7. REMARKS - PLANNING COMMISSIONERS:

0:41:30 Chairman Thomas informed the Commission that he would be absent for the March 20, 2024 Planning Commission Meeting.

8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

0:42:00 Community and Economic Development Director Hess reported that the legislative session was in its final stretch, with eight days remaining. The housing bill of concern, House Bill 306, has stalled. However, substitute bills are emerging, indicating a dynamic week at the legislature. Mr. Hess anticipates providing an update in March, mentioning that he will be absent during the first week, with Planner Ryan Nunn taking over the meeting and a potential legislative session update from Jon Call. Mr. Hess reported that The South Town Center Project with consultants is completed, awaiting compilation with the active transportation plan for presentation to the Planning Commission and later to the City Council for General Plan updates. Mr. Hess noted that there has been a noticeable uptick in building activities, including minor subdivisions and site plans, with commercial site plans expected in the coming weeks.

9. REMARKS – CITY MANAGER/ATTORNEY

Mr. Call was excused.

10. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting.

The meeting adjourned at 6:44 p.m.

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Planning Commission

SYNOPSIS/APPLICATION INFORMATION

Application Request: Consideration and action on an administrative application for Preliminary Plat approval of the White Rock Subdivision, Phase 3 (7 lots)
 Agenda Date: March 6, 2024
 Applicant: Kimberly Foster
 File Number: SUB 2023-04

PUBLIC NOTICE:

Mailed Notice: None
 Newspaper: None
 City Website: February 29, 2024

PROPERTY INFORMATION

Address: Approx. 1401 East 3095 North
 Project Area: 3.62 Acres, 157,807 Square Feet
 Zoning: Hillside Protection Zone (HP-2)
 Proposed Land Use: Residential
 Parcel ID: 16-049-0160 & 16-049-0163

ADJACENT LAND USE

North: Single-Family Residential	South: Single-Family Residential
East: Vacant	West: Single-Family Residential

STAFF INFORMATION

Ryan Nunn
rnuun@nogden.org
 (801) 737-2202

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-9 Hillside Protection Zone (HP-2)
 North Ogden Zoning Ordinance Title 12 Subdivision Regulations

TYPE OF DECISION

When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has limited discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant is requesting preliminary approval for Phase 3 (7 lots) of the White Rock Subdivision. The Subdivision is located at approximately 1401 East 3095 North. The subdivision is located within the Hillside Protection Zone (HP-2) and Phase 3 is approximately 2.98 acres. The Hillside Protection Zone (HP-2) requires a minimum lot size of 12,500 square feet on all lots with a frontage of 100 feet. The property is currently vacant. (See Exhibit A and B)

STAFF/REVIEW AGENCY COMMENTS

A Technical Review Committee meeting was held for this property on September 25, 2023. (See Exhibit C and D) The City Engineer will submit a report.

A geological hazard study report was finalized during phase 2.

Staff has verified the proposed lots meet the minimum square footage requirements for the zone. The Lots meet the lot width requirement of 100 feet in the HP-2 zone as well as the minimum square footage of 12,500 square feet. No non-conformities are being created.

The developer will be required to extend the non-paved trail and guardrail along North Ogden Divide Road as required in previous phases.

CONFORMANCE TO THE GENERAL PLAN

The proposed subdivision meets the requirements of applicable North Ogden City ordinances and conforms to the North Ogden City General Plan, with the requirements noted in this report. This area is in the Hillside neighborhood and the General Plan map calls for this property to be developed as low-density residential.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable city subdivision and zoning ordinances?
- Is the proposed subdivision consistent with the General Plan?

CONDITIONS OF APPROVAL

- Meet the requirements of the Technical Review Committee Memo
- Meet the requirements of this Staff Report
- Meet the requirements of the Engineering Report

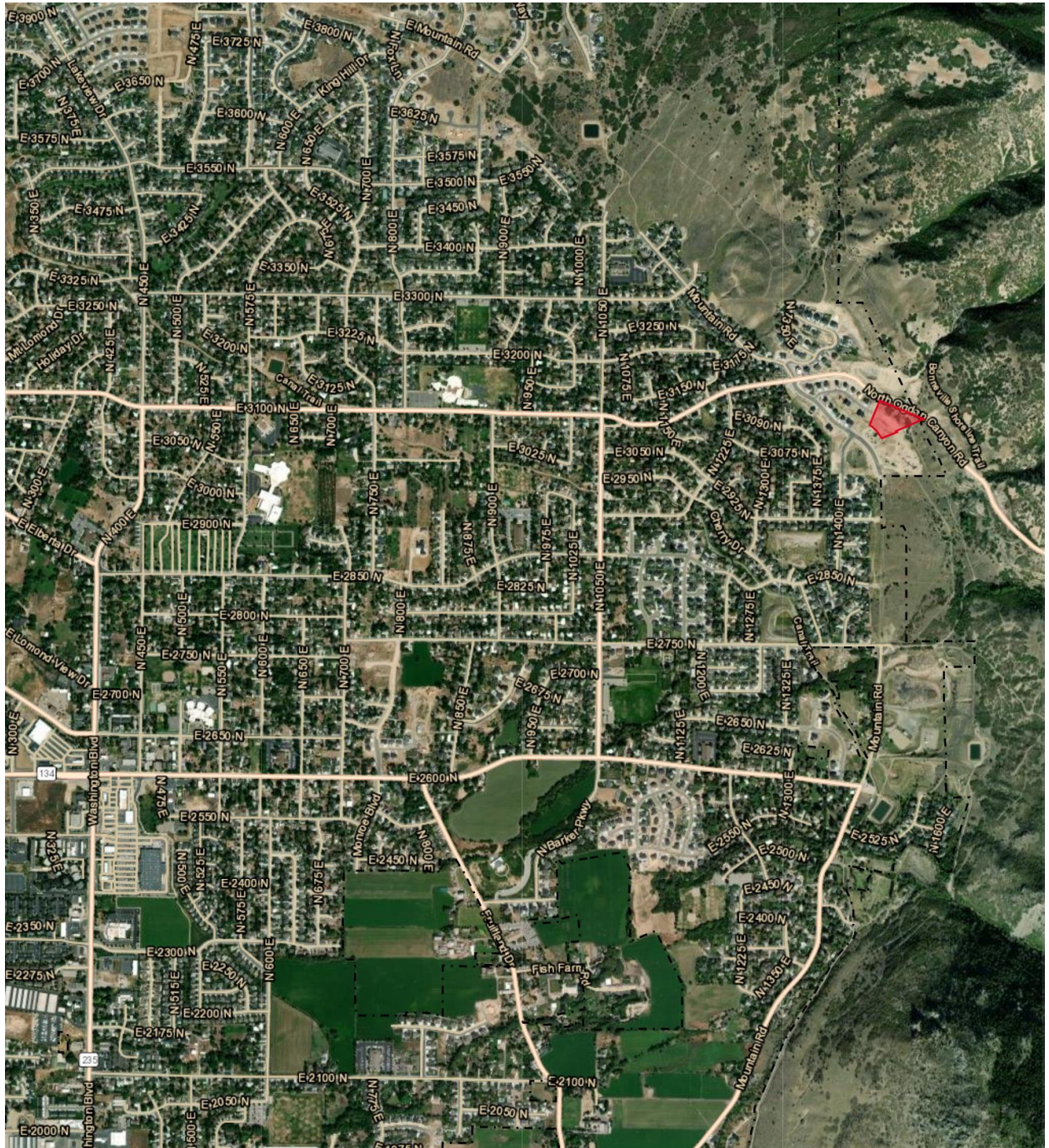
RECOMMENDATION

Staff recommends preliminary plat approval of the White Rock Phase 3 Subdivision subject to the conditions from the Engineer’s Report, the Technical Review Committee Memo, and the conditions noted in the Staff Report.

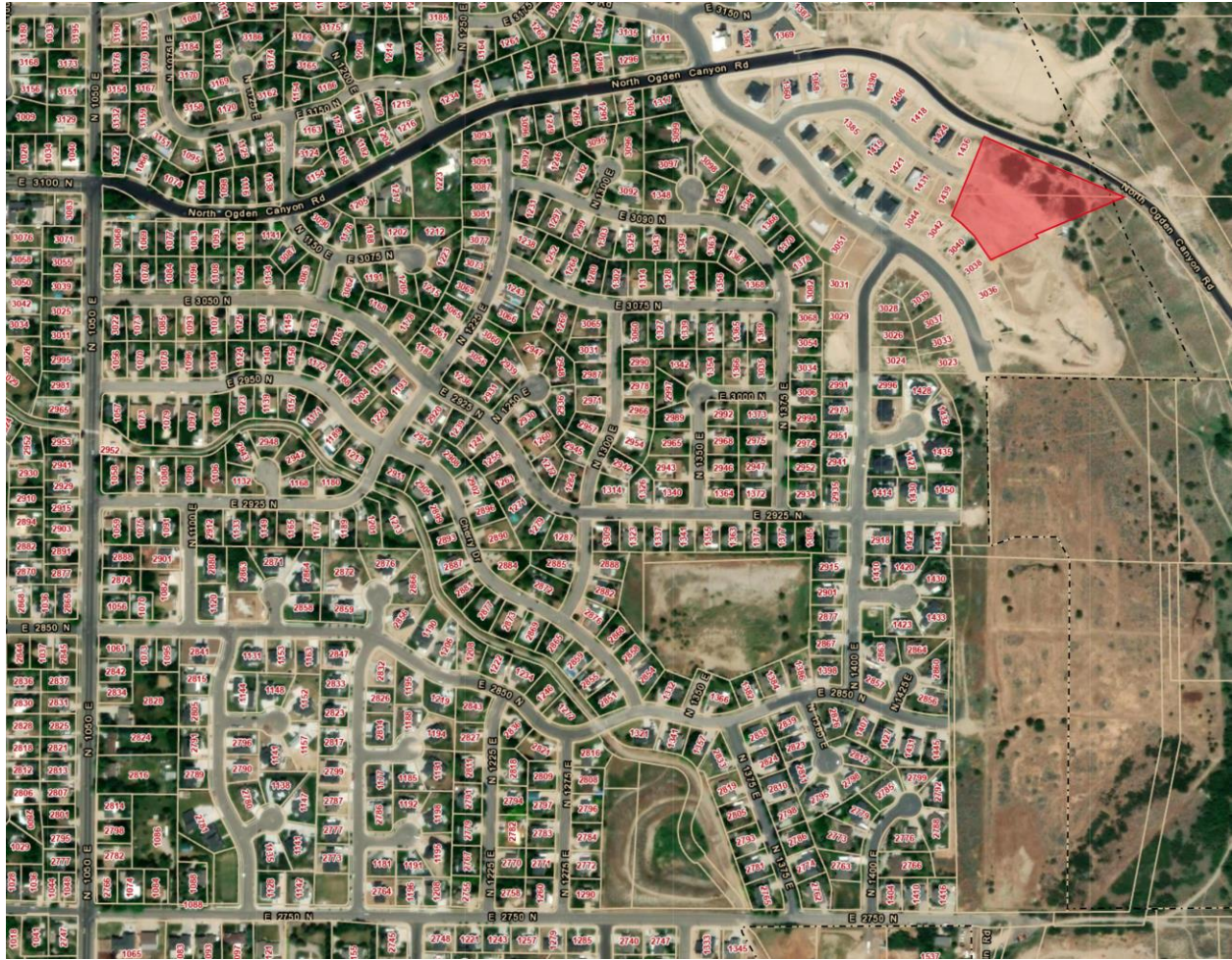
EXHIBITS

- A. White Rock Phase 3 Subdivision Application
- B. Whiterock Preliminary Plat Phase 3
- C. TRC Memo – White Rock Phase 3 9-25-2023
- D. TRC Comment Responses 2-19-2024
- E. Eric Casperson Engineering Letter (Pending)

