



NOTICE AND AGENDA (Amended)

SOUTH OGDEN CITY COUNCIL MEETING

Tuesday, June 21, 2016 – 6:00 p.m.

Notice is hereby given that the South Ogden City Council will hold their regular City Council Meeting, Tuesday, June 21, 2016, beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the council may be joining the meeting electronically.

I. OPENING CEREMONY

- A. **Call to Order** – Mayor James F. Minster
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Sallee Orr

- II. **PUBLIC COMMENTS** – This is an opportunity for comment regarding issues or concerns. No action can or will be taken at this meeting on comments made.

Please limit your comments to three minutes.

III. RECOGNITION OF SCOUTS AND STUDENTS

IV. CONSENT AGENDA

- A. Approval of June 7, 2016 Council Minutes

V. PUBLIC HEARING

- A. To Receive and Consider Comments on Proposed Amendments to the FY2016 Budget

VI. DISCUSSION / ACTION ITEMS

- A. Consideration of **Ordinance 16-07** - Adopting the Form Based Code and Amending the Zoning Map in Conjunction with the Form Based Code
- B. Consideration of **Ordinance 16-13** – Amending Title 10, Chapter 7, Articles E, E1, F, G and H
- C. Consideration of **Ordinance 16-15** – Amending the FY2016 Budget
- D. Consideration of **Ordinance 16-16** – Adopting the FY2017 Budget
- E. Consideration of **Ordinance 16-17** – Amending the Zoning Map for Parcels 07-697-0002 and 07-697-0003 Located at Approximately 1894 Skyline Drive, Changing Them From R-5A to R-5B
- F. Consideration of **Resolution 16-21** – Approving an Agreement with Second District Juvenile Court for Graffiti Removal
- G. Consideration of **Resolution 16-22** – Approving an Agreement with Dr. Fredrickson For Medical Director Service

VII. DISCUSSION ITEMS

- A. Beautification of City Property Near Nature Park Access Road (Park Vista Drive)

VIII. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING

See separate agenda

IX. RECONVENE CITY COUNCIL MEETING

X. DEPARTMENT DIRECTOR REPORTS

- A. Parks and Public Works Director Jon Andersen – Project Updates

XI. REPORTS

- A. Mayor
- B. City Council Members
- C. City Manager
- D. City Attorney

XII. RECESS INTO CLOSED EXECUTIVE SESSION

- A. Pursuant to UCA §52-4-205 1(d) to discuss the purchase, exchange, or lease of real property
- B. Pursuant to UCA §52-4-205 1(a) to discuss the character, professional competence, or physical or mental health of an individual.

XIII. RECONVENE CITY COUNCIL MEETING AND ADJOURN

Posted and emailed to the State of Utah Website June 20, 2016

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southgondency.com) and emailed to the Standard Examiner on June 20, 2016. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA



MEMORANDUM

June 15, 2016

TO: Mayor and City Council

FROM: Matthew J. Dixon, City Manager

RE: June 21, 2016 Council Meeting

DISCUSSION/ACTION ITEMS

- *Ordinance 16-07- Adopting the Form Based Code and amending the Zoning Map.* After many months of review and discussion and after providing numerous opportunities for public input, the Form Based Code is ready for council approval. You'll notice as you move through the PDF of the Form Based Code that staff has included sticky notes throughout identifying the most recent changes. Staff recommends council approval of Ordinance 16-07.
- *Ordinance 16-13 – Amending Title 10, Chapter 7, Articles E, E1, F, G, & H.* This ordinance adopts several changes to the R-4, R-4A, R-5, R-5A and R-5B zones. These changes help clear up some inconsistencies within the city's code. Please see the Staff Report by Mark Vlastic, City Planner, in your packet for a summary of the amendments to each residential zone.
- *Ordinance 16-15 – Amending the FY2016 Budget.* These year-end amendments will incorporate some additional revenues into the city's budget and will also make certain departmental adjustments in advance of the FY2016 year end of June 30, 2016. Steve is finalizing the budget amendments and will email the amendment out upon its completion on Monday.
- *Ordinance 16-16 – Approving the FY2017 Budget.* State law requires that cities adopt their fiscal year budgets on or before June 22 of each year. This ordinance allows the city to be compliant with this state requirement. Steve has done a great job working with the department directors in putting this year's budget together. Steve has provided a great budget summary at the beginning of the budget in your PDF and I encourage you to review this as well as the budget and let me know if you have any final questions/concerns prior to Tuesday's meeting.
- *Ordinance 16-17 – Amending the Zoning Map for parcels 07-697-0002 & 07-697-003 located at approximately 1894 Skyline Drive, changing them from R-5A to R-5B.* This is a follow up agenda item from the council's June 07 meeting where the council discussed the impacts, pros, cons, etc. of approving this zoning change. Mark Vlastic has provided a Staff Report for your review in this week's packet.

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- *Resolution 16-21 – Approving an agreement with Second District Juvenile Court for graffiti removal.* This is an agreement the city has made with the Second District Court for many years. It allows the city to utilize the services of court whenever we have a need for graffiti removed from city property. The agreement allows the court to bill the city on a per hour basis with an annual amount of total billing not to exceed \$1,000, without prior written consent. This is a great service the court provides the city for a very reasonable cost. Staff recommends council approval of this resolution.
- *Resolution 16-22 – Approving an agreement with Dr. Fredrickson for medical director services.* The city is required by the state of Utah to have a medical control physician who oversees and prescribes the drugs required for our fire department to be able to do their jobs. The city has been utilizing the services of Dr. Brett Earl for approximately 10 years. Dr. Earl is unable to continue providing the city this service and the city solicited proposals from interested physicians in the area. Dr. Fredrickson was selected as the one the city believes will best meet the city’s needs in this service area. Dr. Fredrickson is currently providing medical control services for other fire departments in the area. These services will cost the city \$10,000 per year and are budgeted for in the fire department’s budget. This is a very competitive rate although our previous contract with Dr. Earl was only \$7,500 annually. Staff recommends approval of Resolution 16-22.

DISCUSSION ITEMS

- *Beautification of city property on Park Vista Drive.* During the public comment portion of the council’s June 07 meeting Rebecca Gurnee, South Ogden resident, addressed the council and presented the council with a landscape proposal for city-owned property on Park Vista Drive. A copy of Rebecca’s proposal has been included in your packet. Staff has placed this on the council’s agenda to further discuss and get direction from the council on what the council would like to do with this request. The project, as designed by Ms. Gurnee, is estimated to cost around \$15,000.

WORK SESSION

- *Dan McDonald – Residential Facilities for Disabled Persons Ordinance.* Dan will be here to review the draft ordinance changes he’s made based on last meeting we had with him. A redline copy of possible ordinance amendments has been included in the packet. Dan also has provided (not included in the packet) 182 pages of supporting information that will be included in the record and that provides the justification for the policy being created by the new ordinance. Staff will email the supporting information in a separate email as it will make the packet too large to email.
- *Ordinance 16-12 – Amending Title 11 of the City Code by making corrections to remove the City Council from the subdivision approval process.* During the last meeting in May the council had some discussion about this ordinance. It appeared that some on the council may be reconsidering

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the council's previous policy decision to keep the council's focus and work solely on legislative processes of drafting ordinances, approving rezoning requests, etc. and removing the council from administrative processes. This work session item is intended to allow the council an opportunity to again discuss the council's desires related to these issues and provide staff direction so we'll understand the council's desires as we continue working to amend city ordinances.

OTHER ITEMS

- *School District Property* – Superintendent Stephens is hoping to have the appraisals completed and a copy of them to the city within a few days. The District will then formally declare the properties at Club Heights and Marlon Hills as surplus to the District's needs and put the city on notice that we have 90 days to exercise our option to purchase any or all of the property. He has indicated that the District is very much interested in working with the city to be sure the most positive outcomes occur on these properties for the good of the community. If things go as expected, it is likely the city council will hold an executive session during your June 21 meeting to further discuss these options.
- *40th Street* – A meeting was held on May 24 with the property owners whose property the city expects to buy in its entirety. The city introduced the public involvement person (Tiffany Carlson, Horrocks), the property acquisition person (Lamar Maybe, Maybe and Associates), the relocation person (Todd Keiser, Cobb Fendley), city engineer (Brad Jensen), city staff and the mayor and councilmember Orr. It was a positive meeting and many questions were able to be answered. At this point the appraisers are working with Lamar, Todd and the property owners to get the appraisal work completed.
- *Expanded FBC Project* – The city has agreed to utilize IBI for the FBC expansion project. City staff will be working with Wasatch Front Regional Council and IBI to set up the meetings and the process that we will follow to look at expanding the FBC to all other commercial areas within the city.
- *CTC* – The Bonneville Communities that Care key leaders group met last week and the CTC has partnered with Weber Human Services and Parents Empowered to combined resources in a media campaign to combat underage drinking in our cities. As a part of the campaign, cities will be putting tailgate wraps on their fleet vehicles in parks, recreation, public works, etc. We will also have some small window stickers that will go on city police vehicles. We also hope to see large messages on the garbage and recycling trucks that come and go throughout the cities in the area. At this point we are waiting to see examples of the wraps and stickers so they can be reviewed and approved by the respective cities and department directors.

- *Reasonable Accommodation Amendments* – Dan McDonald had some heavy cases he needed to work on this week and was unable to have our work completed in time for the meeting. He is planning to have the work completed for the June 21 meeting.

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MINUTES OF THE SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, June 7, 2016 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

COUNCIL MEMBERS PRESENT

Mayor Pro Tem Russell Porter, Council Members Brent Strate, Sallee Orr, Bryan Benard and Adam Hensley

STAFF MEMBERS PRESENT

City Attorney Ken Bradshaw, Police Chief Darin Parke, Fire Chief Cameron West, Parks and Public Works Director Jon Andersen, Finance Director Steve Liebersbach, Assistant to the City Manager Doug Gailey, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Matt Dopp, Liz Bailey, Matt Lowe, Walt Bausman, Paul Christenson, Carly & Matt Peterson, Tyler DeGroot, Parker DeGroot, David Dance, Carson Cundick, Kegan Cundick, Jake Blazzard, Matt Pearson, Benjamin Claycomb, Joseph Gonzalez, Alexander Gonzalez, Brigham Cox, Wesley Stewart, Tony Dailey, Elijah Dailey, Leigh Dean, Kirk Dean, Joyce Hartman, Chris & Rebecca Gurnee, Blake Fessler, Jerry Cottrell, Mike Adams

I. OPENING CEREMONY

A. Call To Order

Mayor Pro Tem Porter called the meeting to order at 6:04 pm. He excused the mayor who was not present due to illness and City Manager Dixon who was in Moab with his scout troop. The mayor pro tem then entertained a motion to convene. (Note: Council Member Orr was not present for the vote to convene. She entered the meeting a few minutes later).

Council Member Benard moved to convene as the South Ogden City Council, followed by a second from Council Member Strate. In a voice vote Council Members Strate, Hensley, and Mayor Pro Tem Porter all voted aye.

B. Prayer/Moment Of Silence

The mayor pro tem invited everyone to participate in a moment of silence.

C. Pledge Of Allegiance

Council Member Benard led those present in the Pledge of Allegiance.

Mayor Pro Tem Porter then opened the meeting for public comments, asking those who spoke to limit their time to 3 minutes.

45 **II. PUBLIC COMMENTS**

46 **Rebecca Gurnee, 6043 Park Vista Drive** – read through a letter (see Attachment A) she had written to
47 the Council concerning a parcel of land next to her home recently deeded to the City and used as a
48 maintenance entrance to Nature Park. She said if the City would spend the money to beautify the
49 property, she and her neighbors would maintain it. She also said the City could use her secondary
50 water to maintain the landscaping. Ms. Gurnee had provided a cost estimate for the work that needed
51 to be done. She asked the Council to consider her proposal.

52 **Wes Stewart, 3625 Jefferson** – Mr. Stewart gave a handout to the Council (see Attachment B)
53 concerning areas of the Form Based Code (FBC) he felt still needed to be addressed. He said he was
54 mostly concerned with the FBC along Ogden and Adams Avenues as that was close to where he lived;
55 he had gotten the signatures of over 50 people in the area who did not want the FBC code. He then
56 quoted verses from the book of Matthew, Chapter 23, saying the FBC would open the gate to “devour
57 widow’s houses.” He also said the FBC looked good on the outside but the inside was “full of dead
58 men’s bones” as stated in the book of Matthew.

59 **Paul Christenson, owner of property at 302 40th Street** – stated he was there to speak in favor of the
60 FBC. He felt it struck a great balance for what needed to be done on 40th Street. He gave an example
61 of the success of a FBC in Salt Lake City near the 9th South off-ramp. It protected those who wanted to
62 remain while still allowing development to happen. He felt the FBC was well thought out and asked
63 the Council to pass it.

64 **Blake Fessler, 1269 E 6225 S** – said that 6100 South seemed to have to be repaired every winter.
65 There were still large pot holes on the street and he had damaged his own car driving on the street. He
66 asked if there were plans to fix the road.
67 Parks and Public Works Director Jon Andersen answered after the anticipated road study was done,
68 staff would have a priority list of which roads needed to be worked on first. He said the Council had
69 also discussed implementing a fee to help in road repair and maintenance. The Council said they
70 would have staff look at the road.

71
72 There were no other public comments.

73
74
75 **III. RECOGNITION OF SCOUTS/STUDENTS PRESENT**

76 Mayor Pro Tem Porter invited the scouts and leaders present to come forward and explain why they
77 were there. Council Member Hensley presented each scout with a South Ogden City pin. Those who
78 came forward were: Troop 259, Leader Dave Dance, Scouts Carson Cundig, Kegan Cundig, Joseph
79 Gonzalez, Elijah Dailey, Brigham Cox, and Alexander Gonzalez, who were there to earn their
80 Citizenship in the Community Merit Badge; Troop 296, Scout Don Bailey, Citizenship in the
81 Community Merit Badge; and Troop 255, Parker DeGroot, Communications Merit Badge.

82 Mayor Pro Tem Porter answered a few questions from the scouts, as well as gave them information on
83 doing their Eagle Projects with the City.

84
85

86 **IV. PRESENTATION**

87 **A. Recognition of Police and Fire Employees**

88 This item was cancelled.

89

90 **V. CONSENT AGENDA**

91 **A. Approval of April 21, 2016 Town Hall Meeting and May 17, 2016 Council Minutes**

92 **B. Approval of May Warrants Register**

93 **C. Set Date For Public Hearing (June 21, 2016 at 6 pm or as soon as the agenda permits) to**
94 **Receive and Consider Comments on Proposed Amendments to the FY2016 Budget**

95

96 Mayor Pro Tem Porter asked if there were any comments or questions on the items on the consent
97 agenda. There were none, so Mr. Porter called for a motion.

98 **Council Member Strate moved to approve the consent agenda, followed by a second from**
99 **Council Member Benard. The mayor pro tem asked if there were further discussion, and**
100 **seeing none, he asked for a voice vote. The voice vote was unanimous to approve the**
101 **consent agenda.**

102

103 **VI. PUBLIC HEARING**

104 **A. To Receive and Consider Comments on the Following Items:**

105 **1. The FY2017 Proposed Budget**

106 Mayor Pro Tem Porter indicated those who wished to comment about the budget
107 should come up first. He then called for a motion to open the public hearing.

108

109 **Council Member Hensley moved to leave city council meeting and open a**
110 **public hearing. The motion was seconded by Council Member Benard. All**
111 **present voted aye.**

112

113 Mr. Porter invited those who wished to comment about the budget to come forward.

114

115 **Wes Stewart, 3625 Jefferson Ave.** – had reviewed the budget with Mr. Bausman.
116 Mr. Stewart felt the City was spending money on things they wouldn't be if they
117 were suffering economic hardship as they were. He saw money being spent on
118 steak dinners at the Timbermine Restaurant, which was not even in South Ogden
119 City. It was economic leakage. He also pointed out the City was spending
120 money to dry clean uniforms at a business in Ogden City. He said the City should
121 avoid spending money on fireworks and decide what its wants and needs really
122 were. Citizens expected roads to be maintained and sidewalks to be built. He
123 pulled his weeds by hand so the City wouldn't have to come and spray for weeds.
124 He felt that spending money on steak dinners was not spending taxpayer money
125 wisely. He wanted to see his tax money used to improve roads.

126 **Walt Bausman, 5792 S 1075 E** – said there appeared to be two changes in the
127 budget since the City had initially presented it. One was the appropriation of money
128 for a sidewalk project and the other was a capital outlay for a street project. It
129 raised the planned deficit to almost \$400,000. He said there did not seem to be
130 anything budgeted for the City’s \$707,000 portion of the 40th Street Project. Mr.
131 Bausman also talked about some restricted funds concerning 40th Street. He felt
132 that 40th Street Project should also have its own account since the funds were so
133 significant. He said the only money that had been transferred from the general
134 fund was for South Ogden Days, debt service and Class C revenue funds. The
135 reason nothing else had been transferred was because there was no other money.
136 He said there was no other money because of existing commitments; otherwise it
137 would be prudent to fix more streets. As he had said before, the City should cut its
138 spending.

139
140 There were no more comments concerning the budget. Mayor Pro Tem Porter
141 then called for comments on item 2 of the public hearing.

142
143 **2. The City’s Intent To Continue Its Practice Of Not Charging Itself For Water, Sewer,**
144 **Storm Drain, And Garbage Services That Will Be Used For Normal City Operations**
145 **During The 2017 Budget Year. The Estimated Amounts Of The Non-Charged**
146 **Services Are As Follows: Water \$21,000-\$46,000; Sewer \$3,000-\$8,000; Storm Drain**
147 **\$6,000-\$12,000; Garbage \$3,000-\$7,000**

148
149 City Finance Director Steve Liebersbach explained it was common for most cities to not
150 charge themselves for services they provided; however state law required the City to notify
151 its residents and hold a public hearing on its intent each year. Council Member Orr asked
152 that the notice sent to residents explain more about the practice.

153 Mayor Pro Tem Porter invited anyone who wished to comment on the item to come
154 forward. No one came forward. The mayor pro tem then called for a motion to close the
155 public hearing and recess into a CDRA Board Meeting.

156
157 **Council Member Hensley moved to adjourn the public hearing and convene as the**
158 **Community Development and Renewal Agency Board. The motion was seconded**
159 **by Council Member Strate. The voice vote was unanimous in favor of the motion.**

160
161
162 **VII. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING**

163 See separate minutes.

164
165 **VIII. RECONVENE AS SOUTH OGDEN CITY COUNCIL**

166 Motion from Community Development and Renewal Agency Board Meeting to reconvene as City
167 Council:)

168 Board Member Benard moved to adjourn the public hearing, adjourn the CDRA Board
169 Meeting, and convene as the South Ogden City Council. The motion was seconded by Board
170 Member Strate. The voice vote was unanimous in favor of the motion.

171

172 **IX. DISCUSSION / ACTION ITEMS**

173 **A. Consideration of Ordinance 16-14 – Amending the Zoning Map for Parcels 07-717-0006**
174 **and 07-717-004 Located at Approximately 5985 Wasatch Drive, Changing Them From**
175 **C-2 to R-5B**

176 Assistant to the City Manager Doug Gailey spoke to this item, explaining that City Planner Mark
177 Vlastic had been unable to attend the meeting. He referred the Council to the report sent to them
178 earlier in the day from Mr. Vlastic concerning the rezone and referenced the general plan.

