

ORDINANCE 2026-22

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE NORTH OGDEN CITY ZONING MAP TO REZONE PARCEL NUMBER 16-044-0040, LOCATED AT APPROXIMATELY 1150 E. 3700 N., FROM SINGLE-FAMILY RESIDENTIAL R-1-10, SINGLE-FAMILY RESIDENTIAL R-1-12.5, AND HILLSIDE PROTECTION ZONE HP-3 TO HILLSIDE PROTECTION ZONE HP-2.

WHEREAS, North Ogden City has adopted a General Plan; and

WHEREAS, the subject property is presently split-zoned Single-Family Residential R-1-10, Single-Family Residential R-1-12.5, and Hillside Protection Zone HP-3, and the proposed zoning map amendment would rezone the entire parcel to Hillside Protection Zone HP-2; and

WHEREAS, the Hillside Protection Zone HP-2 zone is intended to provide for low-density residential development as authorized by the City's land use regulations; and

WHEREAS, the proposed rezoning would align the zoning designation with the adjacent parcel's established residential character; and

WHEREAS, the City Council finds that application of the HP-2 zone will preserve the established hillside protection designation of the property; and

WHEREAS, the North Ogden City Planning Commission held a duly noticed public hearing on July 1st, 2026, considered the proposed zoning map amendment, and recommended approval of the amendment to rezone the parcel entirely to HP-2 with considerations of access, wildfire mitigation, trail connectivity, drainage, open space, and buffering as conditions for further consideration; and

WHEREAS, the City Council has reviewed the application, staff report, Planning Commission recommendation, and public testimony, and finds that rezoning the property to Hillside Protection Zone HP-2 promotes orderly land use, reflects the existing character of the property, and is in the best interest of North Ogden City.

NOW, THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City zoning map be amended.

SECTION 1: Parcel Number 16-044-0040, as depicted on Attachment A, is hereby rezoned from Single-Family Residential R-1-10, Single-Family Residential R-1-12.5, and Hillside Protection Zone HP-3 to Hillside Protection Zone HP-2.

SECTION 2: This Ordinance shall take effect immediately upon adoption.

PASSED and ADOPTED this 22nd day of October 2026.

North Ogden City:

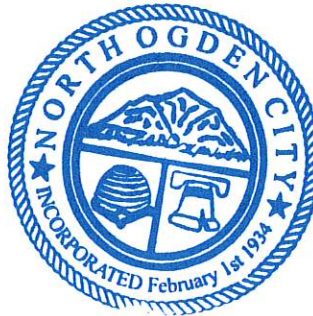

Ryan Barker
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Carney:	<u>X</u>	—
Council Member Dalpiaz:	—	Excused —
Council Member Nabor:	<u>X</u>	—
Council Member Pulver:	<u>X</u>	—
Council Member Watson:	<u>X</u>	—
(In event of a tie vote of the Council):		
Mayor Barker	—	—

ATTEST:


Rian Santoro
City Recorder



ATTACHMENT A

Current Property Map