VICINITY MAP



AREA MAP





Land Use Development Application

Date: 08/17/2023

Applicant / Owner

Applicant Name: Kimberly Foster
 Company: CRS Engineers
 Address: 4246 S Riverboat Rd
 City, State, Zip: 4246 S Riverboat Rd
 Phone: 801-860-7536
 Email: kim.foster@crsengineers.com

Same as Applicant:
 Owner Name: Alan Russell
 Address: 2460 W 2400 S
 City, State, Zip: West Haven, UT, 84401
 Phone: [REDACTED]
 Email: [REDACTED]

Contractor Information

Contractor:
 Address:
 City, State, Zip:

Phone:
 Email:

Project

Project Name: White Rock Phase 3
 Subdivision
 Address: 3090 North
 City, State, Zip: North Ogden, Utah, 84414
 Parcel: 16049163
 Subdivision: White Rock Phase 3
 Subdivision
 Lot #: 16049163

Acreage: 2.98
 Current Zoning: HP-2
 Proposed Zoning: HP-2
 # of lots:
 Existing Sq.Ft.:
 Proposed Sq.Ft.:
 Land Serial #:

Project Description: [Description]

Application Type

Subdivision:
 Preliminary Approval:
 Final Approval:
 Special Exception:
Minor Subdivision:
 Subdivision without Review:
 Amendment or Vacation:
Boundary Line Adjustment:
Site Plan Review:
 With Technical Review:
 No Technical Review:
Zoning Amendment:
 Text:
 Map:
 Annexation City:
Hearing Officer:

Variance:
Conditional Use Permit:
 City Fee (With Review):
 City Fee (No Review):
Planned Residential Unit:
Subdivision Extension:
 Fence:
 Fence Interior Lot:
 Fence Corner Lot:
 Patio:
 RV PADS/Expand Driveway:
 New Structure:
 Shed:
 Other Structure under 200 sq. ft.:
 Deck:
 Other:

Vacation Request

Easement:
 Road:

Subdivision:
 Subdivision Lot:

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Kimberly Foster
Name

08/17/2023
Date

WHITE ROCK PHASE 3 SUBDIVISION - PRELIMINARY PLAT

LOCATED IN THE NORTH EAST QUARTER OF SECTION 27 T7N R1W, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, NORTH OGDEN CITY, UTAH



CRS ENGINEERS
Answers to Infrastructure®
4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

BOUNDARY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH, BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHICH IS ON THE SOUTHERLY LINE OF NORTH OGDEN CANYON ROAD, SAID POINT BEING LOCATED S 00°51'53" W, A DISTANCE OF 1143.04 FEET AND S 89°08'07" E, A DISTANCE OF 3228.86 FEET FROM THE NORTHWEST QUARTER CORNER OF SECTION 27, T7N, R1W, SLB&M TO THE POINT OF BEGINNING; THENCE FOLLOWING THE SOUTHERLY LINE OF NORTH OGDEN CANYON ROAD, THE FOLLOWING FOUR (4) COURSES:

- 1) S 67°23'58" E, A DISTANCE OF 101.47 FEET;
- 2) SOUTHEASTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 1176.54 FEET, THROUGH A CENTRAL ANGLE OF 03°46'35", A LENGTH OF 77.55 FEET (CHORD BEARS S 69°32'50" E, 77.53');
- 3) S 71°41'52" E, A DISTANCE OF 110.91 FEET;
- 4) SOUTHEASTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 803.27 FEET, THROUGH A CENTRAL ANGLE OF 21°05'32", A LENGTH OF 295.71 FEET (CHORD BEARS S 60°53'42" E, 294.04); THENCE LEAVING SAID SOUTHERLY LINE S 64°54'43" W, A DISTANCE OF 334.44 FEET; THENCE S 28°08'03" E, A DISTANCE OF 14.18 FEET; THENCE S 61°52'05" W, A DISTANCE OF 60 FEET; THENCE N28°14'36" W A DISTANCE OF 8.99 FEET; THENCE S61°45'24" W A DISTANCE OF 152.13 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF WHITE ROCK PHASE 2 SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N 28°31'01" W, A DISTANCE OF 127.90 FEET; THENCE (2) N 48°23'39" W, A DISTANCE OF 141.11 FEET TO THE EAST BOUNDARY OF WHITE ROCK PHASE 1 SUBDIVISION; THENCE ALONG SAID BOUNDARY N 23°43'03" E, A DISTANCE OF 310.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 157,807 SQUARE FEET OR 3.623 ACRES, MORE OR LESS.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO 7 RESIDENTIAL LOTS WITHIN HP-2 ZONING REGULATIONS TO BE KNOWN AS WHITE ROCK PHASE 3 SUBDIVISION. THE CONTROL USED TO ESTABLISH THE BOUNDARY LINES WAS THE CAMARREN COVE ESTATES SUBDIVISION PHASE 5 TO THE SOUTHWEST ALONG WITH THE WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 27, T7N, R1W, SLB&M. THE BASIS OF BEARINGS FOR THIS PLAT ARE THE WEST LINE OF SAID SECTION 27, WHICH BEARS SOUTH 00°51'53" WEST 5285.72 FEET FROM THE NORTHWEST SECTION CORNER TO THE SOUTHWEST SECTION CORNER OF SAID SECTION 27 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH NORTH ZONE NAD83 STATE PLANE COORDINATE SYSTEM.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

WHITE ROCK PHASE 3 SUBDIVISION

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY.

DATED THIS _____ DAY OF _____, 20__.

ACKNOWLEDGEMENT

STATE OF UTAH)
).S.S.
COUNTY OF WEBER)
ON THIS _____ DAY _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS/ARE THE TRUSTEE(S) OF THE ENDO TRUST, AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID _____
ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

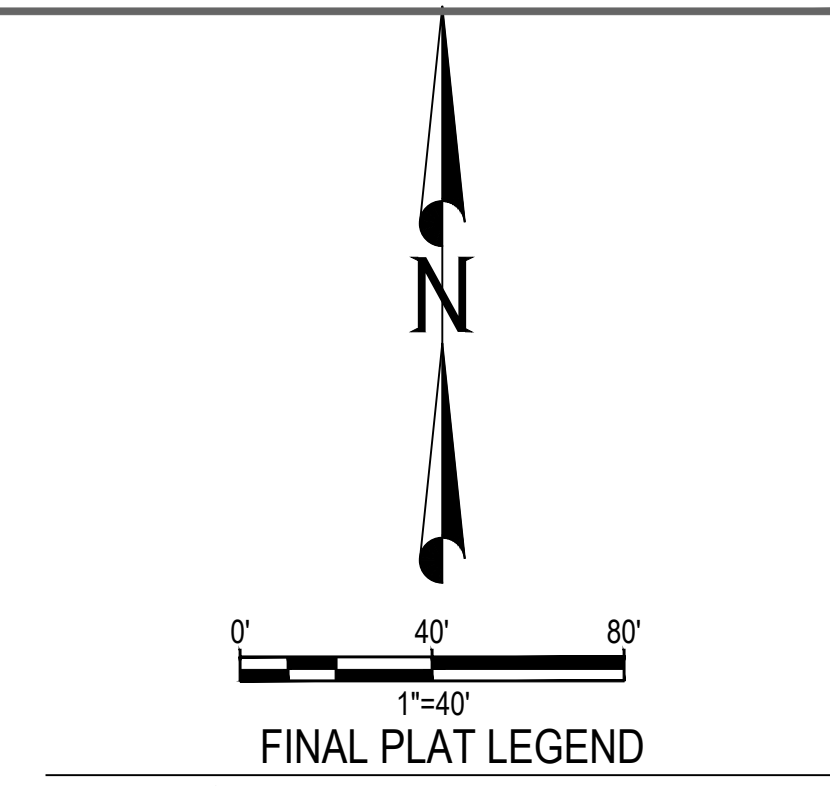
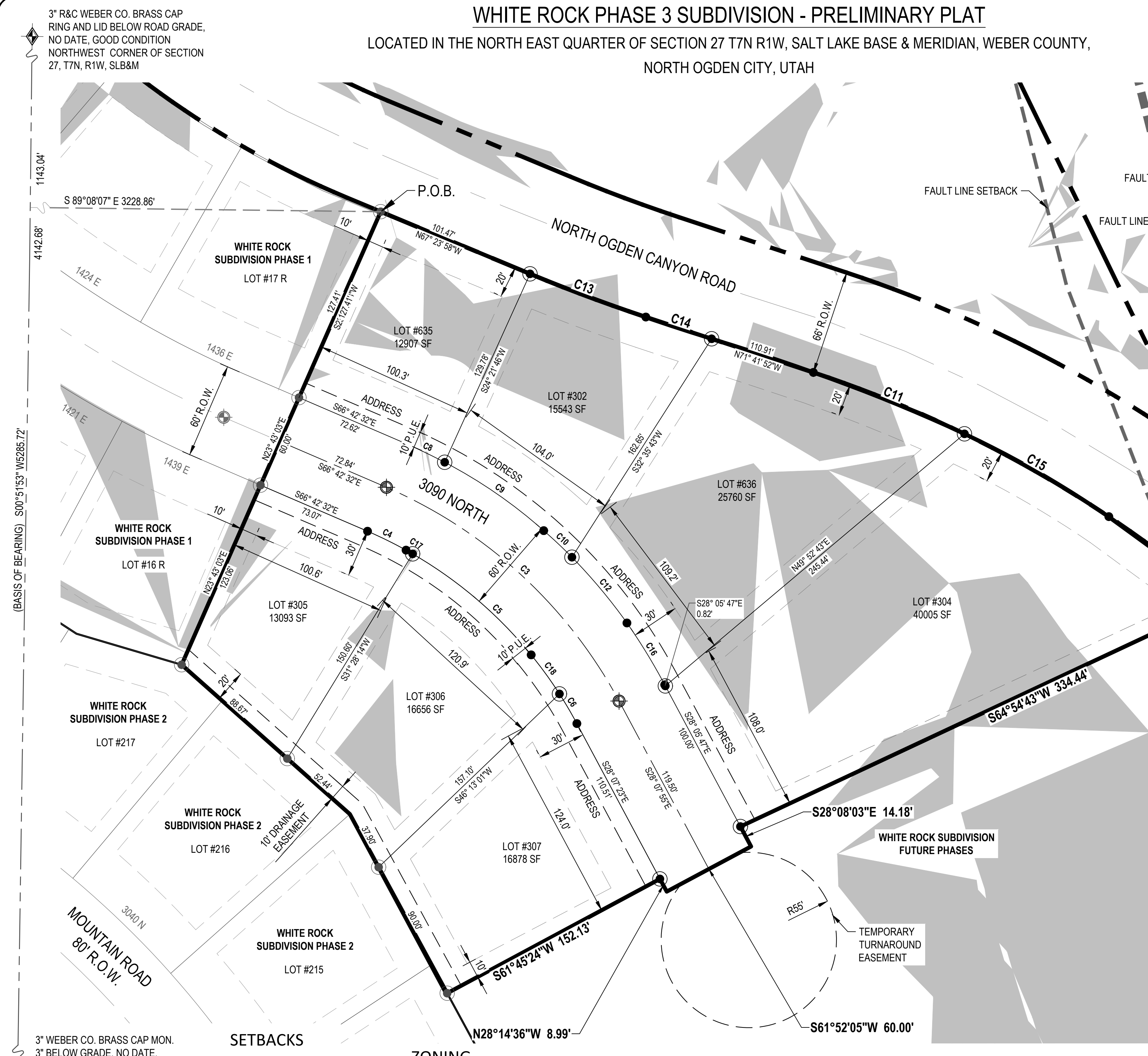
SHEET 1 OF 2

WHITE ROCK PHASE 3 SUBDIVISION

NORTH EAST QUARTER SECTION 27 T7N R1W, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ FOR _____
COUNTY RECORDER
BY: _____ DEPUTY