179 Council Member Strate asked if variances to the code requested by the applicant would come
180 back to the Council to be heard. City Attorney Bradshaw said they would not; they would go to
181 the hearing officer. Council Member Strate asked if a higher density could be allowed without
182 the City Council’s approval. City Recorder Leesa Kapetanov said the answer was no; if the
183 applicant wanted higher density, they would have to ask for a zone change, which would come to
184 the Council. Mr. Strate asked about parking requirements in the zone and if they could be
185 changed, citing some parking issues in the area of the rezone. City Recorder Kapetanov said the
186 parking requirements for the problem area (Mountain Ridge Assisted Living) were met at the
187 time the facility was allowed. Mayor Pro Tem Porter said parking was not the question being
188 considered; it was for a rezone.

189 Council Member Orr asked how many units would be allowed in the development. City
190 Recorder Kapetanov explained the 49 units was not the density allowed, it was simply a number
191 given to distinguish between a permitted or a conditional use. The density was given in a
192 different area in the code and was based on number of units per acre.

193 Council Member Hensley said he felt the Council had done its due diligence by asking if there
194 was the possibility of economic development in the area; the access made it tough for retail
195 businesses to develop on the property. He felt it would be better to work with and support
196 development. Council Member Strate agreed. Council Member Benard said they had denied a
197 similar request for a rezone several years ago and no commercial development had wanted to
198 come to the area. He also stated that multi-family development would be a good transition
199 between the commercial area and the single family homes in the area. He wished the Form
200 Based Code had already been developed for the area, but felt they should approve the rezone now
201 and adopt the FBC as soon as possible. Council Members Strate and Hensley agreed.

202

203 **Council Member Strate moved to approve Ordinance 16-14, followed by a second from**
204 **Council Member Benard. The mayor pro tem asked if there was further discussion, and**
205 **seeing none, he called the vote:**

206

207	Council Member Hensley-	Yes
208	Council Member Strate-	Yes
209	Council Member Benard-	Yes

210 Council Member Orr- Yes
211 Mayor Pro Tem Porter- Yes

212
213 **Ordinance 16-14 was adopted.**
214

215 **B. Consideration of Resolution 16-19 – Approving an Agreement with Weber State University**
216 **for Relocation of City Water Line**

217 Parks and Public Works Director Jon Andersen came forward to speak to this item. He
218 informed the Council of Weber State University’s geo-thermal energy project that would be
219 drilling holes in the vicinity of the City’s water line. He said the university had agreed to help
220 pay for half the cost of re-locating the line; doing so would not only provide an opportunity to
221 upgrade the material used for the line but also avoid any future problems with working on the line
222 and trying to avoid all the geo-thermal energy holes that were being drilled. Mr. Andersen
223 answered some questions from the Council. Mayor Pro Tem Porter entertained a motion
224 concerning the resolution.
225

226 **Council Member Hensley moved to approve Resolution 16-19. The motion was seconded**
227 **by Council Member Benard. Mayor Pro Tem Porter called the vote:**

228
229 Council Member Orr- Yes
230 Council Member Benard- Yes
231 Council Member Strate- Yes
232 Council Member Hensley- Yes
233 Mayor Pro Tem Porter- Yes
234

235 **Resolution 16-19 passed.**
236

237 **C. Consideration of Resolution 16-20 – Ratifying an Agreement with Post Asphalt for Road**
238 **Crack Sealing**

239 Parks and Public Works Director Jon Andersen explained that after the Council had approved
240 Option 1 for roadwork, staff realized that the roads that were going to be chip or slurry sealed in
241 the fall needed to be crack sealed this spring before it got too hot; therefore, staff had moved
242 ahead with the bid and contract for the work and the Council was ratifying it. The mayor pro
243 tem asked if there were any questions from members of the Council. There were no questions,
244 so he called for a motion.
245

246 **Council Member Orr moved to adopt Resolution 16-20. Council Member Benard**
247 **seconded the motion. Mayor Pro Tem Porter asked if there was further discussion, and**
248 **seeing none, made a roll call vote:**

249
250 Council Member Strate- Yes
251 Council Member Benard- Yes
252 Council Member Orr- Yes

253 Council Member Hensley- Yes
254 Mayor Pro Tem Porter- Yes
255

256 The agreement with Post Asphalt was ratified.
257
258

259 X. **DISCUSSION ITEMS**

260 A. **Discussion on Ordinance 16-07 - Adopting the Form Based Code and Amending the**
261 **Zoning Map in Conjunction with the Form Based Code**

262 Council Member Benard stated it was time to move forward and adopt the Form Based Code
263 (FBC). He knew there were some implications with the City condemning properties along 40th
264 Street for the widening project, however the change in zoning did not implicate that the market
265 value of the property would change, especially in such a short amount of time. He agreed with
266 Mr. Christenson who had commented earlier in favor of the FBC; if the City did not move
267 forward, it would continue to get eyesores. He asked that it be put on the agenda for adoption.
268 Council Member Strate agreed; however, he wanted to make sure all of the changes they had
269 made had been implemented. Council Member Hensley stated change and blight was
270 inevitable, so you either dealt with it before it came, or waited until it happened and dealt with it
271 in a different way. There would be neighborhoods that would be impacted by the adoption of
272 the FBC, however if the City did nothing, there would be neighborhoods that would be impacted
273 for much longer because the City failed to act when it was time to act. He felt they had done
274 their due diligence, but also pointed out they could make minor adjustments to the FBC as they
275 went along. The Council also directed staff to move forward quickly with implementing a FBC
276 on the south end of the City.
277

278 B. **Discussion on FY2017 Budget**

279 Finance Director Steve Liebersbach led the Council in this discussion. He pointed out that he
280 anticipated 2 changes to the budget before it was adopted at the next meeting: the first would be
281 recognizing the receipt of RAMP Grant funds for the construction of the restroom facility at the
282 junior high, as well as in-kind contributions from the City and Weber School District and an
283 approximately \$20,000 cash allocation; second, the certified property tax rate would be
284 calculated into the budget if the state or county informed us in time of what the rate was. If they
285 did not get the information to us in time, a budget amendment would be done later to incorporate
286 it. Mr. Liebersbach then accepted questions from the Council. Council Member Benard
287 pointed out that based on Mr. Liebersbach's answers, it was clear to see that the City was not
288 fiscally in trouble, as some members of the public had said it was. The City did have unlimited
289 needs and limited funds, but it was not facing dire economic hardships. Council Member Orr
290 felt the Council needed to be diligent in always watching the budget. She also said they should
291 not put off spending for needed items, as it may be harder to catch up later on.
292 Mr. Liebersbach then answered several questions concerning fixed assets and enterprise funds.
293 He said the budgeted study of the enterprise funds would help to determine if rates or fees needed
294 to be increased in order to meet the long term needs of each fund. It was his opinion that it was

295 better for a City to increase rates and fees a little every year rather than wait five years and
296 increase it a lot.
297 The Council asked some questions and discussed roads and how much money would be needed
298 to maintain and repair them over the next few years.
299

300 **XI. DEPARTMENT DIRECTOR REPORTS**

301 **A. Parks and Public Works Director Jon Andersen – Project Updates**

302 Mr. Andersen reported on several projects:

303 **Splash Pad-** the Splash Pad was not working due to a bad solenoid. The new part was due to
304 arrive tomorrow and staff hoped to have the Splash Pad up and running soon after.

305 **Projects Out to Bid –** Mr. Andersen said two projects were out to bid: the Ben Lomond Water
306 Feeder Line and Chip and Slurry Seal; they were both due on June 20.

307 **Crack Seal –** was 75% complete and should be completely finished by the end of the week.

308 **Weber State Water Line Relocation –** this project should begin by the end of this week or
309 beginning of next.

310 **Street Overlay Projects –** the two overlay projects, 43rd Street and Adams, were moving
311 forward, however some issues with the Adams overlay had come up. City Engineer Brad Jensen
312 was getting a second opinion as to whether the soil underneath would cause the overlay to not last
313 the full ten years. Mr. Andersen would give an update at the next meeting.
314

315 Council Member Hensley then reported he had met with someone concerning a new technology
316 for roads. He would give the contact information to Mr. Andersen.
317

318
319 **XII. REPORTS**

320 **A. Mayor –** not present.

321 **Mayor Pro Tem Porter –** said he had attended “Coffee with a Cop” sponsored by the South
322 Ogden McDonald’s. He then reported he had attended a land use training with Meg Ryan from
323 the Utah League of Cities and Towns; all of the planning commission had been there as well.
324 Ms. Ryan served as a hearing officer for several cities, and was of the opinion that it was best for
325 city councils to stay legislative.

326 Mr. Porter concluded his report saying he had represented the mayor at the WACOG meeting.
327 He felt there was great cooperation among the mayors in the county.
328

329 **B. City Council Members**

330 **Council Member Hensley –** met with Tom Christopoulos, Economic Development Director
331 for Ogden City and discussed some joint ventures with South Ogden. Mr. Christopoulos had
332 said South Ogden had a friend in Ogden City. Mr. Hensley then asked for a quick resolution
333 to the Gurnee property.

334 **Council Member Orr –** nothing to report.

335 **Council Member Benard –** was looking forward to the upcoming South Ogden Days.

336 He then asked about the landscaping on Highway 89 and Harrison. Parks and Public Works
337 Director Jon Andersen gave a report. Mr. Benard requested that a final landscape plan be sent
338 to the Council.

339 **Council Member Strate** – reported he would not be in town during South Ogden Days. He
340 also noted that the landscaping along 5600 South that had been maintained by Dr. Swift had
341 changed. Mr. Strate and a group of scouts had reworked it.

342 **B. City Manager** – not present.

343 **C. City Attorney** – directed the Council to read the city manager’s report for the meeting.

344

345 **XIII. ADJOURN**

346 Mayor Pro Tem Porter called for a motion to adjourn.

347 **Council Member Benard moved to adjourn, followed by a second from Council member Strate.**
348 **The voice vote was unanimous in favor of the motion.**

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350 The meeting adjourned at 7:51 pm.

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372 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council
373 Meeting held Tuesday, June 7, 2016.

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376 Leesa Kapetanov, City Recorder

377 Date Approved by the City Council _____

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Attachment A
Handout from Ms. Gurnee

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June 7, 2016

South Ogden City Council
3950 S. Adams Ave.
South Ogden, Utah 84403

Re: City Beautification Request located at
South Ogden Nature Park maintenance approach

Ladies and Gentlemen of the Council,

The South Ogden Nature Park is comfortably nestled among many residential properties. In one specific area, access to the paved nature trail is necessary in order to facilitate various maintenance requirements. This approach is located on a residential street, Park Vista Drive. The approach is between parcel #07-691-0011 (6043 S. Park Vista Drive), and parcel #07-691-0012 (6024 S. Park Vista Drive). (Please see attached addendum A and B, highlighted area.) It is about this referenced area, per the council's request, that I continue to bring updates on the progress of the suggested landscape development.

As you know, for several years now, this referenced area has been relatively neglected, casting a negative presence to the associated neighborhood. The disrepair includes uncontrolled weeds, causing a potential fire hazard to the local residents, as well as a severely broken sidewalk, causing potential harm to passers by. In addition, vehicles using the access road in this area may not be authorized to do so, causing a potential threat to trail users and local residents. The specific purpose of this letter is to request South Ogden City to provide funding for landscaping along the approach, thereby reducing associated risks, as well as providing neighborhood beautification.

Residents in the associated neighborhood have had the opportunity to meet to discuss the possibilities of developing and/or landscaping this referenced area. Since there is not a neighborhood homeowners association immediately adjacent to the referenced area, a neighborhood lease for the improvements of the referenced area is not currently an option. However, local residence would be more than willing to commit to participate in the weekly maintenance of an already improved area. Since the local residents are so eager for this beautification project to ensue, we have taken it upon ourselves to design and bid a beautification project for the referenced area. We have attached the landscape design for your reference. (Please see attached addendum C.) In addition, we have also attached a bid to have the most of the materials supplied, and the majority of the work completed. (Please see attached addendum D.) South Ogden City's involvement could be minimal, simply providing approval of the plan, as well as funding for the suggested improvements.

It would be possible to break the landscape project into two separate pieces, phase A and phase B, as referenced on the landscape design (addendum C), allowing for some of the less expensive landscaping to be completed expeditiously, while allowing the city to budget and plan ahead for some of the more expensive landscaping. Currently, in the referenced area, some landscaping has already been provided. This landscaping includes grading, weed control, land

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retention, landscape boulders, a small grassy area, and some irrigation. In the suggested landscape design, it would be possible to tie into the existing landscape improvements in phase A, allowing for irrigation for the new grassy area. The irrigation is currently being provided by the adjacent lot owners, Chris & Rebecca Gurnee. They agree to provide irrigation to the new grassy area as well. In addition, more landscape boulders and some road base are being offered for this project by Chris & Rebecca Gurnee, allowing for the completion of phase A of the landscape design with minimal costs to South Ogden City.

If you will notice phase B on the landscape design is more expensive to install, as it is a dryscape area. This dryscape area has two purposes; 1) lack of water supply in the area, and 2) minimal labor and maintenance costs required for upkeep. Although the initial cost of installation may be higher, long term labor and maintenance would be significantly less, pulling less on our precious resources, and less on the financial responsibility for it's upkeep.

At this time, it is important to discuss the maintenance road located in the landscape area referenced. The maintenance road is often used by unauthorized users. This traffic has broken up the adjacent sidewalks, trespassed into neighboring yards, and vehicles have dragged rocks, dirt and debris from the access road into the street and trails. During this beautification project, it would be appropriate to replace the broken sidewalk, provide an approach to the maintenance road, pave the maintenance road, as well as potentially provide a minor off-street parking area for trail users. In order to minimize unauthorized traffic, an access gate/chain is also suggested. These specific action items are requested to be provided by South Ogden City. This information is also outlined on the landscape design.

Upon the completion of the landscape project in the referenced area, neighborhood residents agree to provide weekly maintenance of the area. This volunteer labor would include weed control, mowing, fertilizing, and watering. This volunteer service and labor would save money for South Ogden City.

As a note, the landscaper providing the bid for this project will be providing landscape services for Chris & Rebecca Gurnee, the neighboring lot, from June 13th through June 24th. Since they landscaper will already be on site with all of their equipment, it may be possible to complete this requested beautification project at the same time, reducing potential labor costs. Therefore, an expeditious response to this proposal is requested.

Thank you in advance for your consideration of this request. If you have any further questions concerning this request, I would be happy to make myself available to you.

Very Truly Yours,

Alisha Rebecca Gurnee
6043 S. Park Vista Drive
South Ogden, Utah 84405
(801) 628-4700

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Attachment A
Handout from Mr. Stewart

Not Approved

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Note: Underlines added.

In the King James version of the Bible, the book of Matthew (who was interestingly a Publican, or tax collector) wrote to convince the Jews that Jesus is the Christ. In Chapter 23 of St. Matthew it states in verse 14, Jesus says "Woe unto you, scribes and Pharisees, hypocrites! for ye devour widows' houses, and for a pretence make long prayer: therefore ye shall receive the greater damnation." And verse 24 of Chapter 23 reads, "Ye blind guides, which strain at a gnat, and swallow a camel. Woe unto you, scribes and Pharisees, hypocrites! for ye make clean the outside of the cup and of the platter, but within they are full of extortion and excess." Is this not what Form Based Code ^(FBC) being proposed has to offer the "Old Town" area of South Ogden? It is going to allow developers to "devour" any home they can get whether it looks nice from the "outside" or not. Not one of you has looked at the insides of these homes, or considered the people who own homes who will have to live with your decisions on rezoning their neighborhoods without the home owners consent. It may bring in more traffic; no guarantees of any better form in that someone can purchase an existing home and simply put a sign up and start their business. Since it (FBC) is expensive, less

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774 improvements will take place, not more; and should
775 a new building get built, will it truly fit in next to
776 the existing older homes? I don't think so.
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781 Verse 26 continues, "Thou blind Pharisee, cleanse first
782 that which is within the cup and platter, that the
783 outside of them may be clean also." And verse 27,
784

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786 "Woe unto you, scribes and Pharisees, hypocrites! for
787 ye are like unto whited sepulchers, which indeed appear
788 beautiful outward, but are within full of dead men's
789 bones, and of all uncleanness." Please don't allow the
790

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794 Form Based Code (the camel) into Ogden & Adams avenue and
795 other residential neighborhoods. This is the same lie of the
796 Devil that only the outside matters and not what is within.
797

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799 Adult book stores would be allowed next to childrens homes,
800 and increased traffic will put small children and others at risk,
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803 Consider "cleansing" spending habits of South Ogden City - not
804 trying to increase commercial tax base in our residential neighborhoods
805 Economic Leakage such as Steak dinners at Timbermine Restaurant,
806 and Ruby River Stealchouse & Brewery (by police department) this spring
807 should not be occuring if we have so little money and need more
808 tax revenue. Don't wipe out the poor folks homes, some of which are Veterans
809 as well.
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The governments responsibility is to do for its citizens what they can't do for themselves. If roads were improved, this one thing alone would make our neighborhoods look twice as good. Add sidewalks, and hold fire work & city celebrations after all people paying into the tax base have their roads in good (or at least fair) repair. Otherwise ~~we~~ you are spending money you (S. Ogden City) does not have. It used to be that the right-of-way was the dividing line between property owners and the government. But Form Based Code crosses over this line (much like communism dictates what people can and cannot do). It should be voted down as presently proposed.

Sincerely,
Mr. Wesley J. Stewart
3625 Jefferson Ave.
South Ogden City

ORDINANCE NO. 16-07

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING AND READOPTING TITLE 10, CHAPTER 5 OF THE CITY CODE ADDING A NEW SECTION 7 AND ADOPTING FORM BASED CODE AND AMENDING THE ZONING MAP IN CONJUNCTION WITH FORM BASED CODE; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1 - Recitals:

WHEREAS, SOUTH OGDEN City (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code (“UC”) §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with UC §10-3-717, and UC §10-3-701, the governing body of the city has previously adopted a City Code which deals with planning and zoning issues for the city; and,

WHEREAS, the City Council finds that South Ogden City Code, at Title 10, Chapter 5, deals with Zones and Districts and other development issues within zones of the city and that certain changes should be made thereto based on advice and recommendation of the city Planning Commission and in conformance with the authority granted to the City by UCA Title 10; and,

WHEREAS, the City Council finds that South Ogden City Code, at Title 10, Chapter 5, should be amended by adding a new Section 7 adopting a Form Based Code and Amending the Zoning Map in Conjunction With Form Based Code based on advice and recommendation of the city Planning Commission and Planning staff; and,

WHEREAS, the City Council finds it is in the public interest to manage, regulate, and Adopt a Form Based Code and Amend the Zoning Map in conjunction with adopting the Form Based Code and related development issues; and,

WHEREAS, the City Council finds that the requirements and provisions herein should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that

Title 10, Chapter 5, Of The City Code Is Amended And Readopted With The Addition Of A New Section 7 As Set Out In **Attachment "A"**, Incorporated Fully Herein By This Reference.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

Section 5 - Date of Effect

This Ordinance shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

DATED this 21st day of June, 2016

SOUTH OGDEN, a municipal corporation

by: _____
Mayor James F. Minster

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 16-07

An Ordinance Of South Ogden City, Utah, Revising And Amending And Readopting Title 10, Chapter 5 Of The City Code Adding A New Section 7 And Adopting Form Based Code And Amending The Zoning Map In Conjunction With Form Based Code; Making Necessary Language Changes To The City Code To Effect Those Changes; And Establishing An Effective Date For Those Changes.

21 Jun 16



City Center & 40th Street Corridor

Form-Based Code

South Ogden City

June 2016 - DRAFT



Form-Based Code Contents

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- 1.2 General Subdistrict Requirements

2.0 Street Types

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- 2.2 General Street Type Standards
- 2.3 General Street Layout Requirements
- 2.4 Alley
- 2.5 Lane
- 2.6 Neighborhood Street
- 2.7 Connector Street
- 2.8 Avenue

3.0 Subdistricts

- 3.1 Introduction
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4.0 Uses

- 4.1 General Requirements
- 4.2 Definition of Uses

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- 5.3 Storefront Building
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- 5.11 Additional Design Requirements

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- 6.7 Park Open Space Type
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- 8.2 Parking Requirements
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- 9.2 Sign Types
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- 9.4 Projecting Sign
- 9.5 Projecting Marquee Sign
- 9.6 Awning Sign
- 9.7 Canopy-Mounted Sign
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- 9.9 Window Sign
- 9.10 Monument Sign
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10.0 Administration

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- 10.2 Development Review Procedures
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Appendix A - Subdistrict Overview

- 11.1 City Center "Core" Subdistrict
- 11.2 City Center "General" Subdistrict
- 11.3 Riverdale Road "General" Subdistrict
- 11.4 40th Street "General" Subdistrict
- 11.5 Edge Subdistrict

1.0 Districts

South Ogden City Center & 40th Street Corridor

1.0 South Ogden City Center & 40th Street Corridor

1.1. Introduction

In 2008, an update of the South Ogden City General Plan was completed. This plan presented a vision, and stated a number of goals and policies to direct future development in South Ogden.

Goal 1: Make South Ogden City distinct and identifiable from surrounding municipalities

Policy:

- (1) Develop the east and west sides of Washington Boulevard between 36th and 40nd Streets into a discernible and attractive downtown for South Ogden
- (2) Encourage a major transformation of Washington Boulevard into an urban setting that establishes the sense of downtown to motorists and passersby

Goal 2: Create a distinct city center or "heart of the community"

Policy:

- (1) Develop a community center in the existing downtown area where residents of South Ogden can gather for community events

Goal 3: Facilitate the careful integration of new development and redevelopment in existing neighborhoods

Policy:

- (1) Encourage existing residents to remain downtown and new residents to locate in residential areas between 36th and 40th South
- (2) Maintain stable areas by continuing the existing scale and feel of the surrounding residential blocks
- (3) Facilitate new development and encourage new investment through allowing uses in the core to redevelop in creative, mixed-residential ways
- (4) Facilitate good, non-conflicting transition between commercial and residential uses

Goal 4: Create places for the community to gather and events to draw residents to these places

Policy:

- (1) Clearly designate and signify routes which connect residents to other neighborhoods and important places within the city and adjacent to it
- (2) Improve neighborhood destinations throughout the community

This form-based code is a tool that will allow and promote these goals and policies to develop a city center consistent with the General Plan. This code plans for a future widening of 40th Street to accommodate a form of dedicated transit (streetcar, bus-rapid transit, etc.), and



Figure 1.1 (1). Districts.

provides a tool to promote high-quality, small scale development that maximizes development potential along the transit corridor, while minimizing impacts to adjacent neighborhoods.

1. Establishment of Districts.

Two distinct districts are hereby created.

- (1) South Ogden City Center
- (2) 40th Street Corridor

2. Establishment of Subdistricts.

The above districts are further broken down into subdistricts (See 3.0 Subdistricts). The following Subdistricts are hereby created.

- (1) City Center "Core"
- (2) City Center "General"
- (3) Riverdale Road "General"
- (4) 40th Street "General"
- (5) Edge

1.2 General Subdistrict Requirements.

1. Applicability.

The following are general block, lot, and street design requirements that are applicable to all subdistricts.

2. Block Configuration.

Refer to Figure 1.2 (1) for an illustration of Typical Block Elements.

- (1) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
- (2) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.
- (3) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

3. Maximum Block Size.

Block sizes for residential and commercial development and redevelopment should not exceed 660' by 330', which roughly matches the historic block size surrounding the city center. New streets should continue this block pattern.

4. Minimum Number of Access Points.

This requirement is intended to provide a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets.

- (1) Recommendation. A minimum of one per every 1,500 feet of street frontage is recommended.

5. Designated Primary Streets.



Washington Boulevard, Riverdale Road, Wall, 36th Street, and 40th Street shall be designated primary streets. The intent of the Primary street designation is to develop a network of streets with continuous building frontage and no or limited vehicular driveway access to reduce conflicts between pedestrians and vehicular traffic.

- (1) All lots adjacent to a primary street shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the Building Type requirements.
- (2) Lots with two primary street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

6. Block Access Configurations.

- (1) Vehicular driveway access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall

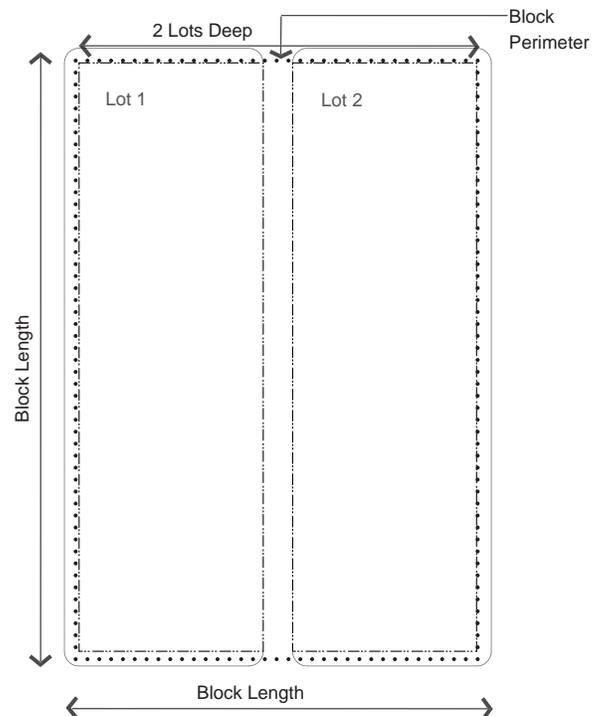


Figure 1.2 (1). Typical Block Elements.

1.0 South Ogden City Center & 40th Street Corridor

be based on locations of existing and proposed vehicular access points of other developments along the Primary Streets.

- (2) Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See Figure 1.2 (2).
 - (a) Mid-Block Access. This configuration includes an alley or drive running through the center of the block.
 - (b) "T" Configuration. This configuration includes two alleys within a Block that are perpendicular to each other, forming a "T," allowing development to front on three block faces.
 - (c) "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.
- (3) Access to blocks shall be aligned and located on opposite sides of the block as well as aligned across the street from access to other blocks.
- (4) Mid-Block Pedestrianways. Mid-Block pedestrianways are required on blocks longer than 500 feet.
 - (a) When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
 - (b) Mid-Block pedestrianways should be located in the middle third of a block face.
 - (c) Minimum width for mid-block pedestrianways, rights-of-way or easements is 20 feet.

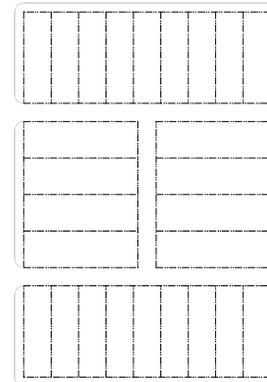
7. Lots.

- (1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 5.0 Building Type requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 5.0 Building Type requirements.
 - (a) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - (b) Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).
 - (c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent Parcel.
 - (i) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (ii) The side yard of a corner lot is adjacent to another lot.
 - (d) Flag Lots. Flag lots are prohibited.

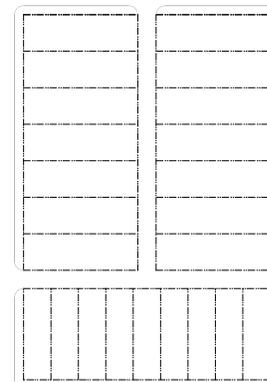
8. General Open Space Requirements.

The following are requirements for provision of civic open space.

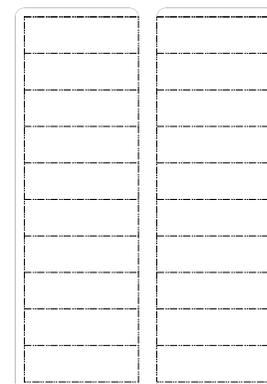
- (1) Development of parcels over 5 acres are required to provide 5% total lot size as civic open space. Developer shall work with City



"H" Alley



"T" Alley



Mid-Block Alley

Figure 1.2 (2). Alley Configuration.

to determine appropriate location of open space. See Section 6.0 Open Space.

9. General Zoning District/Subdistrict Layout.

For all Districts/Subdistricts, the following outlines how the Districts/Subdistricts should relate to one another.

- (1) All Districts. The following applies to all Zoning Districts/Subdistricts.
 - (a) Similar intensities of uses should face each other across the street.
 - (b) Blocks may contain multiple zoning subdistricts; however, changes in subdistricts should occur along an alley, the rear property line, or at a corner parcel.
- (2) Core Subdistricts. The following applies to all Core Subdistricts.
 - (a) Core subdistricts are intended to provide a node that primarily consists of retail uses on the ground floor.
- (3) Existing Residential Zones. When "Core" and/or "General" subdistricts back up to the rear of existing single family residential neighborhoods, a building stepback is required (see Figure 5.2(5)).

2.0 Street Types

2.0 Street Types

2.1 General Requirements.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Provide adequate access to all lots for vehicles and pedestrians.
- (4) Create streets that are appropriate for their contexts in residential, commercial, or mixed Use subdistricts and are designed to encourage travel at appropriate volumes and speeds.
- (5) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.

2. Applicability.

The standards in this section apply to all vehicular rights-of-way within all Subdistricts.

Exceptions. Washington Boulevard and Riverdale Road are UDOT roads, and the City should work with UDOT on any future design changes, so that these roads can better support the goals of this form based code.

The future re-design of 40th Street will vary depending on whether it contains a transit line, and should be designed specifically for the type of transit mode it will contain.

3. General Requirements.

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way as required by this article.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types, refer to 2.4 through 2.8, whether publicly dedicated or privately held.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

4. Street Construction Specifications.

All construction in the right-of-way shall follow specifications defined by the Department of Public Works.

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. The City Manager or Designee, or Public Works Director may require additional right-of-way,

pavement width, or additional street elements depending on unique site characteristics.

2. Graphics.

The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined, and working with the Department of Public Works and the City Manager, other configurations are possible.

3. Typical Street Elements.

Typical elements of a vehicular Right-of-Way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 2.2 (1): Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of vehicular travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
 - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

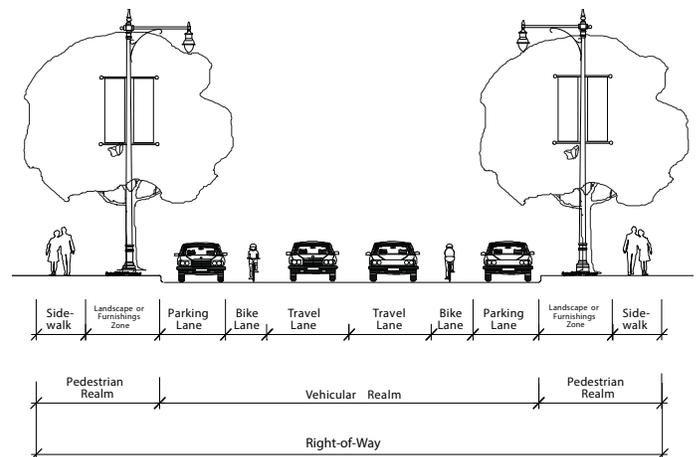


Figure 2.2 (1). Typical Right-of-Way Elements.

2.0 Street Types

4. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by the Street Type.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel and diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 2.2 (1): On-Street Parking Space Dimensions and Figure 2.2 (2): On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.

6. Bicycle Facilities.

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) Cycle Track. A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	20	7	7
45	12	8.5	17
60	10	8.5	18
90	9	8.5	18

Table 2.2 (1). On-Street Parking Space Dimensions.

on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be four to six feet wide.

- (3) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs in both directions.
- (4) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

7. Stormwater Management.

Incorporation of stormwater management best practices into the Right-of-Way design is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone/Furnishing Zone, or permeable paving in the parking lane.

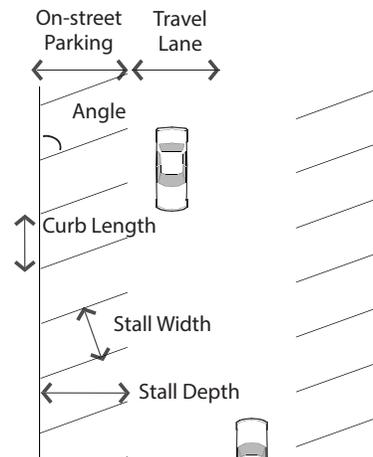


Figure 2.2 (2). On-Street Parking Layout.

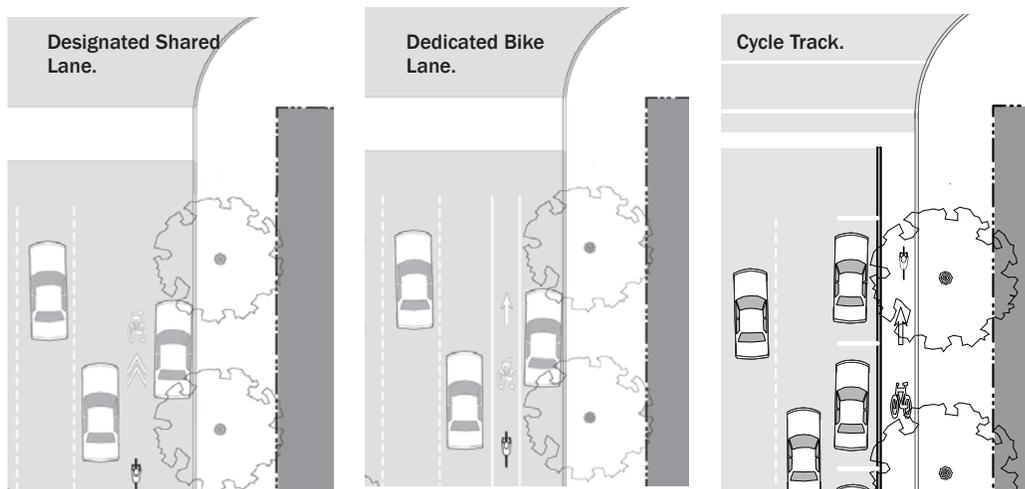


Figure 2.2 (3). On-Street Bicycle Facilities.

8. Street Trees.

Street trees are required along all street frontages, with the exception of the Lane and the Alley.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.
- (2) Tree grates are required for all trees located in tree wells in Pedestrian Realms less than 10 feet in width.
- (3) Spacing for large street trees shall be 30 feet on center. City Manager or Designee may allow modifications based on site specific constraints.

9. Fire Access.

Street configurations have been calculated to provide fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.

- (1) Room to Pass. At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

2.3 General Street Layout Requirements.

1. General Layout Standards.

The following standards apply to new streets or newly platted vehicular Rights-of-Way.

- (1) Treatment of Natural Features. Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following rather than interrupting or dead-ending at the feature, if applicable.
- (2) Street Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (3) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.
- (4) Cul-de-sac Streets. Cul-de-sacs are not permitted, unless approved by City Manager or Designee due to site constraints.

2. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the City Manager or Designee.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning

speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 2.3 (1).

- (b) Neighborhood and Connector Streets. At the intersection of any street with a Neighborhood or a Connector Street, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 5 foot radius may be utilized.
 - (ii) Without on-street parking, a 15 foot radius is required.
- (c) Avenue Streets. At the intersection of Avenues to Avenues or Boulevards, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 10 foot radius is required.
 - (ii) Without on-street parking on either streets, a 25 foot radius is required.
- (d) Larger Radius. When the design vehicle requires a larger curb radius and no on-street parking exists, a 30 foot radius may be utilized for Avenues or Boulevards. Larger radii require approval of the Department of Public Works.
- (e) Alley Intersections. The curb radius at intersections involving Alleys shall be no greater than 5 feet.

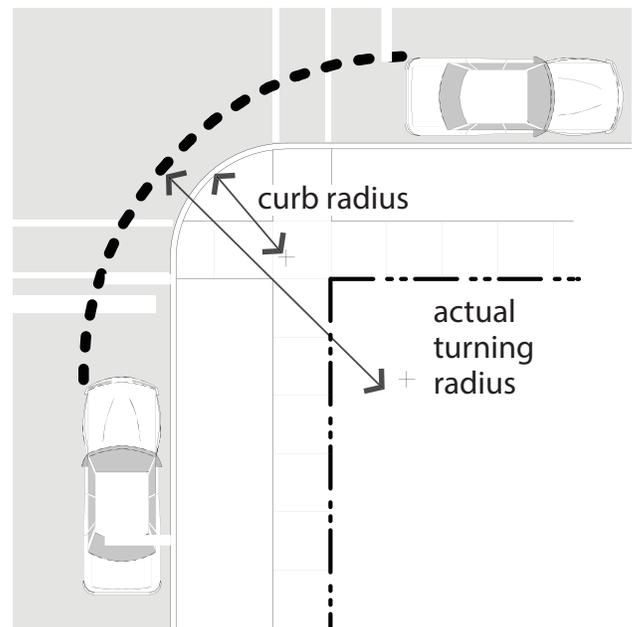


Figure 2.3 (1). Actual Right Turn Radius with On-Street Parking.

2.0 Street Types

- (2) Crosswalks. Crosswalks shall be required at all intersections and mid-block crossings involving Connectors, Avenues, and Boulevards.
 - (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per MUTCD.
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the negative effects of vehicular traffic on pedestrian crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (2) and 2.3 (3).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state or city requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Department of Public Works. Refer to Figure 2.3 (3).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.

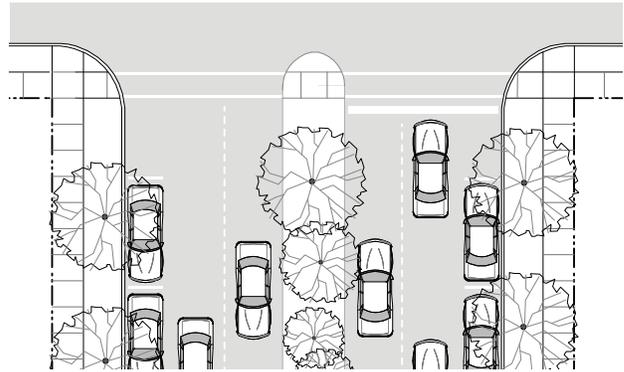


Figure 2.3 (2). Wide Street Crossing with Pedestrian Refuge Median.