FINAL PLAT LEGEND

- SECTION MONUMENT
- PROPOSED STREET MONUMENT
- PROPERTY CORNER
- SURVEY CURVE / LINE POINT
- SECTION LINES
- SURVEY TIE LINES
- SETBACK LINES
- SUBDIVISION BOUNDARY
- ADJACENT BOUNDARY
- LOT LINE
- 20' WIDE PUBLIC UTILITY EASEMENT
- 10' WIDE PUBLIC UTILITY EASEMENT
- 10' WIDE DRAINAGE EASEMENT
- ROADWAY CENTERLINE
- 20% - AREA SLOPE < 30%

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	88.99'	14961.24'	000° 20' 27"	S53° 51' 48"E	88.99'
C3	201.94'	301.71'	038° 20' 58"	S47° 25' 14"E	198.19'
C4	31.70'	270.00'	006° 43' 35"	S63° 20' 45"E	31.68'
C5	128.50'	270.00'	027° 16' 05"	S46° 20' 55"E	127.29'
C6	21.59'	270.00'	004° 34' 57"	S30° 25' 24"E	21.59'
C8	27.40'	409.76'	003° 49' 53"	S64° 20' 27"E	27.40'
C9	75.68'	308.36'	014° 03' 45"	S55° 22' 44"E	75.49'
C10	24.32'	294.67'	004° 43' 42"	S46° 43' 55"E	24.31'
C11	102.35'	1076.08'	005° 26' 58"	N67° 52' 17"W	102.31'
C12	53.84'	348.87'	008° 50' 30"	S39° 54' 23"E	53.78'
C13	77.55'	1176.54'	003° 46' 35"	N69° 32' 50"W	77.53'
C14	121.23'	1390.68'	004° 59' 41"	N70° 18' 53"W	121.19'
C15	104.31'	620.91'	009° 37' 33"	N60° 03' 03"W	104.19'
C16	45.47'	366.27'	007° 06' 45"	S31° 24' 52"E	45.44'
C17	4.76'	315.38'	000° 51' 55"	S60° 26' 47"E	4.76'
C18	14.34'	262.70'	003° 07' 39"	S37° 43' 06"E	14.34'


SURVEYOR'S CERTIFICATE

I, JON BEHR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 290669 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE WHITE ROCK PHASE 3 SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SIGNED THIS _____ DAY OF _____, 20__.

BY: _____ CITY ATTORNEY DATE _____

DATE OF PLAT OR MAP: MARCH 17, 2023
JON BEHR, PLS
LICENSE NO. 290669



3" WEBER CO. BRASS CAP MON. 3" BELOW GRADE, NO DATE, POOR CONDITION SOUTHWEST CORNER OF SECTION 27, T7N, R1W, SLB&M

SETBACKS

FRONT: 30'
SIDE: 10'
REAR: 20'
STREET SIDE YARD: 20'

ZONING

ZONE: HP-2
MINIMUM LOT AREA: 12,580 SF
FEMA ZONE: X

NOTES:

1. 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DENOTED BY DASHED LINES (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR AND CAP TO BE SET AT LOT CORNERS. PROPERTY LINE RIVETS TO BE SET IN TOP BACK OF CURB (TBC) WHERE APPLICABLE.
3. THIS SUBDIVISION IS BEING APPROVED AND DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH OGDEN CITY, (HP-2) HILLSIDE PROTECTION ZONE. THE HP-2 ZONE REQUIRES COMPLETION OF "HAZARDS STUDIES". COPIES OF THESE HAZARD STUDIES ARE ON FILE AT THE NORTH OGDEN CITY OFFICE FOR REVIEW BY INTERESTED PARTIES. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL OFF-SITE AND ON-SITE CULINARY WATER AND SECONDARY WATER SYSTEMS ARE FUNCTIONAL AND APPROVED BY NORTH OGDEN CITY.
4. HORIZONTAL DATUM IS REFERENCED TO NAD83, UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

NORTH OGDEN ENGINEER AND PLANNING

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ CITY ENGINEER DATE _____

BY: _____ PLANNING DIRECTOR DATE _____

LAND USE / AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS _____ DAY OF _____, 20__.

BY: _____ CHAIRMAN DATE _____

ATTEST: _____ SECRETARY DATE _____

NORTH OGDEN ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20__.

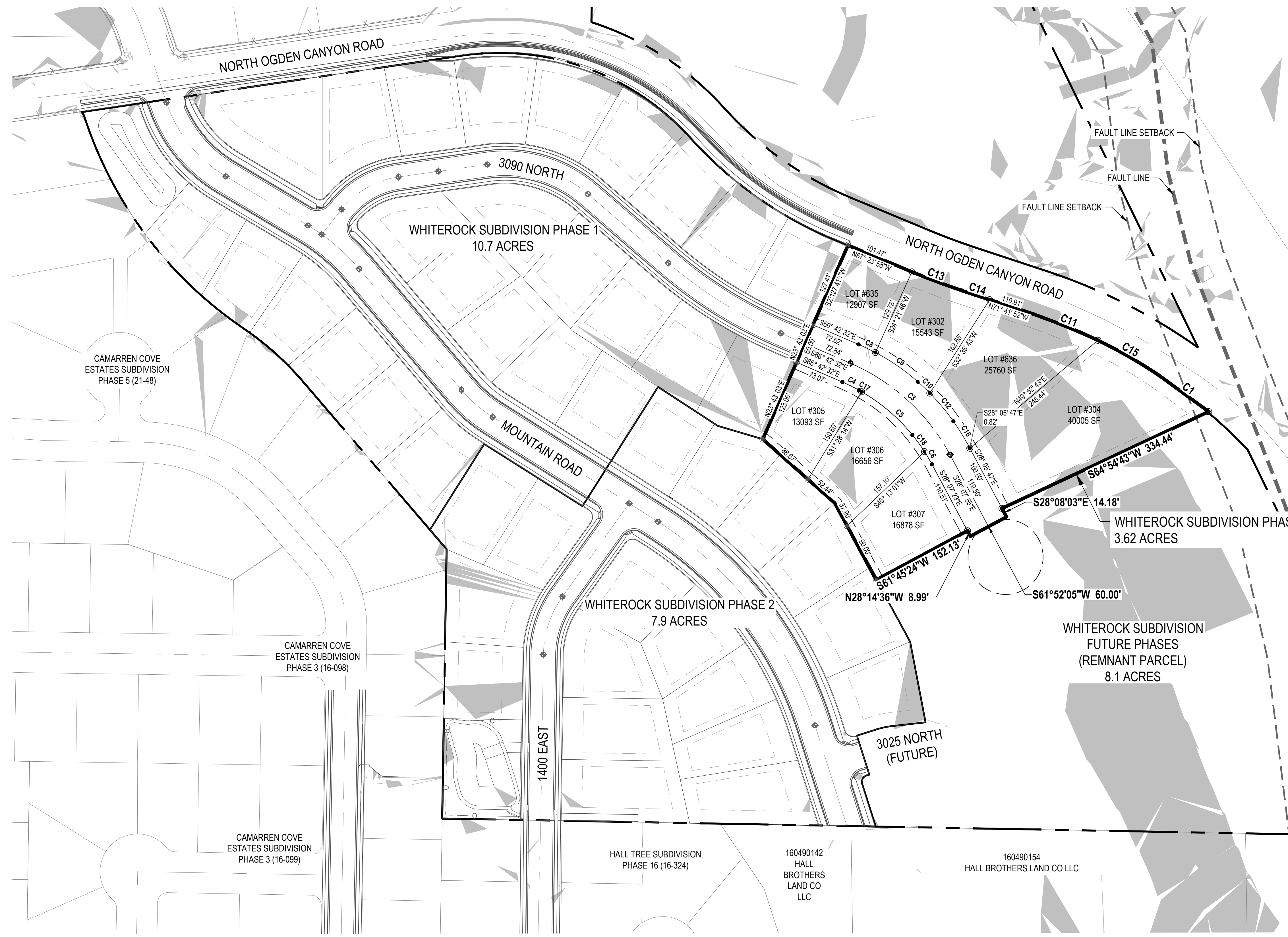
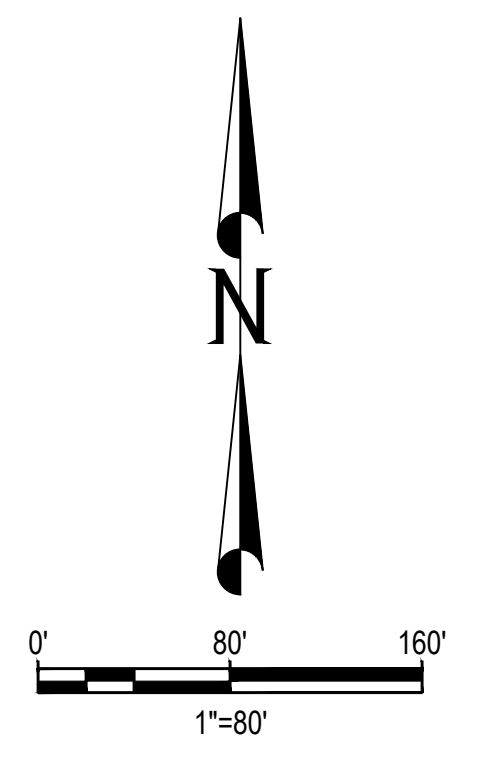
BY: _____ CITY ATTORNEY DATE _____

File Path: P:\18046C-White Rocks LLC-North Ogden Subdivision\Drawings\PH 3\SHHEE\SP\Final\Plat.dwg Feb 27, 2024 - 11:51 am

WHITE ROCK PHASE 3 SUBDIVISION

LOCATED IN THE NORTH EAST QUARTER OF SECTION 27 T7N R1W, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, NORTH OGDEN CITY, UTAH

FINAL PLAT LEGEND	
	SECTION MONUMENT
	PROPOSED MONUMENT
	PROPERTY CORNER
	SURVEY CURVE / LINE ENDPOINT
	SECTION LINES
	SURVEY TIE LINES
	SUBDIVISION BOUNDARY
	ADJACENT BOUNDARY
	LOT LINE
	20' WIDE PUBLIC UTILITY EASEMENT
	10' WIDE PUBLIC UTILITY EASEMENT
	10' WIDE DRAINAGE EASEMENT
	ROADWAY CENTERLINE
	20% < AREA SLOPE < 30%



File Path: P:\18046C White Rocks LLC\North Ogden Subdivision\Drawings\PH 3\SHEETS\Final Plat.dwg Feb 27, 2024 - 11:51am

SHEET 2 OF 2

WHITE ROCK PHASE 3 SUBDIVISION
NORTH EAST QUARTER CORNER SECTION 27 T7N R1W, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH.

COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____	
IN BOOK _____	
OF OFFICIAL RECORDS, PAGE _____	
FOR _____	
COUNTY RECORDER	
BY: _____	
DEPUTY	

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4246 S Riverboat Rd, Ste 200 | Salt Lake City, UT 84123 | P: 801.359.5565 | www.crsengineers.com

Technical Review Committee Meeting Notes

September 25, 2023

Re: White Rock Subdivision Preliminary Plat, Phase 3

Attendees:

Scott Hess, Planning Director
 Ryan Barker, Fire Marshall
 Ryan Carter, Culinary Water
 Dylan Hill, Public Works Inspector
 Trent Wilkins, Sanitary Sewer
 Brian Galvez, Assistant Public Works Director
 Dave Smith, Storm Water Superintendent
 Crystal Polson, Public Works Inspector SWPPP
 Alan Russel, Whiterock Developer
 Kim Foster, CRS Engineers
 Eric Casperson, City Engineer
 Doug Jeppesen, Pineview Water

The North Ogden City Technical Review Committee met on September 25, 2023 regarding the proposed preliminary subdivision plat review for SUB 2023-04 White Rock Phase 3. The following comments and responses were made regarding the proposed project.