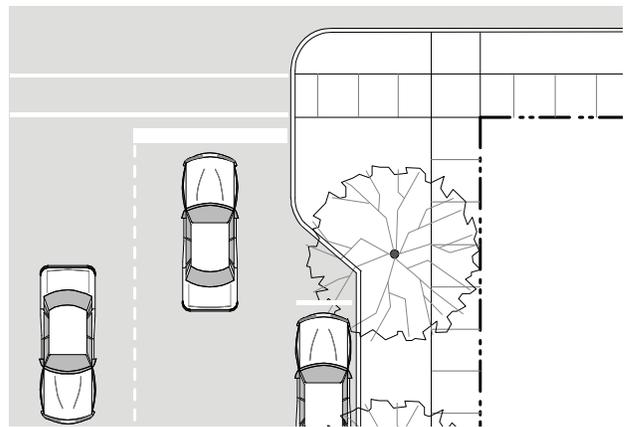


Figure 2.3 (3). Bulb Out.

2.4 Alley.

1. Intent.

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 2.4 (1).

2. General Requirements.

Alleys shall be developed using the standards in Table 2.4 (1).

Alley Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 20'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 16'

Allowable Turn Lanes Not applicable

Parking Lanes Not applicable

Pavement Width Minimum 16'
Maximum 20'

Median

Bicycle Facilities¹ Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists

Street Buffer None required

¹ Reference Figure 2.2 (3) for bicycle facility types and requirements

Section

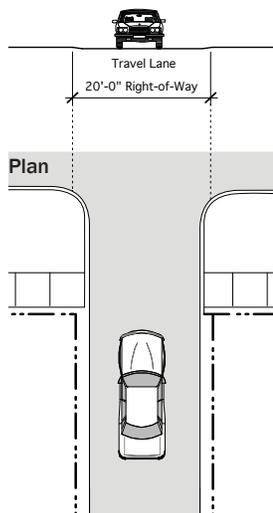


Figure 2.4 (1). Typical Alley.

Table 2.4 (1). Alley Requirements.

2.0 Street Types

2.5 Lane

1. Intent.

A Lane is a very low capacity Street Type that serves only those properties directly adjacent to it. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical plan and section, Figure 2.5 (1).

2. General Requirements.

The Lane shall be developed using the standards in Table 2.5 (1).

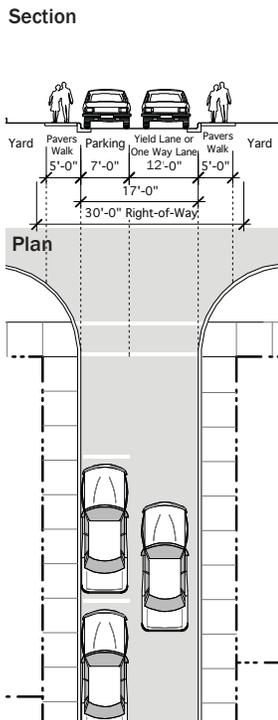


Figure 2.5 (1). Typical Lane.

Lane Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 27' to 32'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes¹ 1 parallel lane required

Pavement Width Minimum 17'
Maximum 20'

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists.

Street Buffer None required

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.5 (1). Lane Requirements.

2.6 Neighborhood Street.

1. Intent.

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 2.6 (1).

2. General Requirements.

The Neighborhood Street shall be developed using the standards in Table 2.6 (1).

Neighborhood Street Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 60'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 18'

Allowable Turn Lanes Not applicable

Parking Lanes¹ Parallel required on one side of street

Pavement Width 32', 20' for alternative

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5 feet wide clear sidewalk on both sides

Street Buffer Minimum 9 feet wide Landscape Zone (Parkway)

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

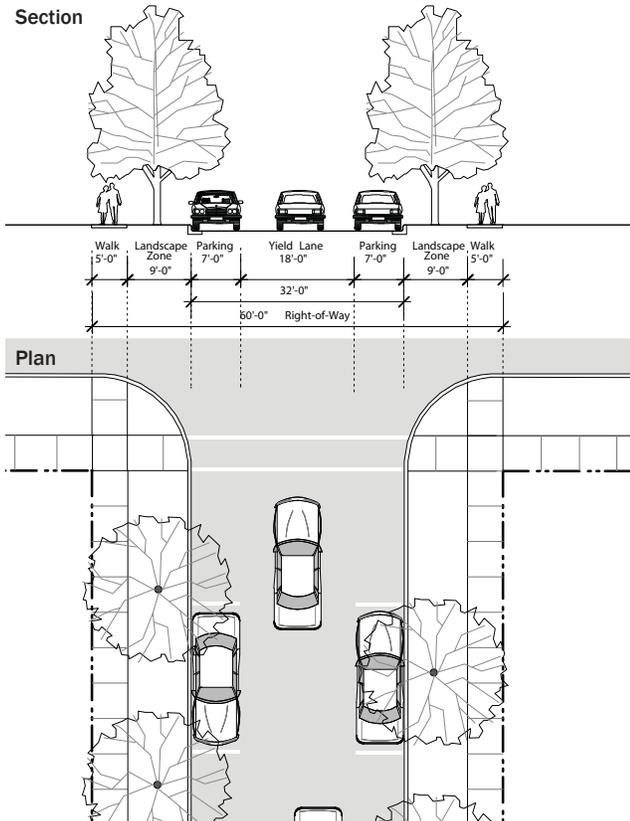


Figure 2.6 (1). Typical Neighborhood Street.

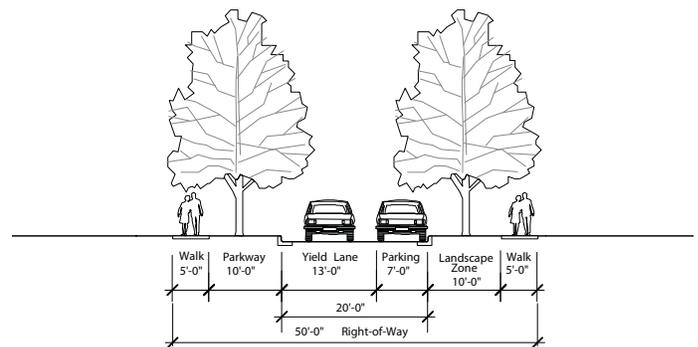


Figure 2.6 (2) Alternative 50' Right-of-Way Neighborhood Street.

2.0 Street Types

2.7 Connector Street.

1. Intent.

The Connector Street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the Neighborhood and connects Neighborhood Streets to Avenues. Refer to the typical plan and section, Figure 2.7 (1).

2. General Requirements.

Connectors shall be developed using the standards in Table 2.7 (1).

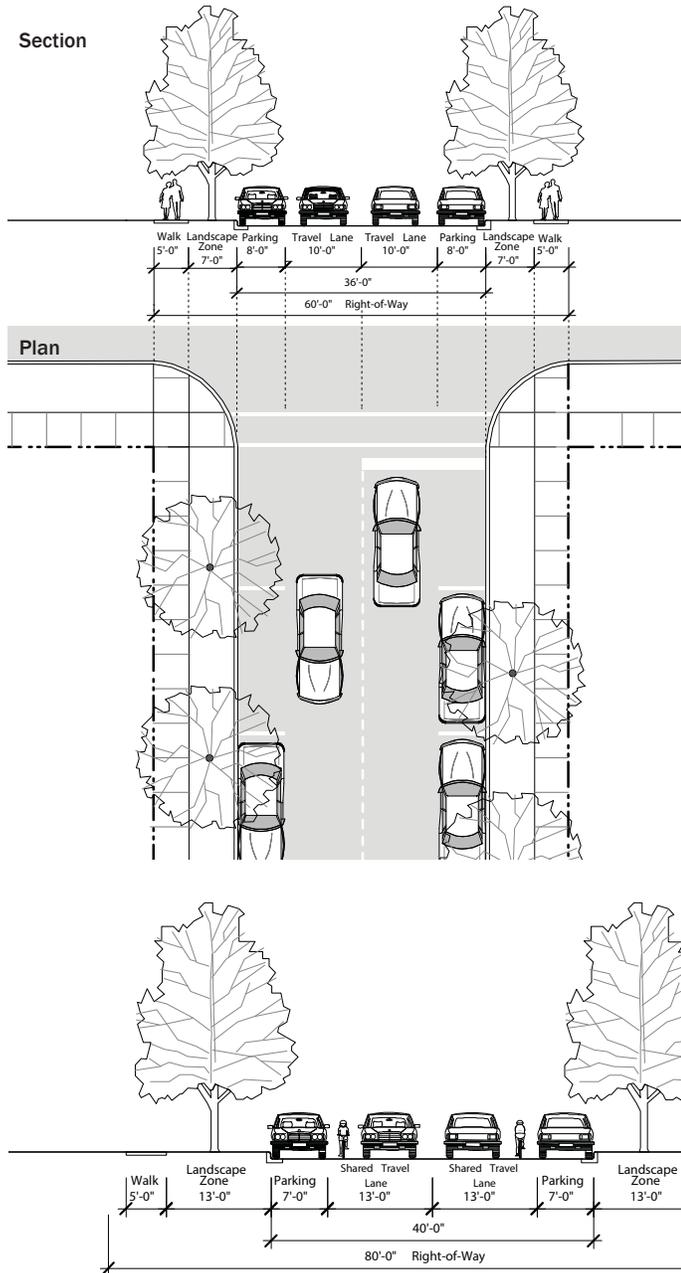


Figure 2.7 (1). Alternative 80' Shared Right-of-Way Connector.

Connector Street Requirements

Permitted Subdistricts	All Subdistricts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	60' to 70'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Right permitted in place of parking at intersections with Avenue; left only with median alternative
Parking Lanes ¹	Parallel required on both sides of street.
Pavement Width	36'; 40' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities ²	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 7 feet wide landscape zone or furnishings zone

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.7 (1). Connector Requirements.

2.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Refer to the typical plan and section in Figure 2.8 (1).

2. General Requirements.

Avenues shall be developed using the standards in Table 2.8 (1).

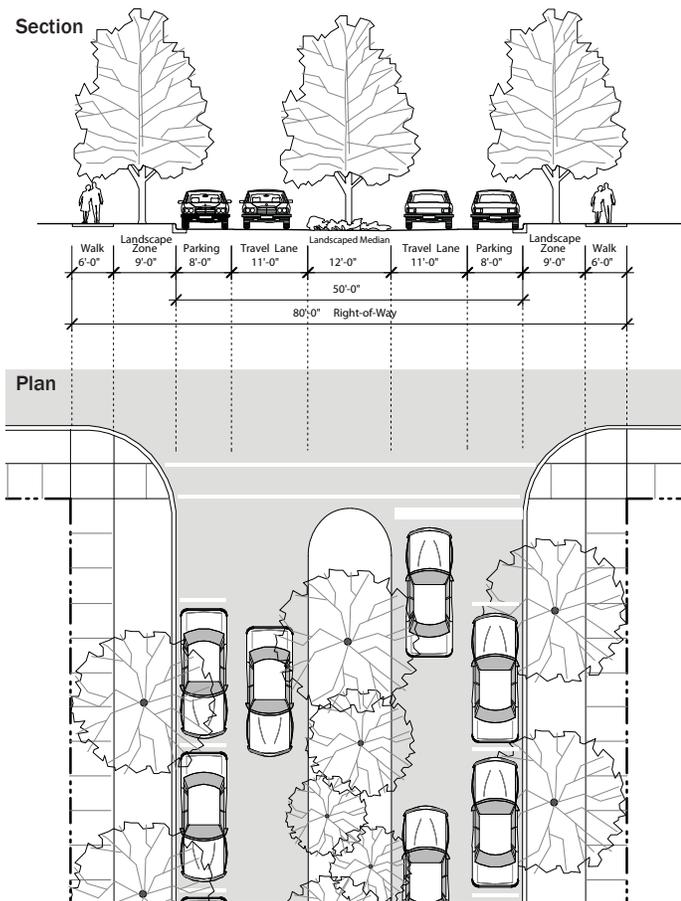


Figure 2.8 (1). Typical Avenue.

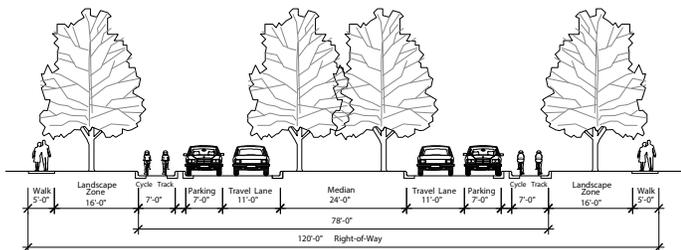


Figure 2.8 (2). Alternative 120' with Median & Cycle Track Connector.

Avenue Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 66' to 80'

Vehicular Realm

Travel Lanes 1 lane in each direction

Lane Width 11' or 12' with truck traffic

Allowable Turn Lanes Right permitted in place of parking at intersections with Connector; left only with median.

Parking Lanes¹ Parallel required on both sides of street; angled permitted for alternative.

Pavement Width 50'; 78' for alternative

Median Permitted with 80' or greater right-of-way.

Bicycle Facilities² Shared; dedicated bike lane with alternative.

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 7 feet wide landscape zone or furnishings zone

¹ Reference 2.2 (3) for on-street parking requirements

² Reference 2.2 (4) for bicycle facility types and requirements

Table 2.8 (1). Avenue Requirements.

3.0 Subdistricts

3.0 Subdistricts

3.1. Introduction

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within the City Center and 40th Street Corridor districts. Refer to 4.0 Uses for uses and 5.0 Building Types for building types permitted within each subdistrict.

Five subdistricts have been created, and each consists of a series of uses and building types that have been specifically calibrated for the subdistrict.

1. City Center “Core”.

The City Center “Core” constitutes the center of the community and heart of the new city center, and includes the majority of the shops and workplaces within the City Center. The storefront building type that comprises this subdistrict defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working.

2. City Center “General”.

The City Center “General” Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales.

3. Riverdale Road “General”.

The Riverdale Road “General” Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. This Subdistrict also permits drive-through structures and the limited bay building type to allow more flexibility for auto-oriented uses.

4. 40th Street “General”.

The 40th Street “General” Subdistrict combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, in relation to the city center.

5. Edge Subdistricts.

The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the “Core” and “General” Subdistricts.

3.2 Zoning Map.

1. Mapped Subdistricts.

The areas and boundaries of the subdistricts listed in 3.1 are established as shown on the map entitled “Zoning Map of the City of South Ogden and referred to herein as “Zoning Map”. See Figure

3.2 (1) Zoning Map.

3.0 Subdistricts

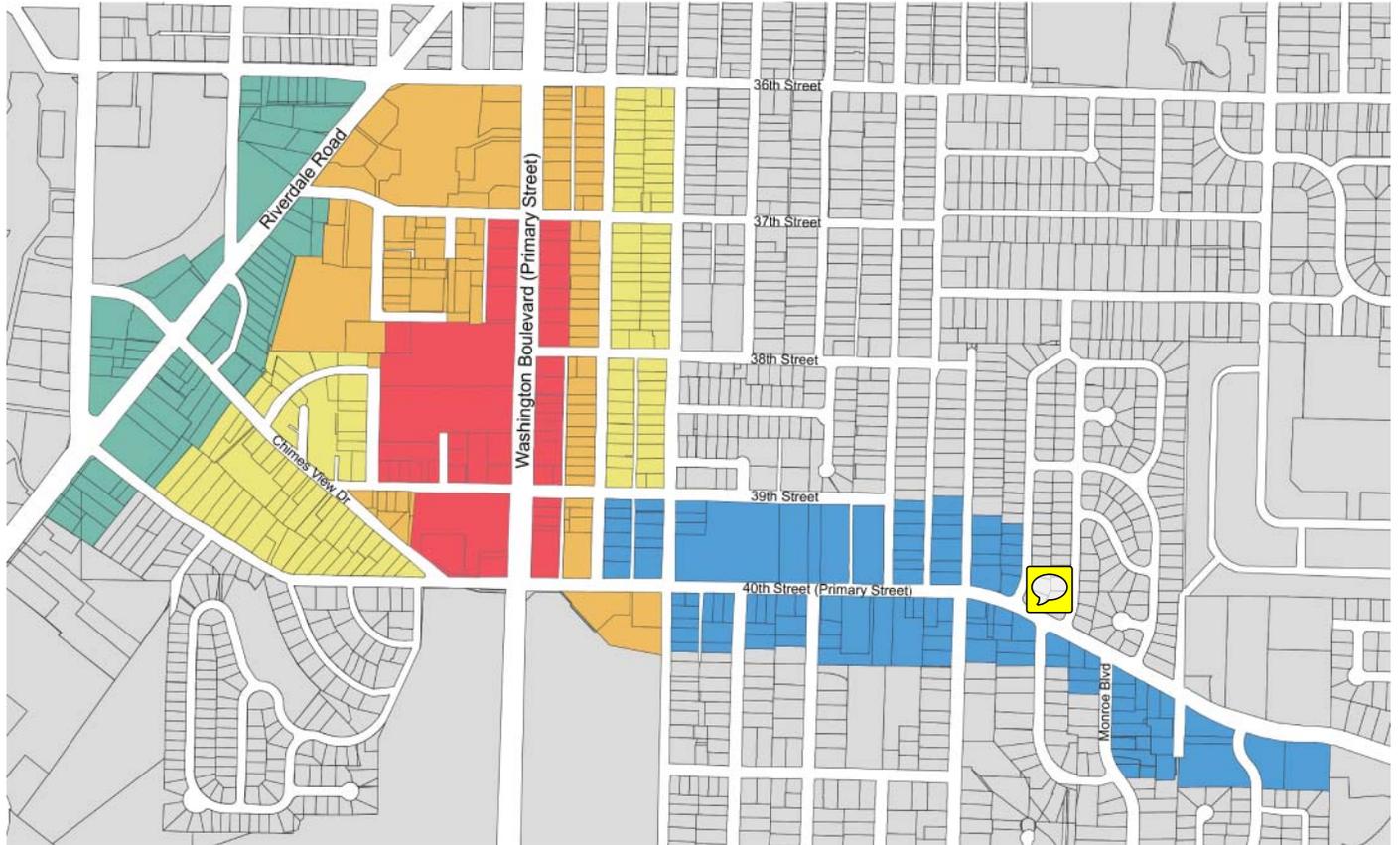
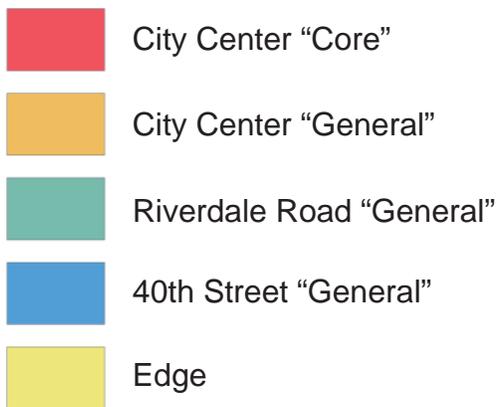


Table 3.2 (1). Zoning Map



4.0 Uses

4.0 Uses

4.1. General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this section.

- (1) A lot may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Uses are either permitted by-right in a subdistrict, permitted by-right with specific development or design parameters, or require a Conditional Use Permit (refer to 10.2.6) in order to be developed.
- (4) Each use shall be located within a permitted Building Type (Refer to 5.0 Building Types), unless otherwise specified.
- (5) Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning subdistrict, the City Manager or Designee may interpret the use as permitted.
 - a. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - b. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the City Manager or Designee may interpret the use as also requiring a Conditional Use Permit.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning subdistrict that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this article.