Scott Hess, Planning

- Zoning for the property is HP-2
- Lot Widths need to be 100 foot minimum at 30-foot setback. This is not met in the current configuration.
- At the Preliminary Plat approval for Phase 2, the following statement was in the Staff Report: “The proposed lots have yet to be verified to meet the lot width requirements. The lots meet the square footage requirements. Additionally, the applicant needs to provide the bearings (the angles) of all side lot boundaries, prior to consideration for final approval.” Those lot widths were never verified at Preliminary, and an exception was made for Phase 2 at Final due to the construction taking place based on the Preliminary Plans. This was an oversight and is being corrected in future phases.
- There is a trail on the north side of Mountain Road that will be required to be installed. The trail needs to be asphalt and 6’ in width. There also need to be bike lanes along Mountain Road.

- Any lots with a slope that is 10% or greater can have a reduced front setback from 30 to 20 feet.
- Post Office Gang Mail Box: The applicant is responsible for payment and installation of gang mail boxes. Applicant needs to check with Post Office staff to coordinate location of gang mail boxes. The cost of the gang mail boxes will need to be included in the escrow estimate. Please show on construction drawings.
- Please check our City ordinance and follow it exactly regarding the correct signature blocks for subdivision plats.
- We recommend contacting Weber County Recorder's office to review you plat in order to avoid recording delays.
- Rocky Mountain Power requires us to notify them of subdivision approvals prior to plat recordation.

Eric Casperson, City Engineer

- V-ditch, Drainage Swale to be installed between Phase 2 and Phase 3. The V-ditch does not currently exist on Phase 1, and was never installed per the plans. In the Improvement Drawings, there is a drainage detail at the top of slope to direct water away from neighbors that will need to be accommodated in future phases.
- Jersey Barrier or Guardrail must be installed on the North Ogden Divide as called out in the previous plans.
- Retaining Walls called out on plan. Need to have engineering letter and analysis completed and submitted for any retaining walls exceeding 4 feet in height.
- Sidewalks allowed to remain at 4' width to match the existing infrastructure.

Dylan Hill, Public Works Inspector

- Phase 1 and 2 Warranty Period Items
 - Guardrail, Streetlights, Fence in Phase 2 hit needs to be fixed before acceptance.
- C900 DR14 Water Pipe. Add City Engineer Specifications and Standards Drawings link.
- 1" meter for each unit meets standards.
- Fire flow test needs to meet 1000 Gallons per minute for residential. (North Ogden can run the model).
- Poly service lines permitted.
- SWPPP Needed at construction – Concrete Washout and Track out pads.

Pineview Water

- Double check whether secondary water is 6" or 8" Mainline.

Ryan Carter, Culinary

- May need a fitting on culinary water main to avoid bending the pipe in the curvature of the road.
- Flush hydrant cannot be in the turnaround. Locate it in a place to avoid being hit.



Trent Wilkins, Sewer

- Sewer Pipe must be green.
- Chaser wire on the laterals.
- Land Drains must be white.
- Manhole lids to correspond to whatever service they represent.
- Solid manhole lids (no holes).

Dave Smith, Stormwater

- No major issues with the current design.
- LID possible on Mountain Road in future phases (slope dependent).

Ryan Barker, Fire Marshall

- Hydrant placement acceptable.

Bowen Koenig, Streets

- City Signs are green signs (per standards).
- Streetlights are Developer's responsibility.
- Slurry Seal is Developer's responsibility.

If you have any questions or concerns, please contact Scott Hess, Community and Economic Development Director at (801) 737-9841 or the Planning Department at (801)737-2215.

Sincerely,

Scott A. Hess

Community and Economic Development Director | NORTH OGDEN CITY

505 East 2600 North
 North Ogden, UT 84414
shess@nogden.org
 (801)737-9841



Technical Review Committee Meeting Notes

September 25, 2023

Re: White Rock Subdivision Preliminary Plat, Phase 3

Attendees:

Scott Hess, Planning Director

Ryan Barker, Fire Marshall

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Kim Foster, CRS Engineers

Eric Casperson, City Engineer

Doug Jeppesen, Pineview Water

The North Ogden City Technical Review Committee met on September 25, 2023 regarding the proposed preliminary subdivision plat review for SUB 2023-04 White Rock Phase 3. The following comments and responses were made regarding the proposed project.

Scott Hess, Planning

- Zoning for the property is HP-2 . *Zone HP-2 is noted on sheet CP101.*
- Lot Widths need to be 100 foot minimum at 30-foot setback. This is not met in the current configuration. *Lot setbacks and frontage widths have been adjusted to meet the minimum requirements. All parcels are 100 feet minimum width.*

- At the Preliminary Plat approval for Phase 2, the following statement was in the Staff Report: “The proposed lots have yet to be verified to meet the lot width requirements. The lots meet the square footage requirements. Additionally, the applicant needs to provide the bearings (the angles) of all side lot boundaries, prior to consideration for final approval.” Those lot widths were never verified at Preliminary, and an exception was made for Phase 2 at Final due to the construction taking place based on the Preliminary Plans. This was an oversight and is being corrected in future phases. *All bearings and distances are added to the lots on the preliminary plat.*
- There is a trail on the north side of Mountain Road that will be required to be installed. The trail needs to be asphalt and 6’ in width. There also need to be bike lanes along Mountain Road. Any lots with a slope that is 10% or greater can have a reduced front setback from 30 to 20 feet. *Trail was never planned to be asphalt and were proposed as crushed granite or approved material for walking.*
- Post Office Gang Mail Box: The applicant is responsible for payment and installation of gang mail boxes. Applicant needs to check with Post Office staff to coordinate location of gang mail boxes. The cost of the gang mail boxes will need to be included in the escrow estimate. Please show on construction drawings. *We coordinated with USPS; the mailbox location is on Mountain Road. A note has been added to CP301 for contractor to add additional mailbox to existing location on Mountain Road. Contact information has been provided so the contractor can coordinate with USPS.*
- Please check our city ordinance and follow it exactly regarding the correct signature blocks for subdivision plats. *Signature blocks have been confirmed with the city.*
- We recommend contacting Weber County Recorder’s office to review you plat to avoid recording delays. *Preliminary plat has been sent to Weber County for review, we will continue to coordinate with them to address their comments.*
- Rocky Mountain Power requires us to notify them of subdivision approvals prior to plat recordation. *Noted.*

Eric Casperson, City Engineer

- V-ditch, Drainage Swale to be installed between Phase 2 and Phase 3. The V-ditch does not currently exist on Phase 1, and was never installed per the plans. In the Improvement Drawings,

there is a drainage detail at the top of slope to direct water away from neighbors that will need to be accommodated in future phases. *Drainage capture will be shown at the back of properties and sent to the North. Need to coordinate with Eric prior to sending back to him.*

- Jersey Barrier or Guardrail must be installed on the North Ogden Divide as called out in the previous plans. *In process. Spoke with contractor and they are being installed over the next couple of weeks.*
- Retaining Walls called out on plan. Need to have engineering letter and analysis completed and submitted for any retaining walls exceeding 4 feet in height. *Retaining wall detail has been revised to not exceed 4 feet.*
- Sidewalks allowed to remain at 4' width to match the existing infrastructure. *Noted. Sidewalks are called out as 4' by keyed note 1 on sheet CP301.*

Dylan Hill, Public Works Inspector

- Phase 1 and 2 Warranty Period Items
 - Guardrail, Streetlights, Fence in Phase 2 hit needs to be fixed before acceptance.
 - *Guardrail is being installed. Streetlights have been ordered and contractor is waiting on delivery to install. Fence that was hit is planned to be replaced in the next few weeks.*
- C900 DR14 Water Pipe. Add City Engineer Specifications and Standards Drawings link. *Water pipe is called out as C900 DR14 (keyed note 9 on sheet CU301). Standard details CS-07 and CS-09 are called out and are included on the detail pages of the plan set.*
- 1" meter for each unit meets standards. *Keyed note 4 on CU301 has been updated to specify that meters are 1".*
- Fire flow test needs to meet 1000 Gallons per minute for residential. (North Ogden can run the model). Sent request to have city complete. *Fire flow has been completed. Static pressure at the end of phase 3 is 80 psi. The residual fire flow pressure was 49 psi. Max velocity was 6.43 f/s. the demand at this node during the analysis was 1,007 gpm.*
- Poly service lines permitted. *Water and irrigation laterals are called out per standard details. Standard details are included on the detail pages of the plan set.*
- SWPPP Needed at construction *Phase 3 construction drawings include a SWPP Plan at the end of the plan set.*

Pineview Water

- Double check whether secondary water is 6" or 8" Mainline. *Phase 1 drawings, sheet CU312, keyed note 46, indicate secondary water is 6" mainline. Phase 3 drawings have been updated to match.*

Ryan Carter, Culinary

- May need a fitting on culinary water main to avoid bending the pipe in the curvature of the road. *Bends have been added to the waterlines to avoid bending the pipes.*
- Flush hydrant cannot be in the turnaround. Locate it in a place to avoid being hit. *Flush hydrant is located to the north of the turnaround. See sheet CU301.*

Trent Wilkins, Sewer

- Sewer Pipe must be green. *Note added to plans, see sheet CU301.*
- Chaser wire on the laterals. *Note added to plans, see sheet CU301.*
- Land Drains must be white. *Note added to plans, see sheet CU301.*
- Manhole lids to correspond to whatever service they represent. *Note added to plans, see sheet CU301.*
- Solid manhole lids (no holes). *Note added to plans, see sheet CU301.*

Dave Smith, Stormwater - Completed

- No major issues with the current design. *Noted.*
- LID possible on Mountain Road in future phases (slope dependent). *Noted.*

Ryan Barker, Fire Marshall

- Hydrant placement acceptable. *Noted.*

Bowen Koenig, Streets

- City Signs are green signs (per standards). *Note added to plans, see sheet CP301.*
- Streetlights are Developer's responsibility. *Note added to plans, see sheet CP301.*
- Slurry Seal is Developer's responsibility. *Note added to plans, see sheet CP301.*



Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action regarding an administrative application, site plan approval of the North Ogden City Police Station and Senior Center Parking Lots located at approximately 505 E 2600 N.

Agenda Date: March 6, 2024

Applicant: North Ogden City

File Number: SPR 2024-04

PUBLIC NOTICE:

Mailed Notice:

City Website: February 29, 2024

PROPERTY INFORMATION

Address: 505 E. 2600 N. (Public Safety Building) and 485 E. 2550 N. (Senior Center)

Project Area: 3.9 Acres Approximately

Current Zoning: Civic Zone (C)

Proposed Land Use: Civic Use - Public Safety Building and Senior Center Parking Lots

Parcel ID: Portions of 18-168-0001, 18-150-0004, 18-156-0002, and 18-149-0002

ADJACENT LAND USE

North: Residential	South: Residential and Commercial
East: Residential	West: Commercial

STAFF INFORMATION

Presented by Eric Casperson, City Engineer
Scott A. Hess
Community and Economic Development Director
shess@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-2-9 Site Plan Review
North Ogden Zoning Ordinance 11-9L Civic Zone C
North Ogden Zoning Ordinance 11-11-6 Exterior Lighting
North Ogden Zoning Ordinance 11-19 Parking and Loading; Traffic and Access

TYPE OF DECISION

When the Planning Commission is acting in an administrative capacity, it is acting as a land use authority, and has limited discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission, if the application demonstrates compliance with the approval criteria.

BACKGROUND

North Ogden City has completed construction of the new Public Safety Building. As part of that construction project, the original City Hall parking lot was consumed by the building eliminating approximately 40 parking stalls. The Site Plan approval of the Public Safety Building in April 2022 recommended that the Planning Commission review any additional parking developed for the Civic Campus (see Exhibit B). With the upcoming demolition of the existing Police Station, the city has designed additional parking for both the City Hall campus as well as the Senior Center. These parking improvements will increase access to the site, and will bring parking closer to City Hall and the Public Safety Building. The Planning Commission’s original recommendation was to not replace the existing Police Station with parking, but due to site constraints, and the need for the public to have closer more accessible parking, Staff strongly recommends the parking layout presented.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance:

11-2-9 (SITE PLAN APPROVAL REQUIRED)

B. Site Plan Approval Required. Site plans are required for all permitted and conditional uses. Permits for signs also require a site plan. Site plan applications are available on-line and at the City Offices.

C. Approval Criteria. To promote appropriate development of property within the City, no application for site plan review shall be approved unless it is demonstrated that the application meets the standards of this Title, including performance criteria in 11-2-8 (E).

Staff Comment: The site plan is required to be reviewed by the Planning Commission and is included as an exhibit (See Exhibit A).

11-9L (CIVIC ZONE C)

Staff Comment: The Civic Zone is intended for all North Ogden owned and operated parcels and facilities. The property rezone request was approved by North Ogden City Council on February 8, 2022.

11-11-6 (EXTERIOR LIGHTING):

- A. All fixtures must be fully shielded or full cutoff and downward directed so that no light is projected above the horizontal plane of the fixture.
- B. The color temperature rating of fixtures lamps shall not exceed 2000 Kelvin.
- C. All lighting fixtures shall limit horizontal light levels such that no direct light falls onto adjacent property.

Staff Comment: A balance must be struck between providing safety and security for the parking lots while being sensitive to the surrounding residential neighbors.

Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.

11-19 (PARKING AND LOADING; TRAFFIC AND ACCESS):

11-9L-10: Parking: Uses within the Civic zone are subject to CCNO 11-19. The number of required parking stalls shall be approved by the Planning Commission as part of the site plan review approval process.

Staff Comment: The schedule of required parking spaces for Civic buildings recommends using “Business Offices” which requires 1 parking stall per 250 square feet of gross floor area. Weber County Recorders Office lists the North Ogden City Hall as approximately 9,000 square feet, which requires 38 parking stalls.

The new Public Safety Building is fully self-parked for Officers and Staff behind the locked gate, and will only need accessible parking to accommodate visitors and Court uses. The floor area of the administration area and Court Room are approximately 2,500 square feet, which requires 10 additional stalls.

Parking at City Hall totals 56 stalls between existing and proposed spaces. The current Site Plan conforms to the parking requirements regarding stall count, spacing, landscaping islands, storm detention, and exceeds the total number of required stalls.

The additional parking at the Senior Center totals an additional 60 stalls. The parking expansion is not necessary to meet the current needs of City Hall, Senior Center, or the Public Safety Building, but is required to be constructed per contract with the Weber County Library.

11-17-2: GENERAL REGULATIONS:

A. Parking Space Size:

1. Regular Parking Space: A regular parking space shall mean an area of not less than one hundred seventy one (171) square feet, with a minimum width of nine feet (9'), and minimum depth of nineteen feet (19'), which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.

Staff Comment: This standard must be met. The current striping plan shows 18-foot stalls plus a curb pan. Staff will confirm with the City Engineer regarding the use of the curb pan in the overall stall depth, and whether that meets City Standards.

11-19-3: DESIGN AND LOCATION OF PARKING SPACES:

(Full list of requirements have been reviewed but not added to this staff report)

Staff Comment: There are a myriad of parking standards in this section of Code. The standards have been met for location of parking, setback from streets, and drive aisle widths and locations.

11-19-9: PARKING LOT LANDSCAPING:

- A. Amount Required.
1. Interior Parking Lot Landscaping. A landscape island shall be installed every ten (10) parking spaces with a minimum width of nine (9) feet. Each island shall contain at least one deciduous shade tree with shrubs and groundcover to include at least 50% live material.
 2. Perimeter Parking Lot Landscaping. The perimeter of all parking areas shall contain deciduous shade trees planted at an average spacing of forty (40) feet on center as well as, shrubs, ground cover, pedestrian walkways, and plazas.
 3. Screening. All parking lots shall screen vehicle headlights with a berm or landscaping running along all street frontages. The screen is intended to create a more walkable streetscape and shall be located in the landscaped area between the sidewalk and parking lot pavement. The berms shall not be steeper than one foot (1') vertical for each three (3) horizontal feet of landscaped area and shall be a minimum height of two feet (2') and a maximum of three feet (3'). The height shall be measured from the top of the street curb. Off street parking areas serving single-family dwellings, two-family dwellings and churches are excluded from this regulation.
- B. Location. The landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays or between parking stalls. All landscaping in parking areas and on the street, frontage shall be placed so that it will not obstruct sight distance.
- C. Plant Type. A mixture of hardy flowering and deciduous trees shall be planted. The area between trees shall be mulched, planted with shrubs, or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials.

Staff Comment: The new parking area for the City Hall and Public Safety Building meet all requirements. The parking area for the Senior Center was designed and approved in concept when the Senior Center was constructed. Due to the limited space, the parking design is unable to meet the 10-foot setback requirement on the south side of the lot. There is a 6-foot tall vinyl fence on the property line which will help to block vehicle headlights from the residential units. Staff believes that the Senior Center Parking layout is a pre-existing condition, and can be accepted by Planning Commission as meeting the intent of the Code. The design currently meets landscape requirements.

RECOMMENDED CONDITIONS OF APPROVAL

- Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.
- Conditions specified in the Engineer’s report, unless superseded by the requirements listed in this report.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as: “Down Town Mixed Use.” Civic uses including parks, trails, and access points are consistent with that designation.

PLANNING COMMISSION CONSIDERATION

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

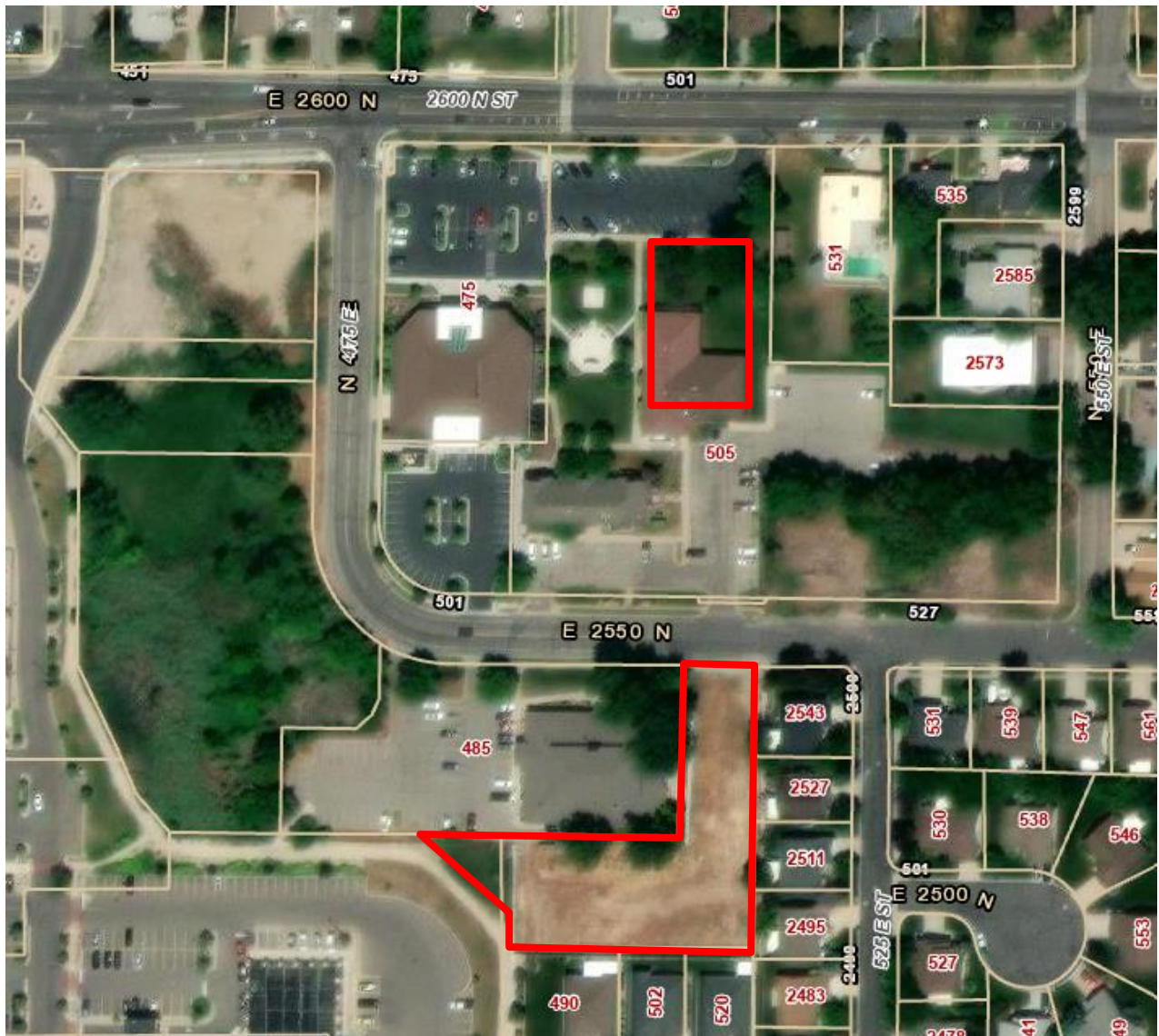
RECOMMENDATION

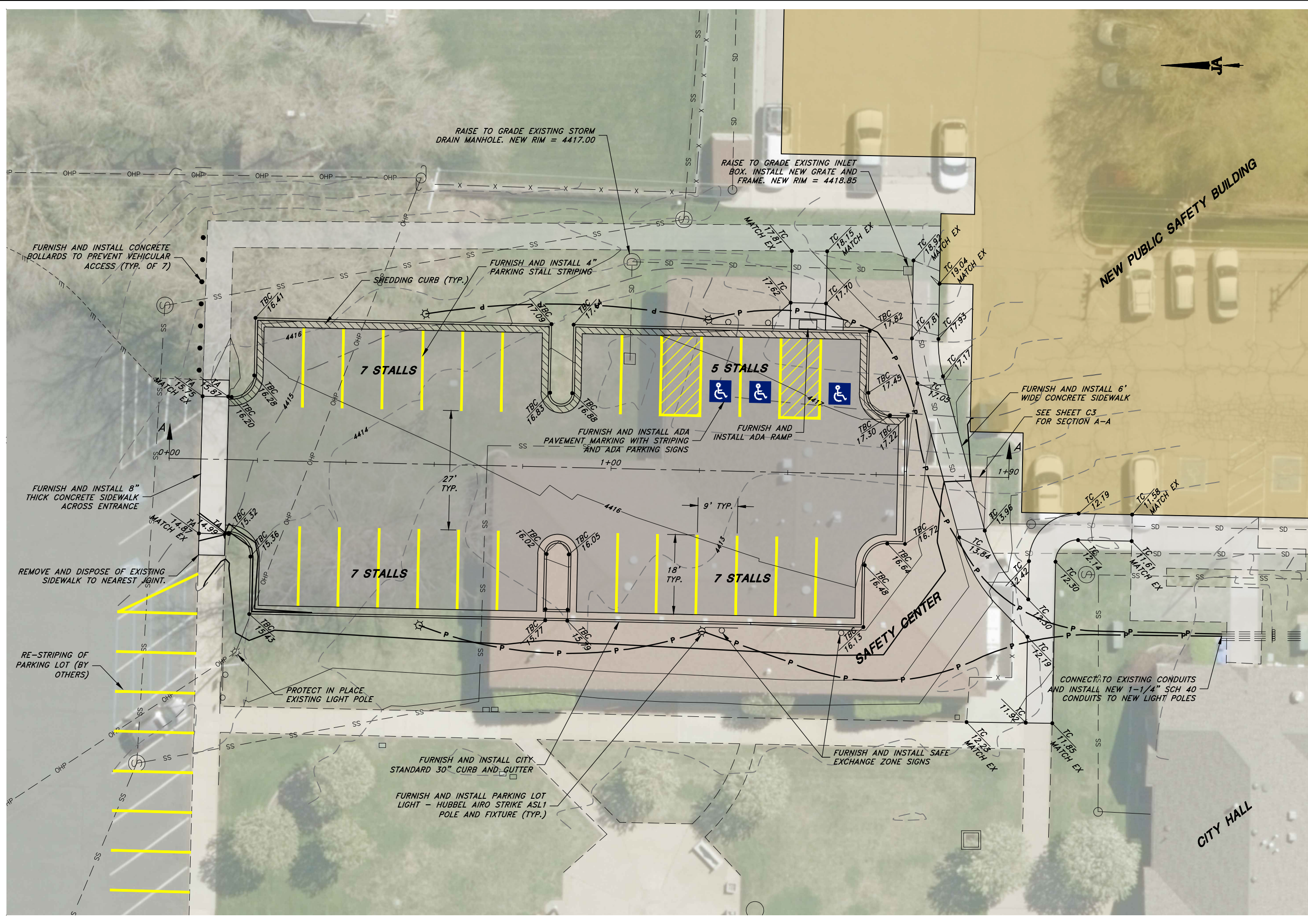
Staff recommends approval of the site plan subject to the conditions listed in this staff report.