3. Use Table.

Table 4.1 (1). Uses by Subdistrict outlines the permitted uses in each zoning subdistrict. Each use is given one of the following designations for each zoning subdistrict in which that use is permitted.

- (1) Permitted (“●”). These uses are permitted by-right in the subdistricts in which they are listed.
- (2) Permitted in Upper Stories Only (“◐”). These uses are permitted by-right in the subdistricts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
- (3) Permitted with Development Standards (“◑”). These uses are

permitted by-right in the subdistricts in which they are listed, provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a subdistrict where it otherwise might not have been appropriate.

- (4) Requires a Conditional Use Permit (“○”). These uses require administrative review and approval (refer to 10.2.7) in order to occur in the subdistricts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use.
- (5) Listed uses that are not permitted in the subdistrict are indicated by a blank space.

4. Building Types.

The uses permitted within the subdistrict may be further limited by the building types permitted. Refer to 5.0 Building Types.

4.2. Definition of Uses.

1. Residential and Lodging Uses.

A category of uses that include several residence types.

- (1) Residential. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (2) Hotel & Inn. A facility offering temporary to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a Hotel or Inn is permitted with development standards (“◑”), the following applies:
 - a. The facility is limited to twelve rooms.
 - b. Bed and Breakfasts and pensions are permitted.
- (3) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, and nursing homes. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the subdistricts where a residential care facility is permitted with development standards (“◑”), the facility is limited to twelve rooms.

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

- (1) Assembly. A facility that has organized services, meetings, or

Uses					
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential & Lodging					
Residential	●	●	●	●	●
Hotel & Inn	●	●	●	●	●
Residential Care	○	○	○	○	○
Civic					
Assembly	○	○	○	○	●
Transit Station	●	●	●	●	●
Hospital & Clinic	●	●	●	●	
Library/Museum/Post Office (no distribution)	●	●	●	●	○
Police & Fire	○	○	○	○	○
School	●	●	●	●	●
Retail					
Neighborhood Retail	●	●	●	●	
General Retail	●	○	●	●	●
Outdoor Sales Lot			○		
Service					
Neighborhood Service	●	●	●	●	
General Service	●	○	○		
Vehicle Service	○	○	●		
Office & Industrial					
Office	●	●	●	●	●
Craftsman Industrial	●	●	●		
Infrastructure					
Parking Lot	●	●	●	●	
Parking Structure	●	●	●	●	
Utility & Infrastructure	○	○	○	○	
Open Space	●	●	●	●	●
Accessory Uses					
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods		●	●		
Parking Lot	●	●	●	●	
Parking Structure	●	●	●	●	

	City Center Core	City Center General	Riverdale Road General	40th Street General	Edge
Beer and Liquor					
Class A License*	●		●		
Class B License*	●	●	●	●	
Class C License*	●	●	●	○	

*Class A - Beer and/or liquor served and drunk on premise (bar/tavern, microbrewery)
 Class B - Beer and/or liquor sold on premise, but on premise drinking is prohibited (convenience and grocery stores, state liquor stores)
 Class C - Beer and/or liquor may be served with a meal in a restaurant.

KEY

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires a Conditional Use Permit

Table 4.1 (1). Uses by subdistrict.

4.0 Uses

programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the subdistricts where an outdoor sales lot is permitted with development standards (“●”), the following applies:

- a. Parking shall be limited to an area less than the total building footprint area.
 - b. The facility shall primarily serve the adjacent neighborhood.
- (2) Transit Station. A covered passenger boarding and a lighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
 - (3) Hospital & Clinic. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
 - (3) Library/Museum. A structure open to the general public, which houses educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
 - (4) Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a Conditional Use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
 - (5) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
 - (6) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. Retail Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (1) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (2) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (3) Outdoor Sales Lot. A use involving the sale of goods or

merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the subdistricts where an outdoor sales lot is permitted by Conditional Use (“○”), the following applies:

- (1) Not permitted on corner parcels.
- (2) Includes permanent construction of a building utilizing one of the permitted Building Types in the subdistrict.

4. Service.

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (1) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table 4.2 (2).
- (2) General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (2).

5. Vehicle Service.

A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the subdistricts where vehicle service is permitted with development standards (“●”), the following apply:

- (1) Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
- (2) Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type.
- (3) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - a. The vehicles are not stored for more than two days.
 - b. The storage area is located in the rear yard screened from view of the front lot line.
 - c. The storage area is screened using the Side & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.
- (4) Outdoor Activities.
 - a. All repairs or washing activities must occur inside a structure.
 - b. Vacuuming activities may occur in open air, but must be

located in the side or rear yards, screened from the front lot line.

- c. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

Neighborhood Retail



Antique Shop
 Apparel & Accessory Store
 Art & Education Supplies
 Bakery, Retail
 Bicycle Sales & Repair
 Book, Magazine, & Newspaper Store
 Building Materials, Hardware, and Garden Supply
 Camera & Photo Supply Store
 China & Glassware Shop
 Convenience Store
 Drug Store/Pharmacy
 Fabric & Craft Store
 Florist
 Gift, Novelty, & Souvenir Shop
 Grocery Store
 Hardware Store
 Hobby Shop
 Jewelry Sales & Repair
 Luggage & Leather Goods
 Music Store
 Musical Instrument Repair & Sales
 Office Supply
 Optical Goods
 Paint & Wallpaper
 Party Supply Shop
 Pet & Pet Supply
 Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)
 Sporting Goods Sales & Rental
 Stationary & Paper Store
 Toy Shop
 Video/Game Sales & Rental

Table 4.2 (1). Typical Retail Uses.

General Retail

All Neighborhood Retail
 Appliance & Electronic Sales & Service
 Automotive Supply (no service)
 Computer Software Sales & Leasing
 Department Store
 Gun Shop
 Home Furnishings & Accessories Sales & Rentals
 Medical Supply Store & Rental
 Motorcycle & Motor Scooter Sales
 Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
 Cabinet Supply (display only)
 Machine Sales and Rental
 Agriculture Equipment and Supply
 Electrical Supplies
 Merchandise Vending Machine Operators
 Medical Supply Store & Sales
 Pawn Shop
 Smoke Shop 

Neighborhood Service



Arcade
 Bank or other Financial Service
 Barber Shop, Beauty Salon, & Spa
 Billiard Hall
 Catering
 Day Care, Adult or Child
 Dry Cleaning & Laundry
 Emergency Care Clinic
 Fitness, Dance Studio, & Gym
 Framing
 Home Furniture & Equipment
 Repair
 Locksmith
 Mailing Services
 Pet Grooming
 Photocopying & Printing
 Photography Studio & Supplies (on-site processing permitted)
 Restaurants (refer to state law for alcoholic beverage requests)
 Shoe Repair
 Tailor & Seamstress
 Tanning Salon
 Theater
 Training Center
 Travel Agency & Tour Operator
 Veterinarian

Table 4.2 (2). Typical Service Uses.

Office

Architecture/Engineering/Design
 Building Contractor (office only)
 Business Consulting
 Charitable Institutions
 Computer Programming & Support
 Detective Services
 Educational Services (tutor & testing)
 Employment Agency
 Financial & Insurance
 Government Offices
 Legal Services
 Management Services
 Physical Therapy/Physical Rehabilitation
 Medical & Dental with Laboratory
 PR & Advertising
 Property Development
 Radio & TV Studio
 Real Estate

Table 4.2 (3). Typical Office Uses.

General Service

All Neighborhood Services
 Short Term Lending Business*
 Animal Boarding (interior only)
 Aquatic Facilities
 Batting Cages
 Bowling Alley
 Concert Hall
 Exterminating & Disinfecting Service
 Funeral Home
 Miniature Golf Course
 Recreation, Commercial Indoor
 Repair of Small Goods & Electronics
 Shooting & Archery Ranges (indoor only)
 Skating Rink
 Tattoo/Piercing Parlor



*Must comply with 10-8a-4(E)(1)(2) of SOC Code

4.0 Uses

6. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 4.2 (3). In the districts where an office use is permitted with development standards (“O”), the use is considered a home occupation and shall meet the following standards:

- (1) In a live/work building, the use is exempt from the following standards.
 - a. Hour of Operation. Permitted hours of operations are 6:00 AM to 9:00 PM.
 - b. Residence. The operator of the business shall reside in the dwelling unit.
 - c. Vehicles. Parking of a vehicle associated with the business must be accommodated on site.

Craftsman Industrial

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Commercial Scale Copying & Printing
Construction Special Trade Contractors
Cut Stone & Cast Stone
Dairy Products
Electronics Assembly
Engraving
Electrical Fixtures
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Household Textiles
Ice
Jewelry, Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Musical Instruments & Parts
Pasta
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots
Signs & Advertising
Small Goods Manufacturing
Smithing
Taxidermy
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table 4.2 (4). Typical Craftsman Industrial Uses.

7. Craftsman Industrial.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet that is accessible to the public. Craftsman industrial includes such uses as those found in Table 4.2 (4). This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted. In the subdistricts where a craftsman industrial use is permitted with development standards (“CI”), the following apply:

- (1) A minimum 20% of gross floor area shall be dedicated to a showroom located at the front of the space and is in view of a public Right-of-Way.
- (2) Outdoor activities and storage of goods are not permitted.

8. Parking Lot.

A lot that does not contain a permitted building or Open Space Type and is solely used for the parking of vehicles. In the subdistricts where a parking lot is permitted with development standards (“P”), the following apply:

- (1) Corner Lots. A corner lot shall not be used as a parking lot.
- (2) Adjacent Parking Lots. Two parking lots cannot be located directly adjacent to one another.
- (3) Single Family. Parking lot cannot be associated with a single family use.
- (4) Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
- (6) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these subdistricts.

9. Parking Structure.

A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the subdistricts where a parking structure is permitted with development standards (“PS”), the following apply:

- (1) Corner Lots. A corner lot shall not be used for a parking structure on primary streets. Parking structures may be used for corner lots on other streets if ground floor of structure is dedicated for commercial use.
- (2) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- (3) Primary Street. Parking structures fronting Primary Streets must have ground floor dedicated to commercial uses.

-
- (4) Distance. Parking structure must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
 - (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
 - (6) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these subdistricts.

10. Utility and Infrastructure.

A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all subdistricts, utilities and infrastructure require a Conditional Use Permit ("○").

11. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to 6.0 Open Space Types for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the subdistricts where open space is permitted with development standards ("●"), the following apply:

- (1) Parking. Parking lots are not permitted in open space in any subdistrict unless otherwise approved by City Manager or Designee.
- (2) Stormwater Accommodations. Open space that incorporates stormwater management on a site or subdistrict scale is encouraged.
 - a. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - b. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- (3) This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access.
- (4) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

12. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

- (1) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (2) Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an

adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to 5.0 Building Types.

- (3) Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to 5.0 Building Type. Separate structure locations are also regulated by Building Type, but shall also meet all of the requirements of 5.2.9. Parking Structure.
- (4) Outdoor Storage of Goods. Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the subdistricts where outdoor storage of goods is permitted with development standards ("●"), the following development standards apply:
 - (a) Outdoor storage areas shall be located in the rear or side yard of the lot.
 - (b) Loose materials shall not be stacked higher than six feet.
 - (c) Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.
 - (d) Materials shall be set back a minimum of five feet from any lot line.
 - (e) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer, refer to 7.0 Landscape Requirements for Side and Rear Buffer.

5.0 Building Types

5.0 Building Types

5.1. Introduction to Building Type Standards

1. Introduction

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Subdistricts defined in 3.0.

2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Subdistricts. Each Building Type shall be constructed only within its designated subdistricts Refer to Table 5.1 (1) Permitted Building Types by Subdistricts.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning subdistrict of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.

- (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.

Building Types by Subdistricts

		City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Building Types	Storefront	●	●	●	●	
	General Stoop		●	●	●	
	Limited Bay			●		
	Row Building		●	●	●	●
	Yard Building					●
	Civic Building	●	●	●	●	●

● = Permitted

Table 5.1 (1). Permitted Building Types by subdistrict

5.2 Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 5.3 through 5.8.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting".

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Sidewalk Coverage. Refer to Figure 5.2 (1). Measuring Front Sidewalk Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 72 feet.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone

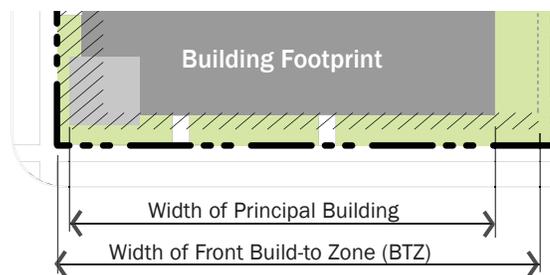


Figure 5.2 (1). Measuring Front Property Line Coverage

-
- (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (5) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
 - (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
 - (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
 - (9) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
 - (10) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
 - (4) Existing Single Family Residential Buffer. In order to assure compatibility of new construction with adjacent single family zones along the 40th "Transit" Street.
 - (a) Transitions fro Single Family Homes. A 20-foot setback is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height. See figure 5.2 (5).

2. Height

The following explains the line item requirements for each Building Type Table within the second section entitled "Height".

- (1) Minimum Overall Height. The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) Maximum Overall Height. The sum of a building's total number of stories.
 - (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
- (3) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 5.2 (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:

5.0 Building Types

3. Uses

The following explains the line item requirements for each Building Type Table within the third section entitled "Uses." Refer to Section 4.0. Uses for uses permitted within each Zoning subdistrict. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

4. Street Facade Requirements

The following explains the line item requirements for each Building Type Table 5.3 through 5.8, within the fourth section of each table entitled "Street Facade Requirements". Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.2 (4), Measuring Transparency). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless, unless approved by City Manager or Designee.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

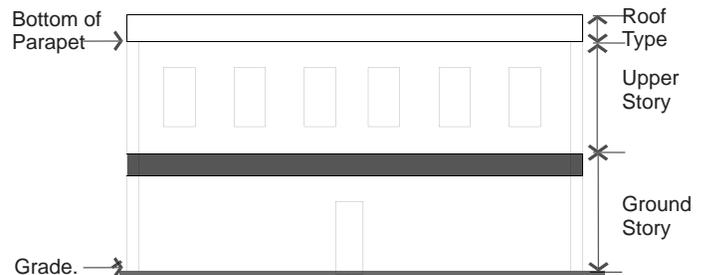
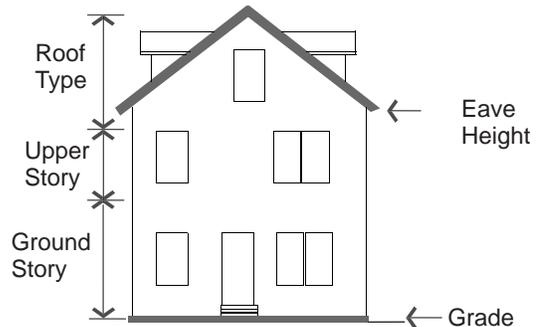


Figure 5.2 (3). Measuring Height

- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

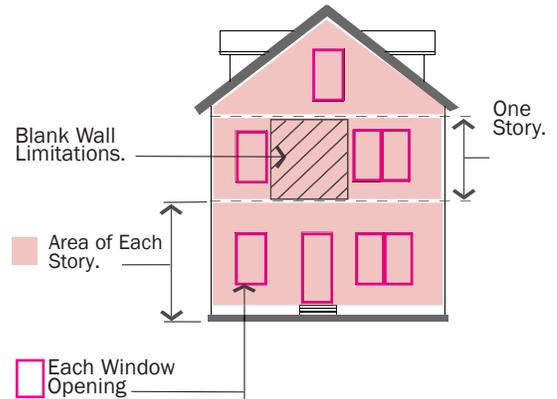
5. Roof Type

The following explains the line item requirements for each Building Type Table in Sections 5.3 through 5.8, within the fifth section entitled "Roof Types".

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 5.10. Roof Types.



Measuring Ground Floor Transparency on a Storefront base.



Measuring Transparency on Each Story.

Figure 5.2 (4). Measuring Transparency.

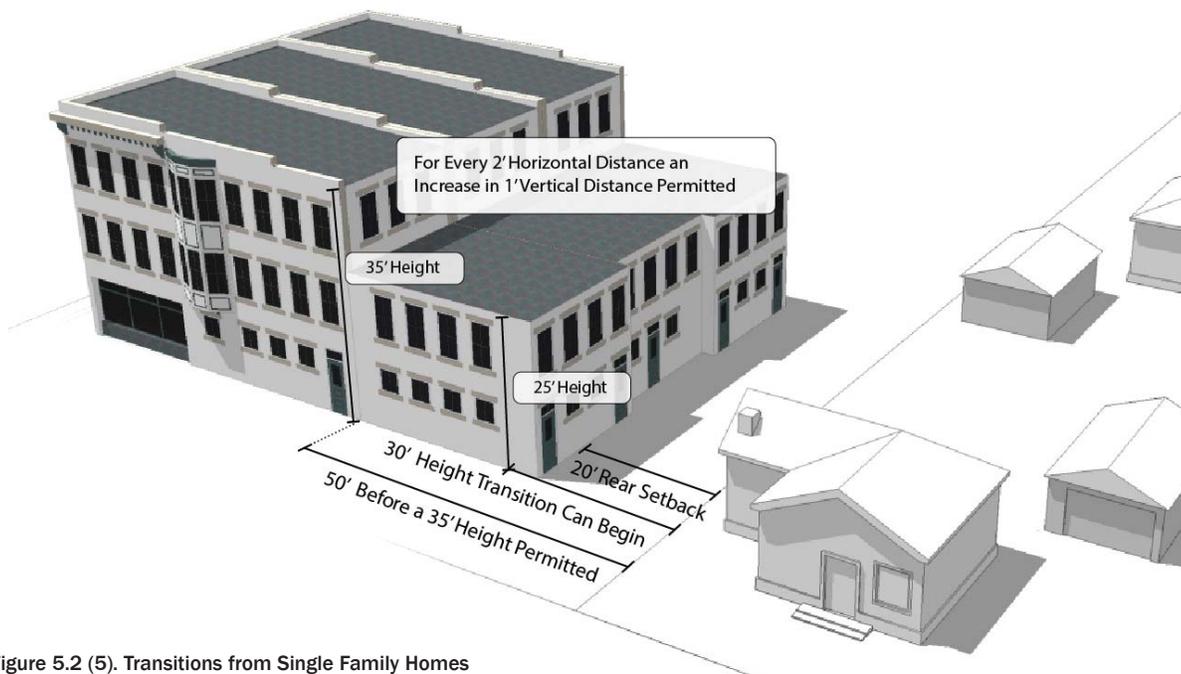


Figure 5.2 (5). Transitions from Single Family Homes

5.0 Building Types

5.3 Storefront Building

1. Description & Intent

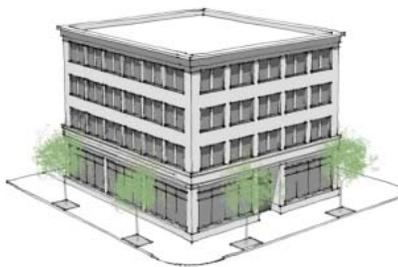
The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the subdistrict within which it is located.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