EXHIBITS

- A. Site Plan (City Hall and Senior Center Parking Areas)
- B. Public Safety Building Notice of Decision dated April, 21, 2022

AREA MAP (approximately)

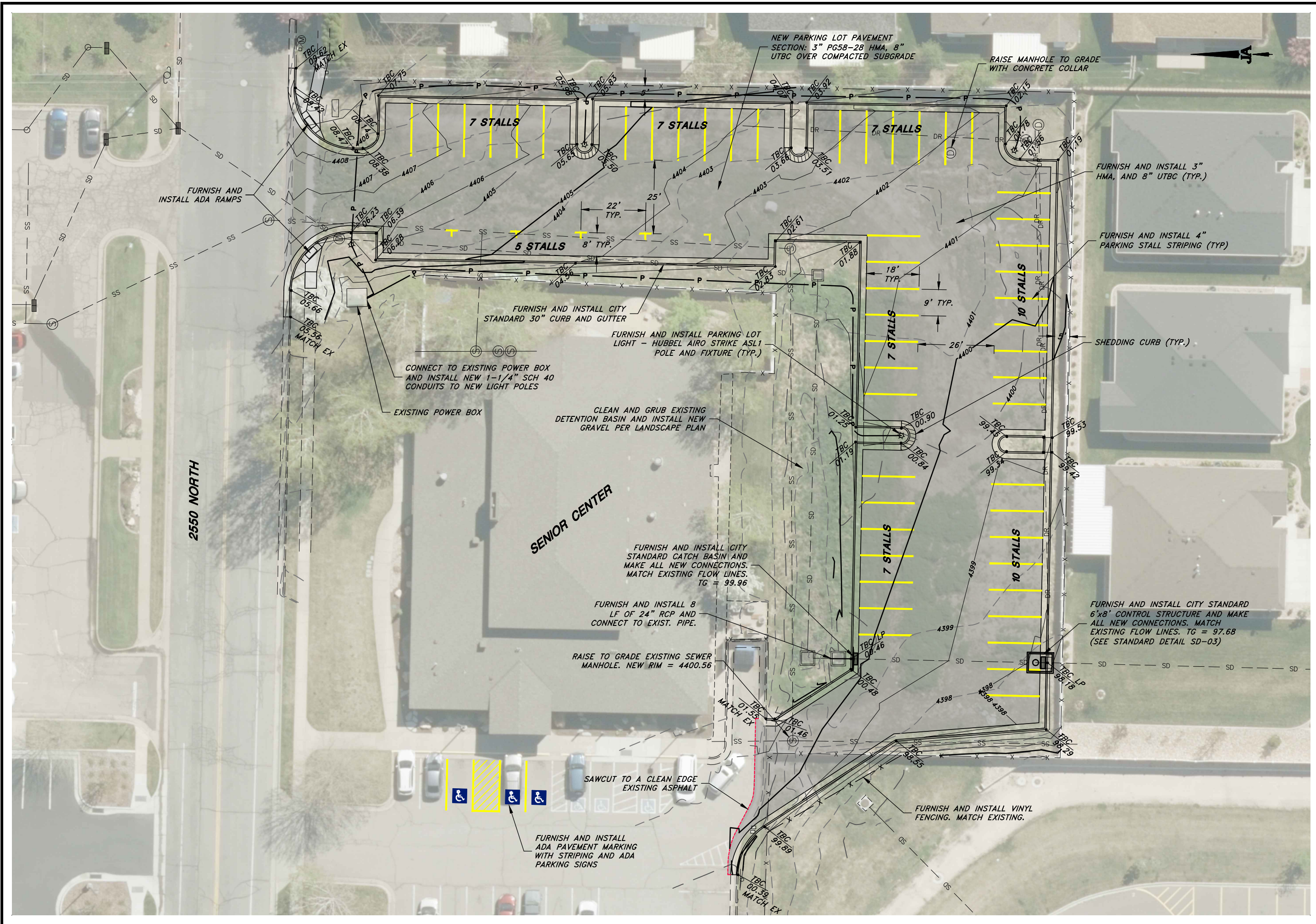




NORTH OGDEN CITY CORPORATION
 PUBLIC SAFETY AND SENIOR CENTER PARKING LOTS
PUBLIC SAFETY BUILDING AND SENIOR CENTER
SITE GRADING AND DRAINAGE PLAN

MLR DESIGNED	TWE DRAWN	MLR CHECKED	REV.	DATE	APPR.
SCALE: 24' x 36"	#1" = 10'	11" x 17"	#1" = 20'		
SHEET 29					OF 1 SHEETS

Item 6.



NORTH OGDEN CITY CORPORATION
 PUBLIC SAFETY AND SENIOR CENTER PARKING LOTS
**SENIOR CENTER
 SITE GRADING AND DRAINAGE PLAN**

MLR DESIGNED	TWE	MLR DRAWN	MLR CHECKED	APPR.
SCALE: 24' x 36' #1" = 15'		11' x 17' #1" = 30'		
SHEET 30				
OF 1 SHEETS				

2600 NORTH



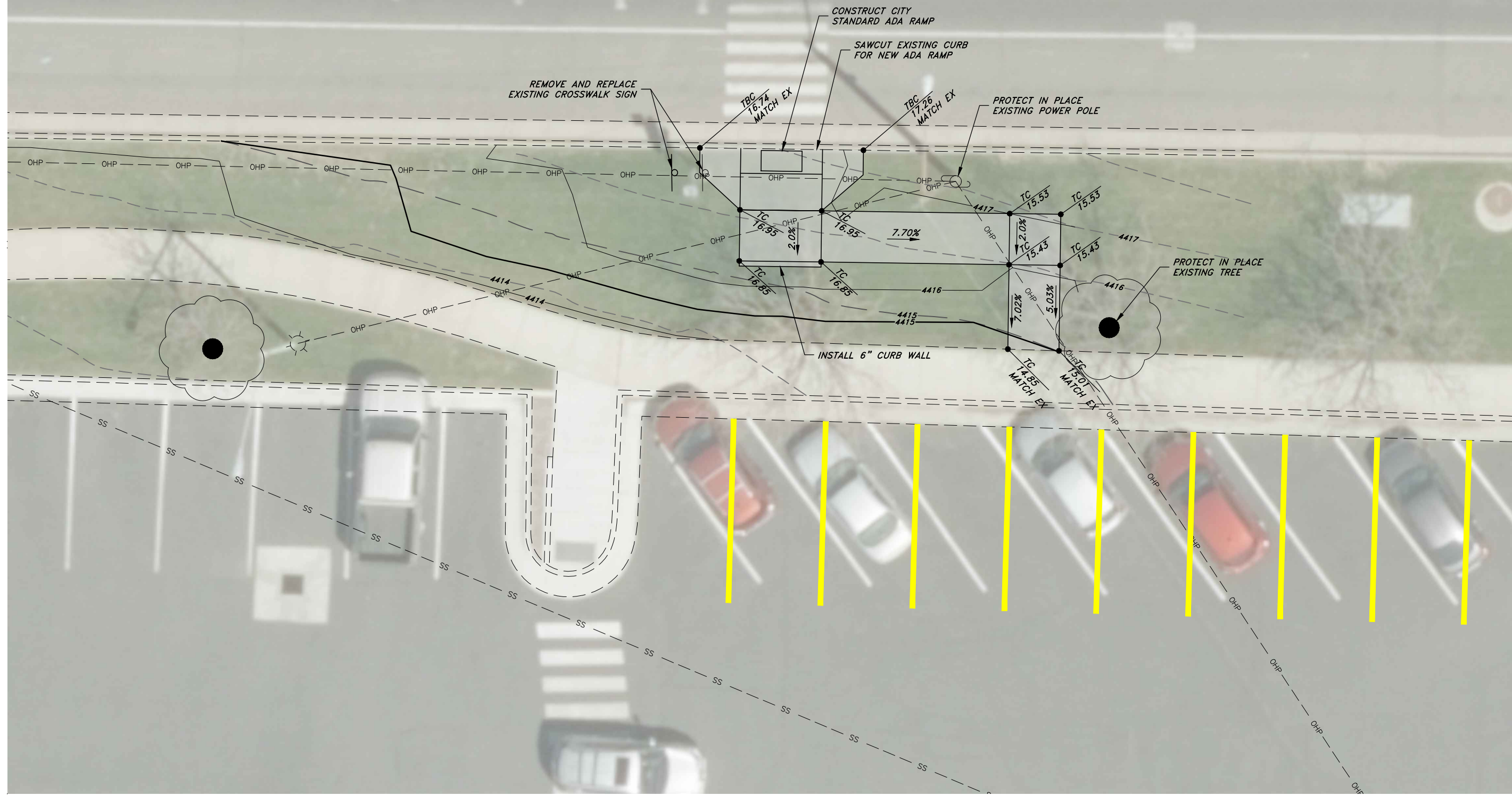
REMOVE AND REPLACE EXISTING CROSSWALK SIGN

CONSTRUCT CITY STANDARD ADA RAMP
SAWCUT EXISTING CURB FOR NEW ADA RAMP

PROTECT IN PLACE EXISTING POWER POLE

PROTECT IN PLACE EXISTING TREE

INSTALL 6" CURB WALL









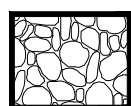
**NORTH OGDEN CITY CORPORATION
 PUBLIC SAFETY AND SENIOR CENTER PARKING LOTS
 2600 NORTH PEDESTRIAN RAMP**

REV.	DATE	APPR.

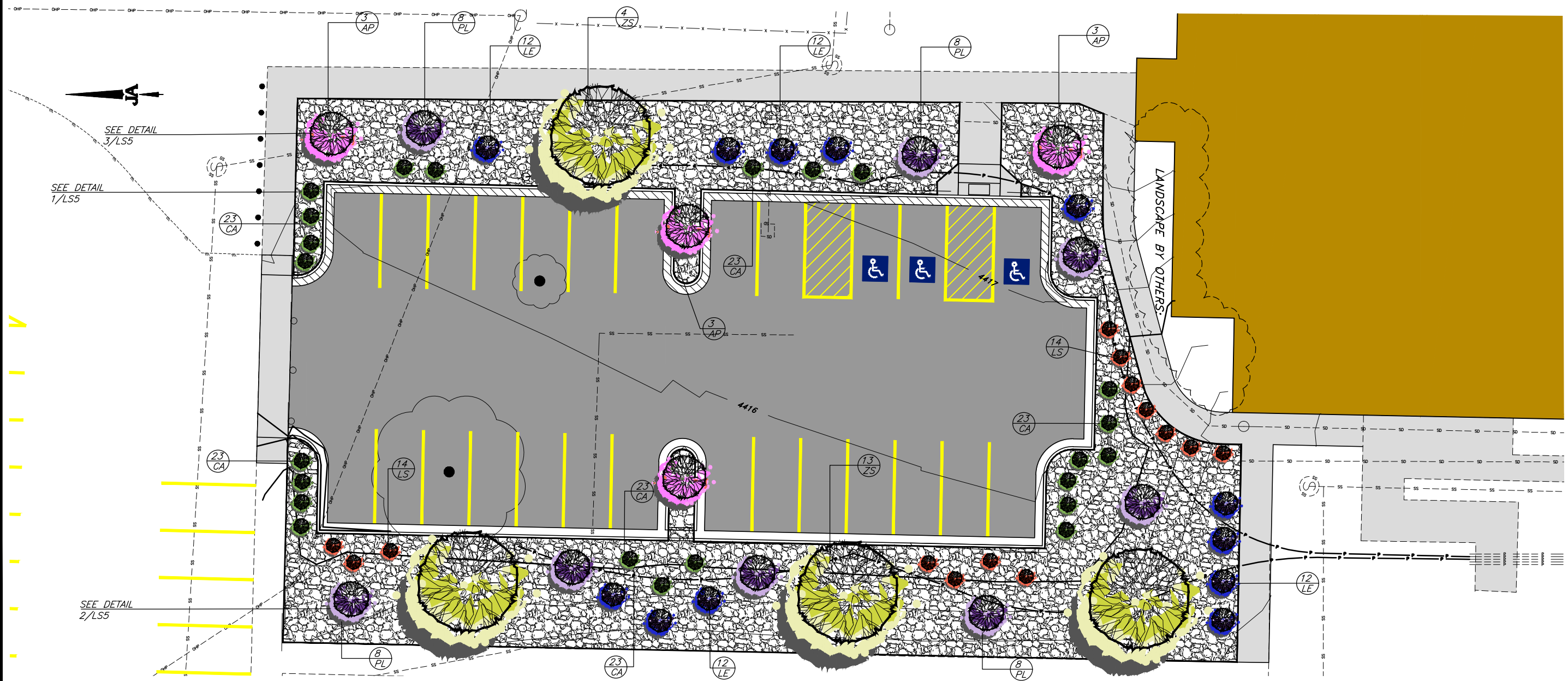
SCALE:	MLR DESIGNED	TWE	MLR DRAWN	MLR CHECKED
24" x 36" H:1"=5'				
11" x 17" H:1"=10'				

NORTH OGDEN CITY CORPORATION
PUBLIC SAFETY AND SENIOR CENTER PARKING LOTS
LANDSCAPE PLAN







TREES	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	ZS	4	ZELKOVA SERRATA 'GREEN VASE'	15 GAL.
	AP	3	ACER PALMATUM 'GREEN JAPANESE MAPLE, CLUMP'	15 GAL.
SHRUBS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	PL	8	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL.

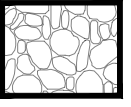
GRASS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	CA	23	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	1 GAL.
PERENNIALS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	LS	14	GAURA LINDHEIMERI 'PERKY PINK'	1 GAL.
	LE	12	LAVANDULA ANGUSTIFOLIA 'ENGLISH LAVENDER'	1 GAL.
	--	--		

2-4" SCREEN SIZE SOUTHTOWN (SOURCE: UTAH LANDSCAPE ROCK) OR APPROVED EQUAL. 4" DEPTH. FIGURE =[6,358 S.F.]
 ALL CRUSHED ROCK AND COBBLE ROCK COLORS/STYLES SHALL BE CHOSEN BY OWNER. SUBMIT SAMPLE TO OWNER FOR APPROVAL.



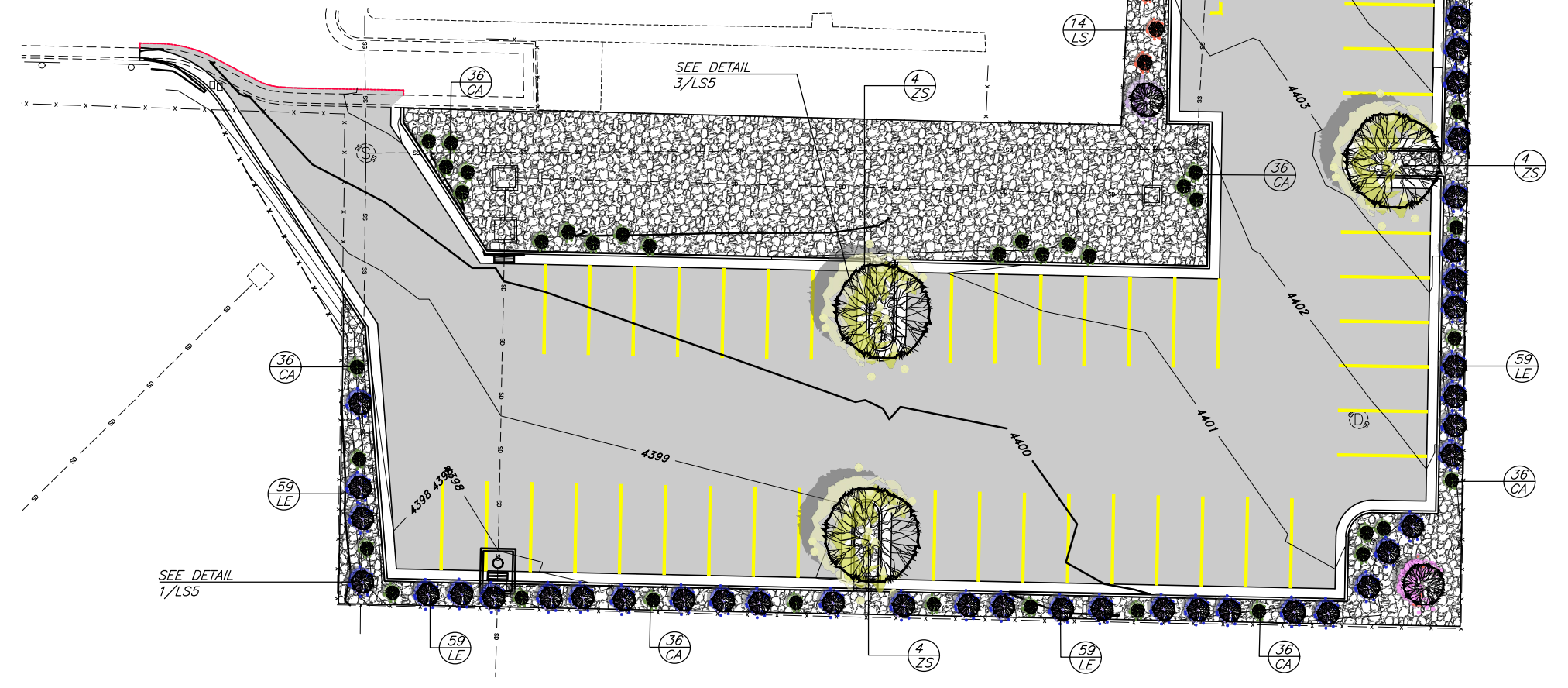
SCALE:	DESIGNED	DRAWN	CHECKED	REV.	DATE	APPR.
24" x 36" H:1"=10'	SLS	SLS	SLS			
11" x 17" H:1"=20'						

TREES	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	ZS	4	ZELKOVA SERRATA 'GREEN VASE'	15 GAL.
	AP	2	ACER PALMATUM 'GREEN JAPANESE MAPLE, CLUMP'	15 GAL.
SHRUBS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	SB	8	SALVIA AZUREA 'BLUE SAGE'	5 GAL.
GRASS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	CA	45	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	1 GAL.
PERENNIALS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	LS	14	LEUCANTHEMUM SUPERBUM 'SHASTA DAISY'	1 GAL.
	LE	59	LAVANDULA ANGUSTIFOLIA 'ENGLISH LAVENDER'	1 GAL.



2-4" SCREEN SIZE SOUTHTOWN (SOURCE: UTAH LANDSCAPE ROCK) OR APPROVED EQUAL. 4" DEPTH. FIGURE =[6,358 S.F.]

ALL CRUSHED ROCK AND COBBLE ROCK COLORS/STYLES SHALL BE CHOSEN BY OWNER. SUBMIT SAMPLE TO OWNER FOR APPROVAL.



NORTH OGDEN CITY CORPORATION
 PUBLIC SAFETY AND SENIOR CENTER PARKING LOTS
SENIOR CENTER LANDSCAPE PLAN

REV.	DATE	APPR.

SLS DESIGNED	SLS DRAWN	SLS CHECKED

Item 6.



Notice of Decision

April 21, 2022

North Ogden City
Jon Call, City Manager
505 E. 2600 N.
North Ogden, UT 84414

Re: North Ogden City Public Safety Building

Mr. Call,

On April 20, 2022, The North Ogden City Planning Commission reviewed the Site Plan for the North Ogden City Public Safety Building. The Site Plan is related to an additional application for an Amended Plat, North Ogden City Center Subdivision, which received Administrative Approval on April 18, 2022.

The Site Plan as drawn met the requirements of the applicable ordinances:

- North Ogden Zoning Ordinance 11-7 Civic Zone C
- North Ogden Zoning Ordinance 11-10-11 Fence Height Regulations
- North Ogden Zoning Ordinance 11-10-13 Exterior Lighting
- North Ogden Zoning Ordinance 11-10-25 Trash Enclosures
- North Ogden Zoning Ordinance 11-17 Parking and Loading; Traffic and Access
- North Ogden Zoning Ordinance 11-26 Site Plan Review
- North Ogden Zoning Ordinance 11-22-7 (C) Sign Regulations for All Zones
- North Ogden Zoning Ordinance 11-26-8 Development Standards

The North Ogden City Planning Commission has approved the Site Plan for the North Ogden City Public Safety Building subject to the following conditions:

- Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.

- Design and consideration for up to 40 additional parking spaces to be reviewed by Planning Commission at a future meeting, and that the parking spaces preferably not be located on the footprint of the existing public safety building.
- A Landscape plan must be submitted and reviewed to assure that all parking lot landscape and tree standards are met. Amended landscape plan will come back to the Planning Commission for review and approval.
- Conditions specified in the Engineer’s report, unless superseded by the requirements listed in this report.
- An ADA Access be added on 2600 North at the School Crosswalk to connect the existing painted crosswalk to the existing sidewalk on 2600 North.
- Recommended sidewalk be constructed around the perimeter of the building along 550 East and extending to 2600 North.

If you have any questions, please contact the Planning Department at (801) 782-7211.

Regards,

Scott A. Hess,



Planning Director
North Ogden City
505 East 2600 North
North Ogden, UT 84414
shess@nogden.org
(801) 737-9841





NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Public hearing, consideration, and recommendation on a legislative amendment to consider amending the parking setback and landscape buffer requirements.

Agenda Date: March 6, 2024

Applicant: Planning Department

File Number: ZTA 2024-03 (formerly ZTA 2022-01)

PUBLIC NOTICE:

Mailed Notice: N/A

Newspaper: N/A

City Website: February 22, 2024

STAFF INFORMATION

Presented by: Ryan Nunn, Planner
 Scott A. Hess
shess@nogden.org
 801-737-9841

APPLICABLE ORDINANCES

11-19-3 Design and Location of Parking Spaces (Section C. 5.)

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

When the City Land Use Code re-organization was completed, the section addressing reduced parking and landscape buffers for roads other than Washington Boulevard was inadvertently left out of the Code. The current ordinance in front of the Planning Commission aims to reinstate that ordinance.

(Background from ZTA 2022-01)

Staff has been reviewing the requirements for parking lot setback and landscape buffer

requirements, both from City rights-of-way, specifically, and also property lines (and thus bordering properties) in general, for commercial or similar uses.

ANALYSIS

Some zoning standards are prepared based on an overall design aesthetic. Over time, this design aesthetic may impose an excessive burden on applicants. In other words, it is often possible to maintain a quality-built environment while reducing the impact of certain design standards, that are encouraged by a zoning code's design aesthetic.