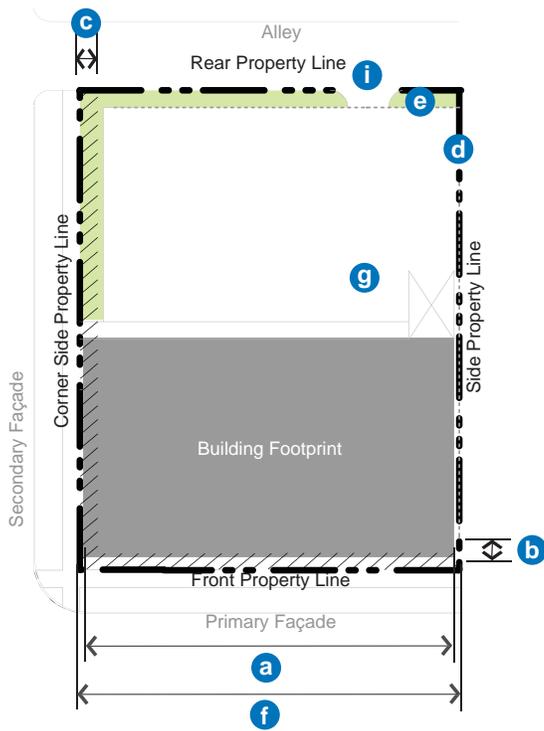
³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

⁴ Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

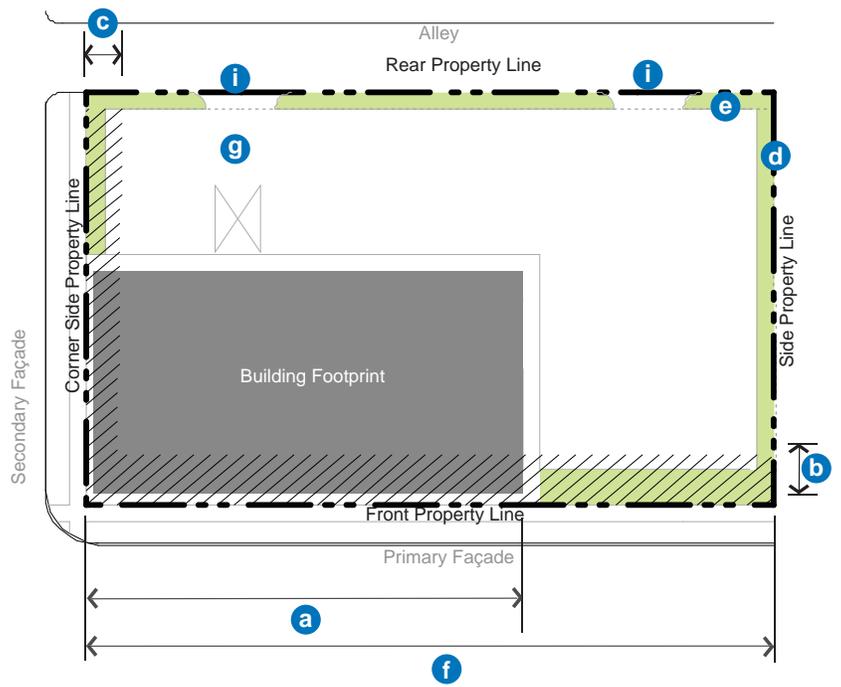
⁵ Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.

	Permitted Subdistricts			
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street "General"

(1) Building Siting <small>Refer to Figure 5.3 (1).</small>				
Multiple Principal Buildings	permitted	permitted	permitted	permitted
a Front Sidewalk Coverage	85%	80%	80%	80% ¹
Occupation of Corner	required	required	required	required
b Front Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
c Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
d Minimum Side Yard Setback	0'	0'	0'	0'
e Minimum Rear Yard Setback	10'	10'	10'	10'
f Minimum Lot Width Maximum Lot Width	none none	none none	none none	none none
g Parking & Loading Location	rear yard	rear yard	rear yard	rear & side yard ¹
i Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 2 driveways are permitted off non-Primary Façades, or as approved by the City Manager or Designee
(2) Height <small>Refer to Figure 5.3 (2).</small>				
j Minimum Overall Height	2 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories ²	3 stories ²	5 stories ²	3 stories ²
l Ground Story: Minimum Height Maximum Height	14' 20' ³	14' 20' ³	14' 20' ³	14' 20' ³
m Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses <small>Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.</small>				
n Ground Story	retail, service	retail, service, office	retail, service, office	retail, service, office,
o Upper Story	any permitted use			
p Parking within Building	permitted fully in any basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors measured from the front facade			
(4) Street Façade Requirements <small>Refer to Figure 5.3 (3).</small>				
r Minimum Ground Story Transparency <small>Measured between 2' and 8' above grade</small>	75%	65%	65%	65% front only
s Minimum Transparency <small>per each Story</small>	15%	15%	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)			
t Front Façade Entrance Type	storefront, arcade ^{4,5}	storefront, arcade ^{4,5}	storefront, arcade	storefront, arcade ^{4,5}
u Principal Entrance Location	front facade ^{4,5}	front facade ^{4,5}	front facade	front or corner facade ^{4,5}
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade
Vertical Façade Divisions	every 30' of façade width	every 30' of façade width	every 50' of façade width	every 50' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor			
(5) Roof Type Requirements <small>Refer to Figure 5.3 (3).</small>				
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted	permitted



Typical Site Plan



Site Plan with Side Yard Parking "Core"

Figure 5.3 (1). Storefront Building: Building Siting.

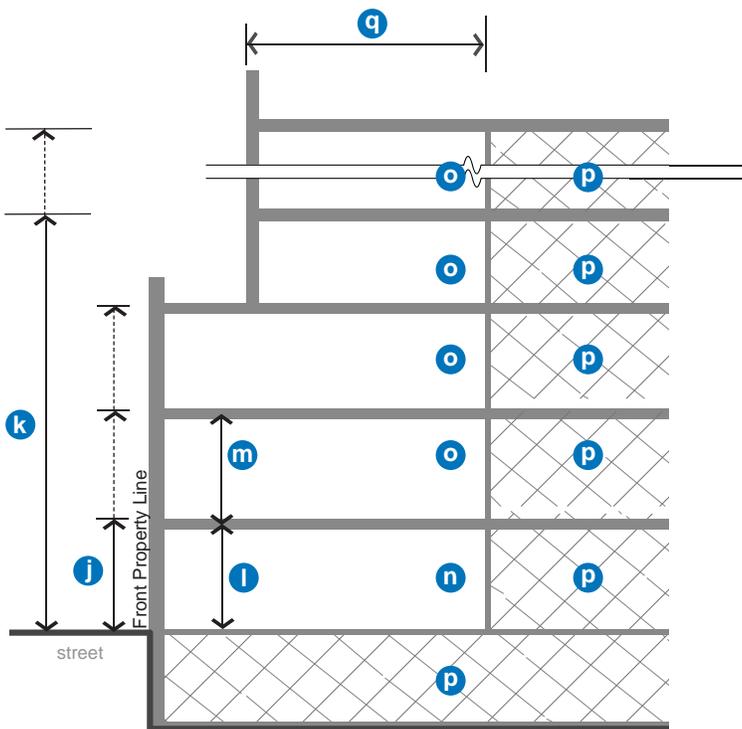


Figure 5.3 (2). Storefront Building: Height & Use Requirements.

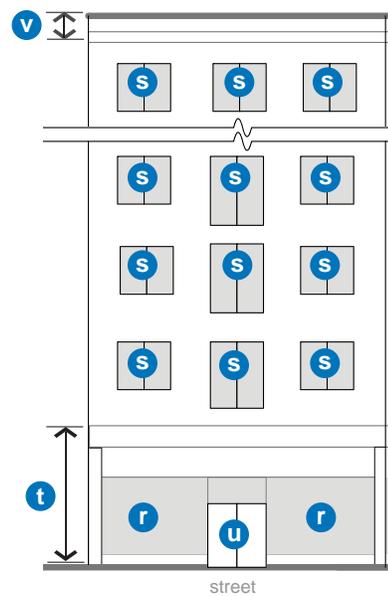


Figure 5.3 (3). Storefront Building: Street Façade Requirements.

5.0 Building Types

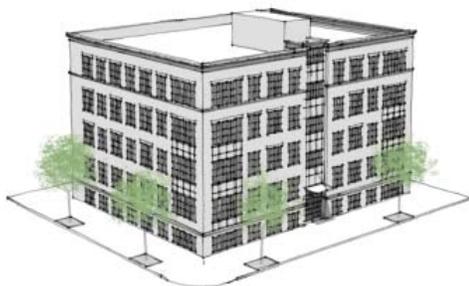
5.4 General Stoop Building

1. Description & Intent

The General Stoop Building Type is limited in terms of uses by the subdistrict within which it is located, generally housing office and/or residential uses. Similar to the Main Street Building, the General Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.



Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

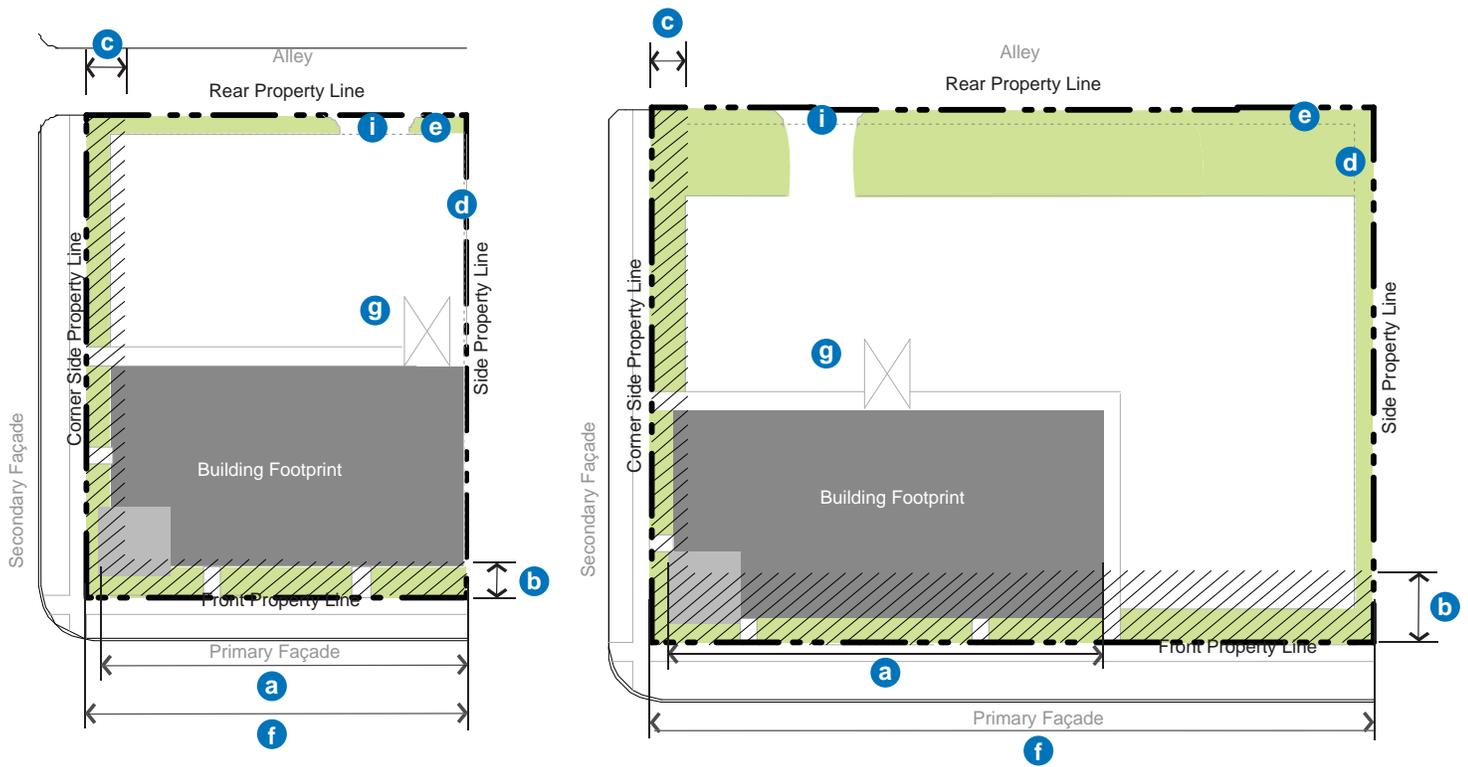
³ Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

⁴ Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

⁵ Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.



	City Center "General"	Riverdale Road "General"	40th Street "General"
(1) Building Siting Refer to Figure 5.4 (1).			
a Multiple Principal Buildings	not permitted	not permitted	permitted
Front Sidewalk Coverage	80% ¹	80% ¹	80%
b Occupation of Corner	required	required	required
c Front Build to Zone	0' to 10'	0' to 10'	0' to 10'
d Corner Build to Zone	0' to 10'	0' to 10'	0' to 10'
e Minimum Side Yard Setback	10'	10'	10'
f Minimum Rear Yard Setback	5'	5'	5'
Minimum Lot Width	none	none	100'
Maximum Lot Width	none	none	none
g Parking & Loading Location	rear yard	rear yard	rear & side yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the City Manager or Designee	Alley; if no alley exists, 1 driveway is permitted street, or as approved by the City Manager or Designee
(2) Height Refer to Figure 5.4 (2).			
j Minimum Overall Height	1 story	1 story	1 story
k Maximum Overall Height	3 stories ³	5 stories ³	3 stories ³
l All Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
(3) Uses Refer to Figure 5.4 (2). Refer to 4.0 Uses for permitted uses.			
n All Stories	any permitted use		
p Parking within Building	permitted fully in basement and in rear of upper floors		
q Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.4 (3).			
r Minimum Transparency per each Story	35%	35%	15%
Blank Wall Limitations	required, see 5.2.4 (2)		
t Front Facade Entrance Type	stoop, porch, storefront ^{4, 5}	stoop, porch, storefront	stoop, porch, storefront ^{4, 5}
u Principal Entrance Location	front facade ^{4, 5}	front facade	front or corner facade ^{4, 5}
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade
Vertical Facade Divisions	every 25' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and at the fifth floor above the ground floor		
(5) Roof Type Requirements Refer to Figure 5.4 (3).			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
w Tower	permitted	permitted	permitted



Typical Site Plan

Site Plan with Side Yard Parking "General"

Figure 5.4 (1). General Stoop Building: Building Siting.

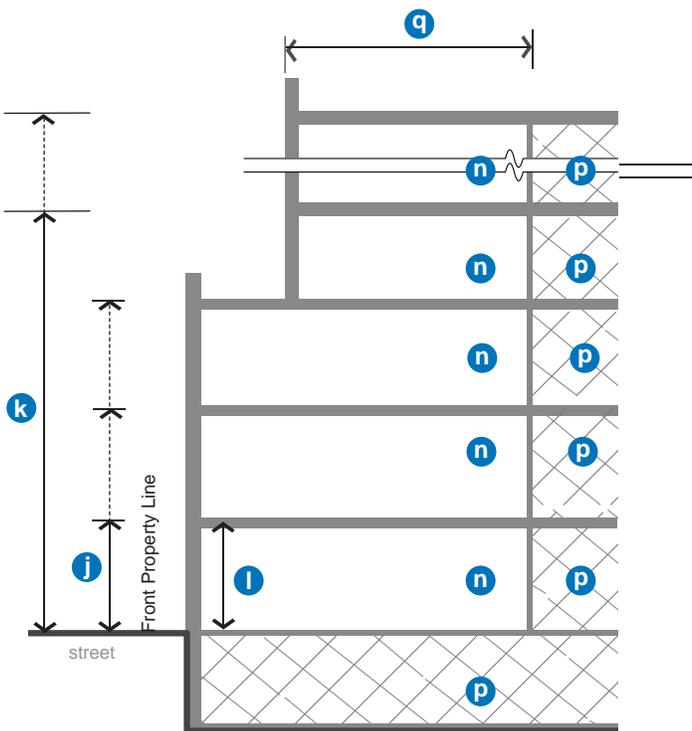


Figure 5.4 (2). General Stoop Building: Height & Use Requirements.

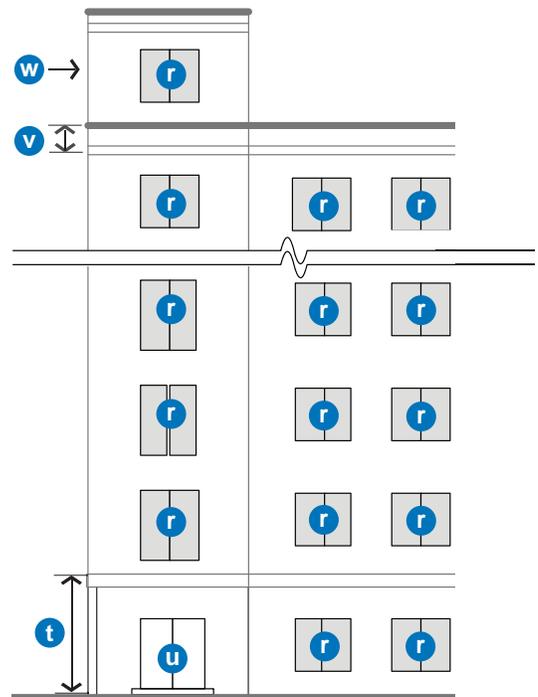


Figure 5.4 (3). General Stoop Building: Street Facade Requirements.