Staff is of the opinion that our current parking setback and landscape buffer standards could use adjustment. Currently they require a 20-foot distance from a street right-of-way generally, and 20 feet from all property lines.

Staff proposes leaving the 20-foot setback requirement in place for Washington Boulevard, and other arterials or collectors in the North Ogden City General Plan, while reducing the parking lot setback to 14 feet from back of curb along other neighborhood streets. Additionally, we believe that requiring a 10-foot landscape buffer for parking lots from all property lines is more reasonable, while current City Code requires a 20-foot landscape buffer.

CONFORMANCE WITH THE GENERAL PLAN

Goals from the General Plan that may relate to this proposed ordinance amendment identified by Staff are as follows:

Downtown Area Goal:

- Create a unique, pedestrian friendly "Downtown" near the intersection of 2700 North and Washington Boulevard with amenities, resources, attractions, and programming that makes this area function as the "heart of the community."
- Create places, especially in the Northeast quadrant, where people can walk, shop, work, and recreate.
- Staff is of the opinion that the Planning Commission can find that the amendment is consistent with the General Plan, but that the Commission should provide any thoughts they have, and consider this ordinance in open discussion.

Southtown Area Goals:

- Increase safety along Washington Boulevard

Strategies:

- Evaluate existing crossings for pedestrian use and safety through a traffic study.
- Provide more handicap ramps, bulb outs, medians, and pedestrian activated signals.

Coldwater Area Goals –

- Improve sidewalks where appropriate

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

There are some guiding principles that should be considered before there is a change in code standards.

- Is the request a positive change for the City?
- Is there additional language that is appropriate for this ordinance?
- Is the proposal consistent with the General Plan?

RECOMMENDATION

Staff recommends that the Planning Commission conduct the public hearing, consider the information, and recommend approval to the City Council to reinstate the ordinance language.

EXHIBITS

- A. Draft Proposed Amended Ordinance

ORDINANCE 2024-__

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11, CHAPTER 19, SECTIONS 3, C, 5. TO AMEND THE PARKING SETBACK AND LANDSCAPE BUFFER REQUIREMENTS FOR PARKING LOTS

WHEREAS; The current City ordinance relating to parking lot setback and landscape buffers is overly restrictive; and

WHEREAS; This amendment updates in a reasonable manner the standards relating parking lotset back and landscape buffers; and

WHEREAS; Updating these standards will assist North Ogden to appropriately review and approve site plans without being required to meet excessive standards; and

WHEREAS: This Ordinance language was previously adopted by North Ogden City, and inadvertently left out of the Title 11 Code reorganization.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-19-3, C, 5 be amended as follows:

SECTION 1: Text to be amended.

11-19-3: DESIGN AND LOCATION OF PARKING SPACES

1. Single-Family Residences, Mobile Homes and Multiple-Family Residences of Four or Less Dwelling Units Per Building.
 1. Location/Required off street parking shall be located on the same lot or parcel as the use it is intended to serve.
 2. Surfacing.
 1. A minimum of the first twenty feet (20') from the public right-of-way of all primary driveways used to access the required parking stalls under CCNO 11-19-4 for any residential unit shall be surfaced with asphaltic concrete, pavement bricks, cement concrete, permeable pavers, or other material approved by the City Engineer which complies with air quality and SWPPP standards.
 2. Secondary driveways to Single-Family Residences may be constructed using rocks, road base, grasscrete or other natural or manmade materials provided the area is kept weed free and complies with air quality and SWPPP standards.
 3. Off-street parking stalls located in the side yard or rear yard setbacks of a structure may be constructed using rocks, road base, or other

natural or manmade materials provided the area is kept weed free and complies with air quality and SWPPP standards.

3. Multi-family units and Accessory Dwelling units are required to utilize asphaltic concrete, pavement bricks, or cement concrete, or other materials approved by the City Engineer for all parking stalls and driveways. Agricultural Uses. For properties which are zoned RE-20 or R-1-8 AG the primary and secondary access ways to agricultural uses may remain unpaved, but property owners are responsible for all road cleaning required because of debris tracked onto the roadway from vehicular access.
4. Driveways. Primary driveways shall be not less than ten feet (10') wide for one-way traffic, and not less than twenty feet (20') wide for two-way traffic.
5. Parking shall meet the following standards.
 1. The dwelling unit has the minimum number of required off street parking spaces as stipulated by CCNO 11-17-3.
 2. The parking area is at least eight feet (8') wide, and in the case of corner lots, a maximum of twelve feet (12') wide in the side yard area and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending more than ten feet (10') forward of the front face of the dwelling. In the case of a corner lot, no vehicle shall be parked in the Typical Sight Triangle as referenced in the City's Public Works Standards.
 3. The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway access.
 4. Any slab constructed must remain open and unobstructed to the sky, or appropriate building permit be obtained to comply with all setbacks and other requirements of this code.
 5. All storm water runoff from hard surfaces must be directed so as to prevent drainage onto adjacent properties.
2. Garages. When residential garages are used to meet the minimum off street parking requirements, an unobstructed parking stall from the floor to the height of the garage door with the following interior dimensions must be met.
 1. Single Car Garage. Twelve-foot (12') width by a twenty-foot (20') depth.
 2. Double Car Garage. Twenty-two-foot (22') width with a twenty-foot (20') depth.
 3. Garages larger than a double car garage must provide at least the parking space dimensions of a double car garage for each dwelling unit the garage is serving.
3. All Uses Except as Provided Above.
 1. Location. Required off street parking shall be located within three hundred feet (300') of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that

the separate lot or parcel is permanently committed to parking use by enforceable legal measure.

2. Off Street Parking. Off street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
3. Surfacing. All off street parking areas, access ways and driveways shall be improved with concrete, pavement bricks or asphaltic concrete. The surfacing of the parking area shall be designed and graded so that there will be total retention or drainage into a drainage system approved by the City Engineer. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways or sidewalks.
4. Curbing. A six inch (6") wide by six inch (6") high curb or bumper guard shall be installed along all edges of the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line or sidewalk. The building inspector may determine the location of additional bumper guards or curbs to protect adjacent property owners or persons using a sidewalk.
5. Design. All areas of the parking lot, with the exception of necessary points of ingress and egress, shall be no closer than twenty feet (20') from the front property line-, along property lines that are adjacent to Washington Boulevard, or other streets noted as collectors or arterials in the North Ogden City general plan. In other areas, the location of parking lots shall be 14' behind top back of curb of the street, or 16.5' from edge of the asphalt (if no curb is installed currently, nor is required to be installed as part of site plan approval or subdivision of the property), 4' behind the sidewalk (if present), and all of the parking lot must be on private property, including all of the parking lot curb. ~~That unoccupied area~~ The area between the back of the street curb and the parking lot shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways, ~~and~~ or plazas.
6. Access. Access to off street parking areas from a public street shall be from a two-way driveway with a minimum width of twenty feet (20') ~~and a maximum width of twenty-five feet (25')~~, or two (2) one-way driveways each with a minimum width of twelve feet (12') ~~and a maximum width of fifteen feet (15')~~. No access driveway shall be located closer than twenty feet (20') from a street intersection or other access driveway, nor any closer than ten feet (10') from any property line.
7. Maximum Yard Area to be Used for Parking and Vehicle Access Lanes. For all uses permitted in the RE-20 and single-family residential zoning districts, none of the front yard area and side yard required by the respective zones shall be used to meet the minimum off street parking requirements, but overflow parking is permitted in the front and side yard areas if the standards of subsection A.4 of this section are met.
8. Accessible Parking Spaces. Accessible parking spaces shall include a five foot (5') wide access aisle adjacent to each parking space. The parking

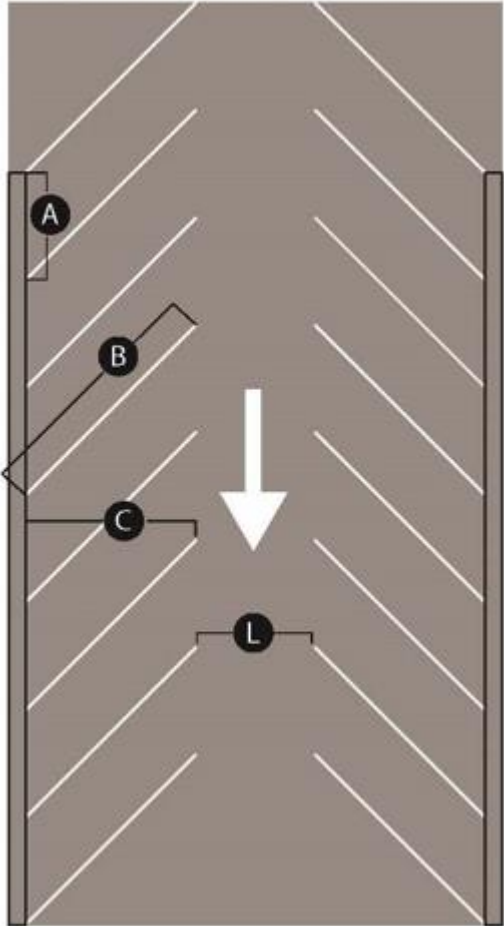
space and access aisle shall not have a slope greater than two percent (2%) in any direction. The access aisle shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle shall either blend with the accessible route or have a curb ramp complying with Americans with disabilities act (ADA) regulations. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. The required dimensions of the access aisle cannot be restricted by planters, curbs, or wheel stops. Signs designating parking spaces for disabled persons shall be located in front of each parking space and shall be mounted four feet (4') above the ground, in addition to blue wheelchair logo being painted on the parking space itself.

- 9. Screening. Whenever a parking lot or a driveway to a parking lot is established adjacent to a residential zoning district, a solid masonry or solid material fence eight feet (8') in height shall be required in addition to landscape and buffer. The buffer yard requirement of ten (10') feet shall be landscaped with a weed control mat and rock mulch coupled with medium to large deciduous trees planted at 30' or longer intervals, depending on the tree type, and include a drip irrigation system. (Subject also to the fence height regulations established in CCNO 11-9L-7 and 11-10B-5). Planning Commission has the authority to reduce this requirement based on site conditions such as grade differences, and adjacent uses.
- 10. Lighting. Parking lot lights used during hours of darkness shall not exceed five (5) foot-candles. Lighting shall be indirect, downward directed, hooded, and arranged so that the source of light is not directly visible from any street or adjoining property. Light standards shall be a maximum of twenty feet (20') in height above grade.
- 11. Dimensions. Arrangements of parking spaces within the parking lot and driveway widths shall conform with the following requirements. Parking layout dimension (in feet) for nine feet by nineteen foot (9' x 19') stalls at various angles.

Dimension (in feet)	On Diagram	Angle			
		45°	60°	75°	90°
Stall width	A	12.7	10.4	9.3	9.0
Stall length	B	28.5	24.3	21.5	19.0
Stall depth	C	20.0	21.0	20.5	19.0
Bumper overhang, (typical)	D	2.0	2.3	2.5	2.5

Cross aisle, one-way	E	14.0	14.0	14.0	14.0
Cross aisle, two-way	F	24.0	24.0	24.0	24.0

12.



13. Accessible Parking Spaces. One accessible parking shall be required for any development having twenty-five (25) or more parking spaces. Thereafter, not less than two percent (2%) of the parking spaces within a development shall be built and maintained as accessible parking spaces.

14. Turnaround Bay. There shall be a turnaround bay, at least nine and one-half feet (9 1/2') deep and thirteen feet (13') wide, with eighteen-foot (18') radii located at the end of each dead end row of parking stalls.

4. Undeveloped Lots and Parcels. No parking shall occur on undeveloped lots or parcels.

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this th day of 2024.

North Ogden City:

S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	_____	_____
Council Member Covering:	_____	_____
Council Member Dalpiaz:	_____	_____
Council Member Pulver:	_____	_____
Council Member Watson:	_____	_____
(In event of a tie vote of the Council):		
Mayor Berube	_____	_____

ATTEST:

Rian Santoro
City Recorder