5.0 Building Types

5.5 Limited Bay

1. Description & Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

		Permitted Subdistricts
		Riverdale Road "General"
(1) Building Siting Refer to Figure 5.5 (1).		
Multiple Principal Buildings		not permitted
a Front Sidewalk Coverage		75%
Occupation of Corner		required
b Front Build to Zone		0' to 15'
c Corner Build to Zone		0' to 10'
d Minimum Side Yard Setback		5'
e Minimum Rear Yard Setback		10'
f Minimum Lot Width Maximum Lot Width		50' none
g Parking & Loading		rear & side yard
h Street Facade Service Bay Entrance		limited to one per street facade, maximum width 18'
i Vehicular Access		From alley; if no alley exists, maximum 1 driveway per street frontage
(2) Height Refer to Figure 5.5 (2).		
j Minimum Overall Height		1 story
k Maximum Overall Height		4 stories ²
l Ground Story: Minimum Height Maximum Height		14' 24' ³
m Upper Stories: Minimum Height Maximum Height		9' 14'
(3) Uses Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.		
n Ground Story		retail, service, office, craftsman industrial
o Upper Story		any permitted use
p Parking within Building		permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q Required Occupied Space		30' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 5.5 (3).		
r Minimum Ground Story Transparency Measured between 2' and 8' above grade		50% , Service Bay door shall be transparent
s Minimum Transparency per each Story		15%
Blank Wall Limitations		required, see 5.2.4 (2)
t Front Facade Entrance Type		storefront, stoop
u Principal Entrance Location		front or corner facade
Required Number of Street Entrances		1 per 100' of facade; service bay door not included; 1 per 150' of facade
Vertical Facade Divisions		every 60' of facade width
Horizontal Facade Divisions		required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 5.5 (3).		
v Permitted Roof Types		parapet, pitched, flat
Tower		permitted

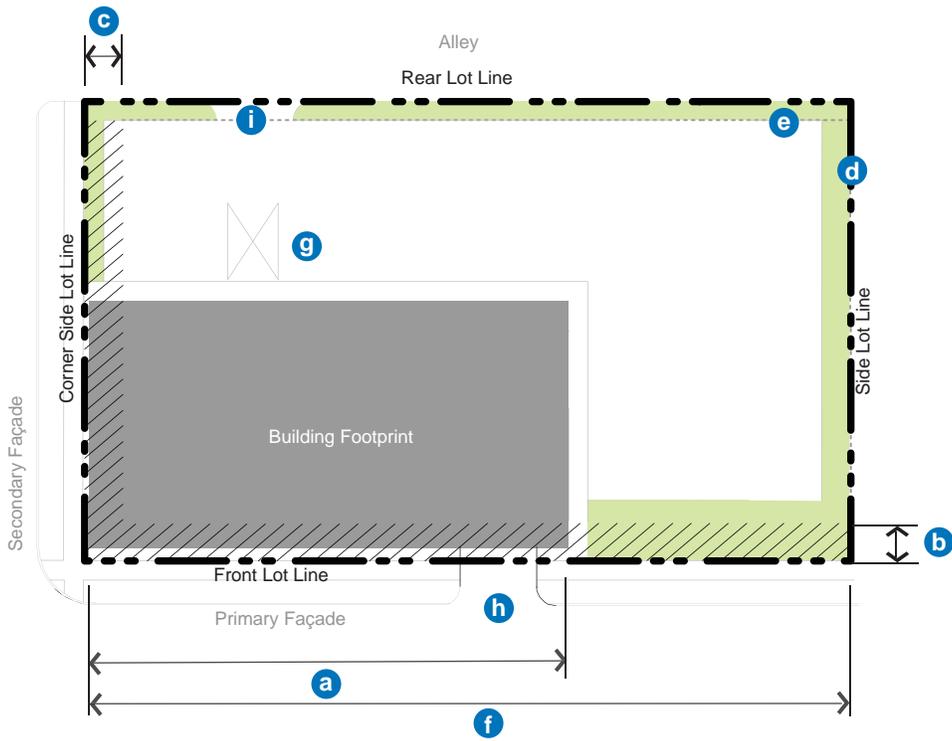


Figure 5.5 (1). Limited Bay Building: Building Siting.

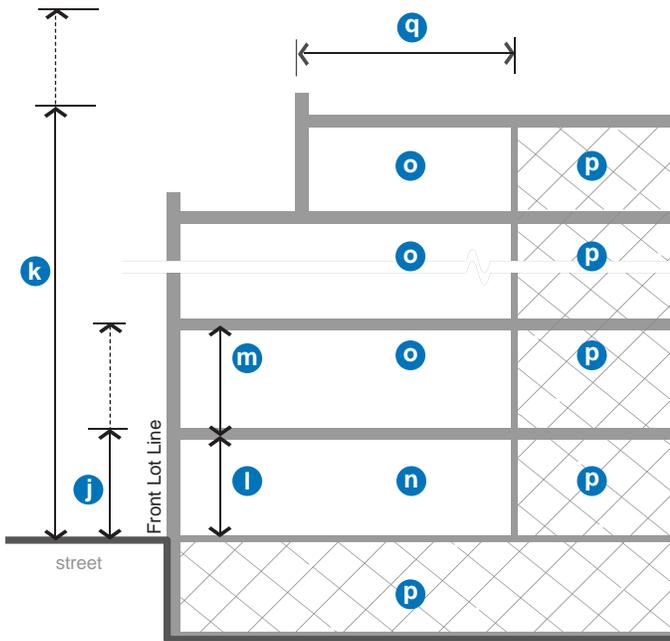


Figure 5.5 (2). Limited Bay Building: Height & Use Requirements.

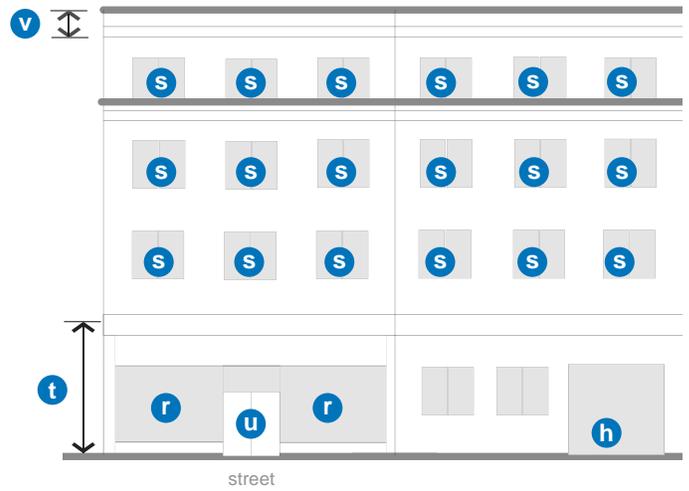


Figure 5.5 (3). Limited Bay Building: Street Façade Requirements.

5.0 Building Types

5.6. Row Building

1. Description & Intent

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Row Building type are defined in the adjacent table.



Notes:

¹ For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback on alleys is five feet.

⁴ When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

⁵ The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

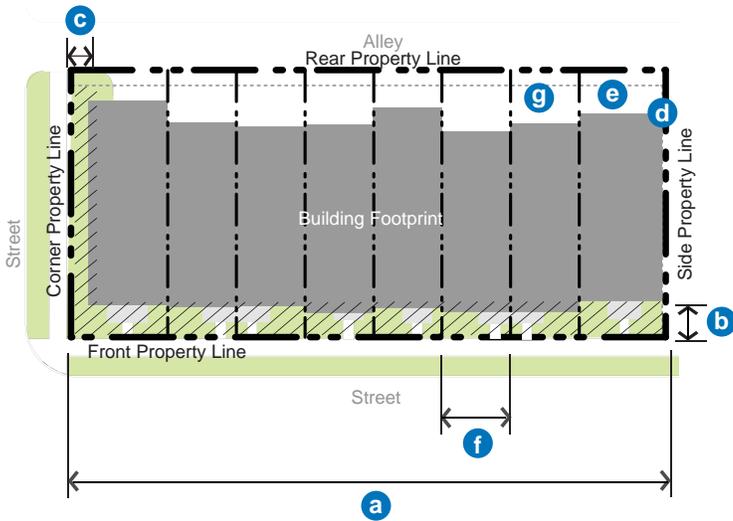
⁶ Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

⁷ Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.

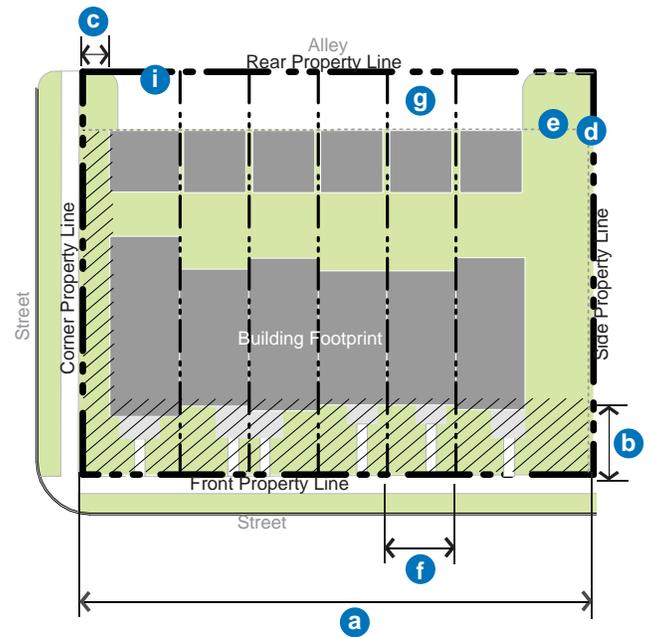
Permitted Subdistricts			
	City Center "General" & Riverdale Road "General"	40th Street "General"	Edge

(1) Building Siting <small>Refer to Figure 5.6 (1).</small>			
Multiple Principal Buildings	permitted	permitted	permitted
a Front Sidewalk Coverage	65% ²	65% ²	65% ²
Occupation of Corner	required	required	required
b Front Build to Zone	0' to 10'	5' to 15'	10' to 20'
c Corner Build to Zone	0' to 10'	5' to 10'	5' to 10'
d Minimum Side Yard Setback	0' per unit; 10' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
e Minimum Rear Yard Setback	10'	10' ³	15' ³
f Minimum Unit Width Maximum Building Width	18' per unit maximum of 10 units per building	20' per unit maximum of 8 units per building	22' per unit maximum of 6 units per building
g Parking	rear yard/facade	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per building per street frontage. From alley on Washington Boulevard, 40th Street, and Riverdale Road, unless in Edge Subdistrict.		
(2) Height <small>Refer to Figure 5.6 (2).</small>			
j Minimum Overall Height	2 story	2 story	2 story
k Maximum Overall Height	3 stories	3 stories	3.5 stories
l All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
(3) Uses <small>Refer to Figure 5.6 (2). Refer to 4.0 Uses for permitted uses.</small>			
n Ground Story	residential, service, office, limited craftsman industrial	residential, service, office, limited craftsman industrial	residential only
o Upper Story	residential only		
p Parking within Building	permitted fully in basement and in rear of all floors		
q Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements <small>Refer to Figure 5.6 (3).</small>			
r Minimum Transparency per each Story	15% ⁴	15%	15%
Blank Wall Limitations	required, see 5.2.4 (2)		
t Front Facade Permitted Entrance Type	stoop, porch, limited storefront ^{5, 6, 7}	stoop, porch, limited storefront ^{5, 6, 7}	stoop, porch
u Principal Entrance Location per Unit	front or corner side facade		
Vertical Facade Divisions	not required		
Horizontal Facade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
(5) Roof Type Requirements <small>Refer to Figure 5.6 (3).</small>			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted





Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard & Detached Garage

Figure 5.6 (1) Row Building: Building Siting

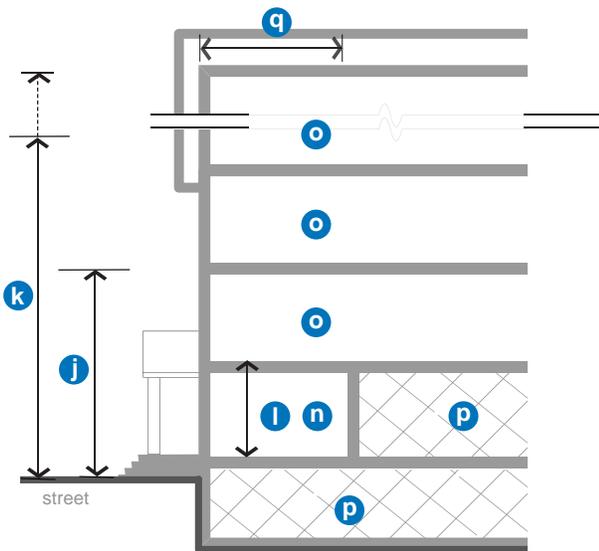


Figure 5.6 (2). Row Building: Height & Use Requirements

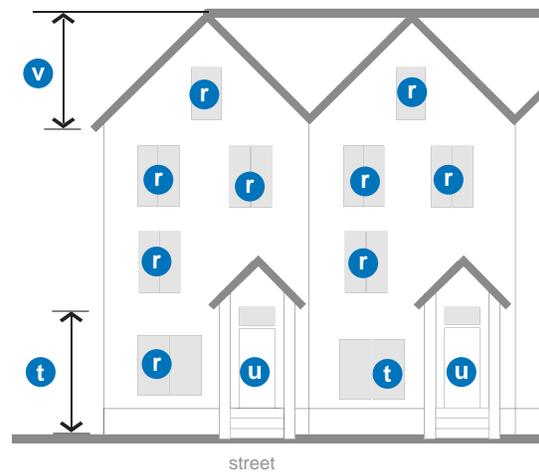


Figure 5.6 (3). Row Building: Street Facade Requirements

5.0 Building Types

5.7. Yard Building

1. Description & Intent

The Yard Building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Yard Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.



Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is five feet.

Permitted Subdistricts	
Edge	

(1) Building Siting <small>Refer to Figure 5.7 (1).</small>	
Multiple Principal Buildings	permitted ¹
a Front Sidewalk Coverage	65% ²
Occupation of Corner	required
b Front Setback	15'
c Corner Setback	7.5'
d Minimum Side Yard Setback	5'
e Minimum Rear Yard Setback	15' ³
f Minimum Lot Width Maximum Lot Width	30' 60'
g Parking	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage
(2) Height <small>Refer to Figure 5.7 (2).</small>	
j Minimum Overall Height	1.5 story
k Maximum Overall Height	3.5 stories
l All Stories: Minimum Height Maximum Height	9' 14'
(3) Uses <small>Refer to Figure 5.7 (2). Refer to 4.0 Uses for permitted uses.</small>	
n All Stories	residential
p Parking within Building	permitted fully in basement and in rear of all floors
q Required Occupied Space	25' deep on all full floors from the front facade
(4) Street Facade Requirements <small>Refer to Figure 5.7 (3).</small>	
r Minimum Transparency per each Story	15%
Blank Wall Limitations	required, see 5.2.4 (2)
t Front Facade Entrance Type	stoop, porch
u Principal Entrance Location per Unit	front, corner, or corner side facade
Required Number of Street Entrances	not required
Vertical Facade Divisions	not required
Horizontal Facade Divisions	not required
(5) Roof Type Requirements <small>Refer to Figure 5.7 (3).</small>	
v Permitted Roof Types	parapet, pitched, flat
Tower	not permitted

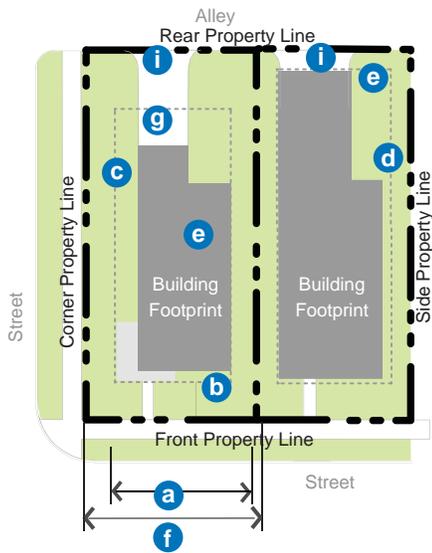


Figure 5.7 (1) Yard Building: Building Siting

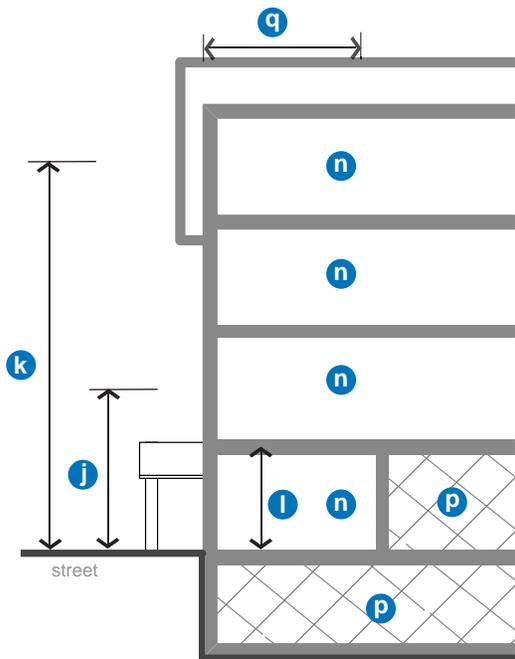


Figure 5.7 (2). Yard Building: Height and Use Requirements

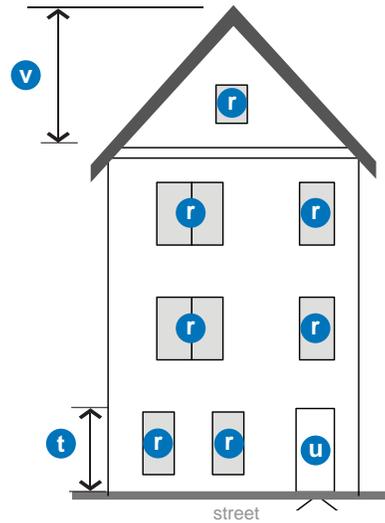


Figure 5.7 (3). Yard Building: Street Facade Requirements

5.0 Building Types

5.8. Civic Building

1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

³ Commercial uses only allowed when fronting on 40th Street or Washington Boulevard.

⁴ Uses limited to residential on lots lacking frontage on 40th Street or Ogden Avenue.



Permitted Subdistricts					
	City Center "Core"	City Center "General"	Riverdale Road "General"	40th Street General	Edge

(1) Building Siting Refer to Figure 5.8 (1).					
Multiple Principal Buildings	permitted				
Front Sidewalk Coverage	not required				
Occupation of Corner	not required				
b Front Setback	5'	10'	10'	10'	5''
c Corner Setback	0'	5'	5'	5'	5'
d Minimum Side Yard Setback	5'	5'	5'	5'	5'
e Minimum Rear Yard Setback	10'	10'	10'	10'	10'
f Minimum Lot Width Maximum Lot Width	50' none	50' none	50' none	50' none	50' none
g Parking & Loading	rear	rear	rear & interior side yard ¹	rear & interior side yard ²	rear & interior side yard ¹
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage				
(2) Height Refer to Figure 5.8 (2).					
j Minimum Overall Height	1 story	1 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories	3 stories	5 stories	3 stories	2 stories
l All Stories: Minimum Height Maximum Height	9' 20' ²	9' 20' ²	9' 20' ²	9' 20' ²	9' 20' ²
(3) Uses Refer to Figure 5.8 (2). Refer to 4.0 Uses for permitted uses.					
n All Stories	limited to civic & institutional uses only				
p Parking within Building	permitted fully in basement and in rear of upper floors				
q Required Occupied Space	30' deep on all full floors from the front facade				
(4) Street Facade Requirements Refer to Figure 5.8 (3).					
r Minimum Transparency per each Story	10%				
Blank Wall Limitations	not required				
t Front Facade Permitted Entrance Type	arcade, stoop ^{4,5}				
u Principal Entrance Location	front or corner facade ^{3,4}	front or corner facade ^{3,4}	front or corner facade	front or corner facade ^{3,4}	front or corner facade
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade	1 per 150' of facade
Vertical Facade Divisions	not required				
Horizontal Facade Divisions	not required				
(5) Roof Type Requirements Refer to Figure 5.8 (3).					
v Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use				
w Tower	permitted				

5.0 Building Types

5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.8).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

(Refer to Figure 5.9 (1)). The Storefront entrance type is a highly

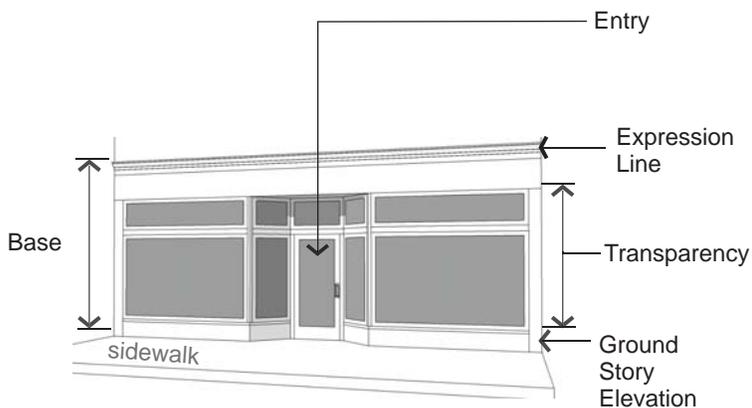


Figure 5.9 (1). Storefront Entrance Type

transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and two feet above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

(Refer to Figure 5.9 (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

- (1) Arcade. An open-air public walkway is required to be recessed into the building, from the face of the building, a minimum of eight and a maximum of 15 feet.

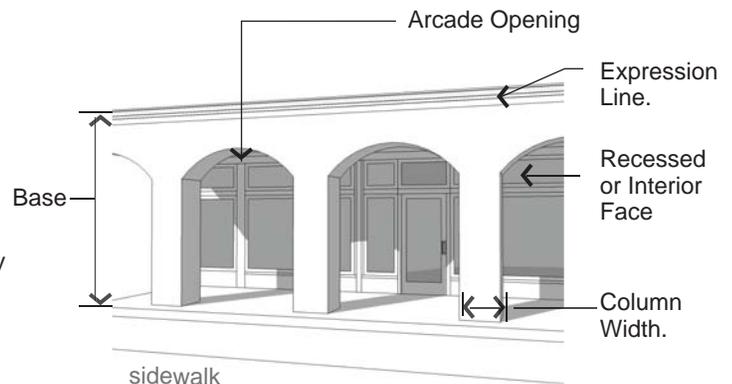


Figure 5.9 (2). Arcade Entrance Type

- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 18 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

4. Stoop Entrance Type.

(Refer to Figure 5.9 (3)). A stoop is an unroofed, open platform.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.

- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type.

(Refer to Figure 5.9 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

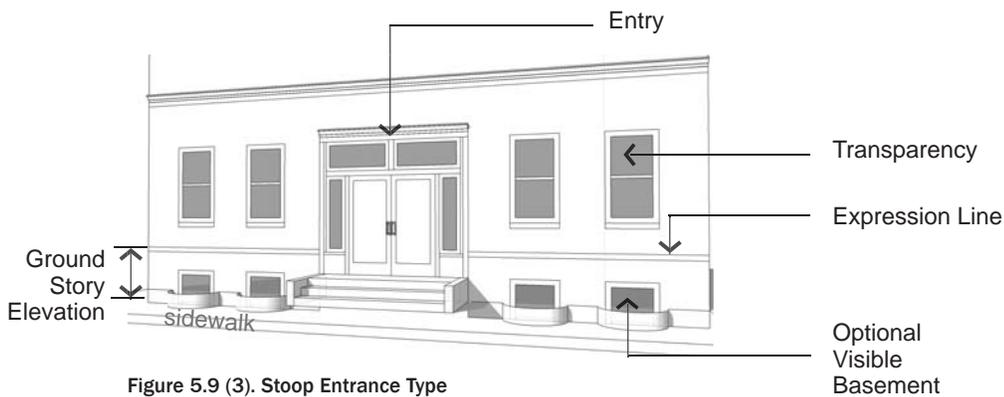


Figure 5.9 (3). Stoop Entrance Type

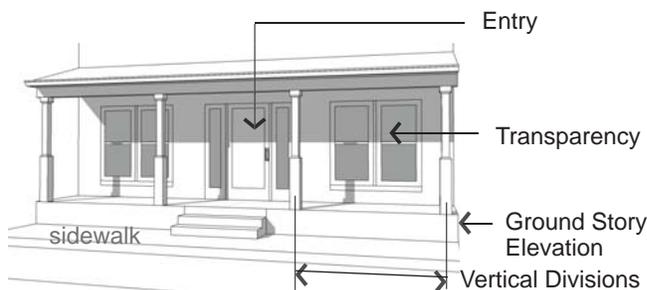


Figure 5.9 (4). Porch Entrance Type

5.0 Building Types

5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the City Manager or Designee with the following requirements:
 - (a) The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. Parapet Roof Type.

(Refer to Figure 5.10 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit

the view of roof-top mechanical systems from the street.

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

(Refer to Figure 5.10 (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 5.10 (2) - Low Pitched Roof).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs

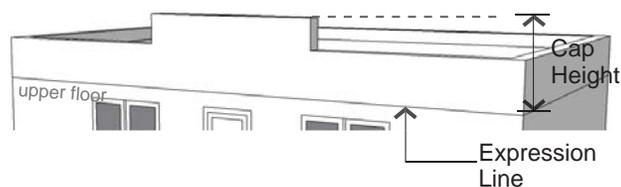


Figure 5.10 (1). Parapet Roof Type

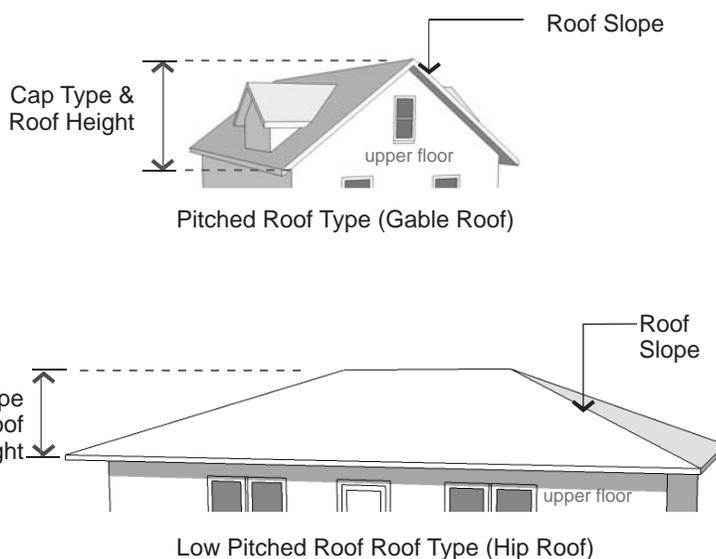


Figure 5.10 (2). Pitched Roof Type

parallel to the front lot line. (Refer to Figure 5.10 (3). Parallel Ridge Line).

- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) Occupied Space. Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

(Refer to Figure 5.10 (4). Flat Roof Type). This roof type has a flat roof with overhanging eaves.

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.



Figure 5.10 (3). Parallel Ridge Line

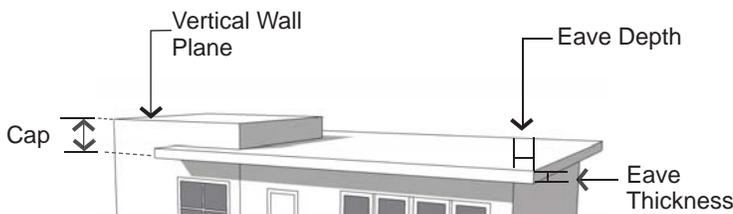


Figure 5.10 (4). Flat Roof Type

- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

5. Towers.

(Refer to Figure 5.10 (5) Tower). A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

- (1) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

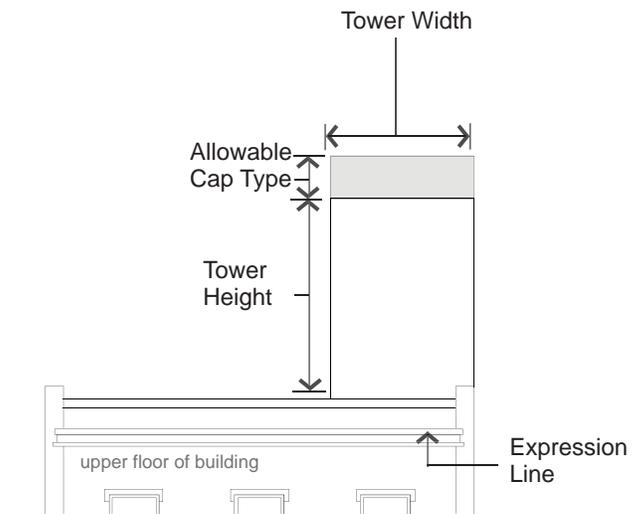


Figure 5.10 (5). Tower

5.0 Building Types

5.11 Additional Design Requirements.

The following outlines the subdistrict design guidelines that affect a building's appearance and subdistrict cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

- (1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (2).
- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (1). Primary Materials.

Figure 5.11 (2). Roof Materials.

the exception of the Row Building and the Yard Building. Refer to Figure 5.11 (3).

2. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved by City Manager or Designee during the site plan process with an approved sample and examples of successful, high quality local installations.



Permitted Awnings: Metal



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted Awnings: Canvas



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.



Prohibited Awnings: Plastic

Figure 5.11 (3). Commercial Grade Doors & Windows.

Figure 5.11 (4). Awnings.

5.0 Building Types

3. Balconies.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.11 (5).

- (1) **Size.** Balconies shall be a minimum of six feet deep and five feet wide.
- (2) **Connection to Building.** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) **Facade Coverage.** A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas.

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any Open Space Type with the exception of the Pocket Park shall be utilized and a vertical element shall be terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
- (2) If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view.



Figure 5.11 (5). Balconies Integral to Facade.



Figure 5.11 (7). Building Variety.

5. Building Variety.

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for one illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures.

Refer to Figure 5.11 (8) for one illustration of the following requirements.

- (1) **Application.** Drive-through structures are only allowed in the Riverdale Road “General” subdistrict.
- (2) **Structure/Canopy.** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (3) **Stacking Lanes.** Stacking lanes shall be located perpendicular to the Primary Façade or behind the building.
- (4) The canopy and structure shall be constructed of the same materials utilized on the building.

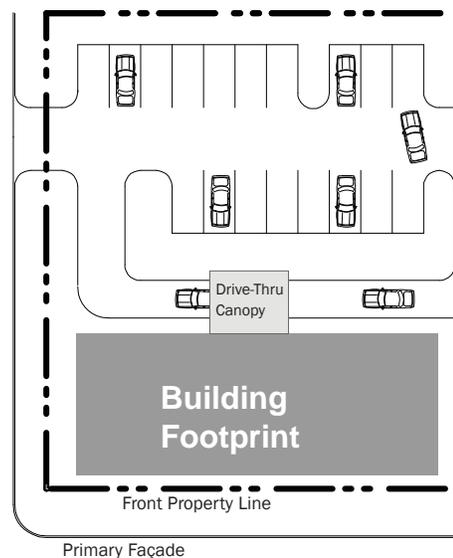


Figure 5.11 (8). Recommended Drive-Through Facility Layout.

6.0 Open Space Types

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

2. General Requirements.

Development of parcels over 5 acres are required to provide 5% total lot size as civic open space. Developer shall work with City to determine appropriate location of open space.

- (1) All open space provided within any Core, General, or Edge Zoning Subdistrict shall comply with one of the Open Space Types defined by 6.2 through 6.8.
 - (2) Access. All Open Space types shall provide public access from a vehicular right-of-way.
 - (3) Location. Open Space Types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open Space Types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as Core, General, or Edge Zoning Subdistricts.
 - (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met.
 - (a) Height. Fencing shall be a maximum height of 48 inches, unless approved by the City Manager or Designee for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 60% except in Edge subdistricts where opacity shall be no greater than 80%.
 - (c) Type. Chain-link fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the City Manager or Designee.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at key locations and intersections, and at a minimum of every 200 feet.
 - (4) Ownership. Open Space Types may either be publicly or privately owned.
 - (5) Parking Requirements. Parking shall not be required for any Open Space Type, unless a use other than open space is determined by the City Manager or Designee.
 - (6) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts an existing or planned trail right-of-way or other civic open space type.
- (1) Size.
 - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
 - (2) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.
 - (3) Adjacent Parcels. Parcels directly adjacent to as well as directly across the street from an Open Space Type.
 - (a) Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
 - (4) Improvements. The following types of development and improvements may be permitted on an Open Space Type.
 - (a) Designated Sports Fields Permitted. Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.
 - (b) Playgrounds Permitted. Playgrounds include a defined area with play structures and equipment typically for children under 12 years of age, such as slides, swings, climbing structures.
 - (c) Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (i) Maximum Area. For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.
 - (ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all open space types.
 - (d) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy. Stormwater facilities shall be designed for public safety so that in the case of a storm event so that water depths are minimized.
- (2) **Qualified Professional.** A qualified landscape design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces.



Figure 6.2 (1). Typical Plaza.

6.2 Plaza.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

2. Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.05
Maximum Size (acres)	1.5
Minimum Dimension (feet)	30'
Minimum % of Vehicular ROW Frontage Required	50%; 80% building frontage required on non-street frontage

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side

(3) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	50%

(4) Additional Design Requirements

- (a) **Minimum Building Frontage.** At least 80% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages.
- (b) **Fully Enclosed Structures Permitted.** Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the plaza.

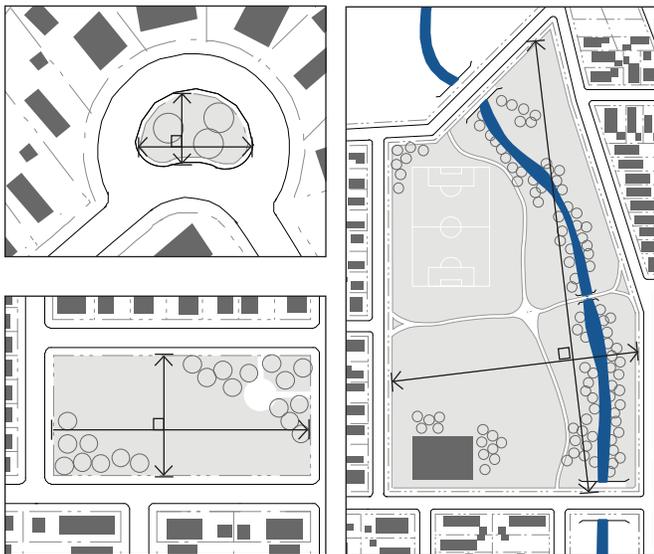


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.

6.0 Open Space Types



Figure 6.3 (1). Typical Square.

6.3 Square.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.

2. Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%
(2) Adjacent Parcels	
Permitted Districts	City Center "Core" City Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the Square.



Figure 6.4 (1). Typical Green Layout.

6.4 Green.

1. Intent.

To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets..

2. Green Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%; 50% for over 1.25 acres
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum % of Open Water	30%



Figure 6.5 (1). Typical Commons Layout.



Figure 6.6 (1). Typical Pocket Park Layout.

6.5 Commons.

1. Intent.

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

2. Commons Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	0%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.	

6.6 Pocket Park Open Space Type.

1. Intent.

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.05
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	15%
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%

6.0 Open Space Types



Figure 6.7 (1). Typical Park.

6.7 Park.

1. Intent.

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

2. Park Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Permitted Subdistricts	City Center "General" 40th Street "General" Riverdale Road "General" Edge
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, maximum 5% of area
Maximum % of Open Water	30%
(4) Additional Design Requirements	
(1) Vehicular Right-of-Way Frontage of Parks Less Than 5 Acres. At least 30% of the park shall continuously front on a vehicular right-of-way.	
(2) Vehicular Right-of-Way Frontage of Parks Larger Than 5 Acres. At least 20% of the park shall continuously front on a vehicular right-of-way.	



Figure 6.8 (1). Typical Greenway.

6.8 Greenway.

1. Intent.

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

2. Greenway Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	30'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum % of Open Water	30%

7.0 Landscape Standards

7.0 Landscape Standards

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals.

- (1) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) Refer to South Ogden City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping, tree and plant types and sizes, and other elements related to efficient landscape design standards.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in this section.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments.
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City Manager or Designee.
- (4) Street Trees. Refer to section 2.0 Streets for appropriate street tree specifications.

3. Water Efficient Landscaping.

Refer to South Ogden, Utah City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping.

7.2 Installation of Landscape.

1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation as required by this section.

3. General Installation Requirements.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.
 - (b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
- (3) Plant Size Requirements. Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.
- (4) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.

- (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as bark mulch, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

5. Tree Installations.

Refer to the list of permitted tree types, available from South Ogden Parks Division.

- (1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree's trunk when four inch caliper or less and twelve inches for tree trunks above four inches, and noted as caliper inches throughout this ordinance.
- (2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (3) Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 2 inch caliper at the time of installation.
- (4) Tree Spacing. See Section 7.3.4 (4).
- (5) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
 - (b) Permeable area for one tree cannot count toward that of another tree.
- (6) Structural Soil. When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can

be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	2" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubby - Deciduous	container class 5
Shrubby - Evergreen	container class 5
Groundcover	3" in height

Table 7.2 (1). Plant Material Size at Installation.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 7.2 (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

6. Irrigation Systems.

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- (1) All irrigation systems shall be designed to minimize the use of water.
- (2) Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.

7.0 Landscape Standards

- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

7. Maintenance of Landscape.

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- (1) All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) **Replacing Unhealthy Landscaping.** Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) **Maintenance Responsibility.** The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- (4) **Maintain Quality and Quantity.** Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) **Fences and Other Barriers.** Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) **Tree Topping.** Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.

7.3 Street Trees & Streetscape Design.

1. Intent.

To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

2. Applicability.

The requirements herein apply to all new development requiring Regulating Plan approval.

3. Streetscape Design Submittal.

A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:

- (1) **Street Trees.** Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.

- (1) **Sidewalk Pavement Design.** Sidewalk paving materials and pattern shall be set for each street type (refer to 2.0 Street Types).
- (2) **Street Furnishings.** Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to 2.0 Street Types).
- (3) **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (4) **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
- (5) **Identity Elements.** Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

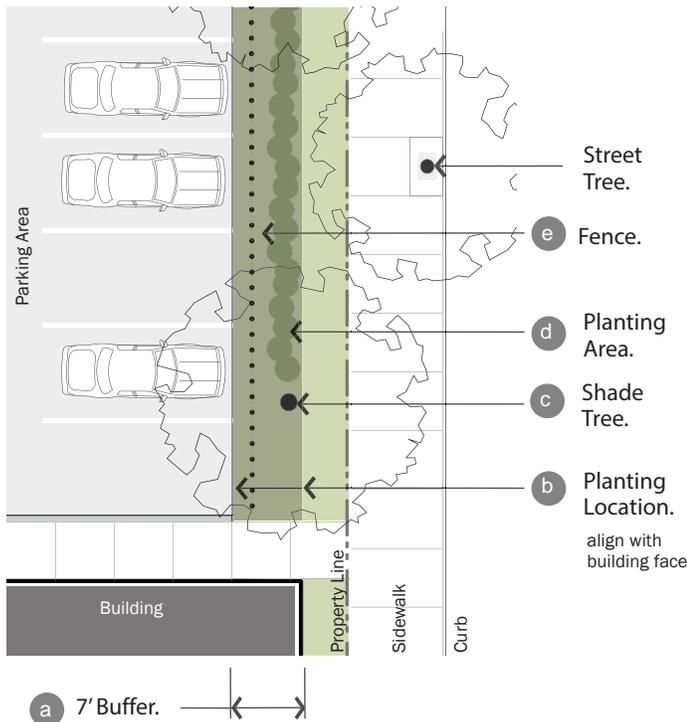
- (1) **Exception.** Street Trees are not required on Alleys or the Lane Street Types (refer to 2.4 and 2.5 Street Types).
- (2) **Clear Branch Height.** Minimum clear branch height is eight feet.
- (3) **Street Tree Type.** Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the South Ogden City Approved Shade Tree List for Park Strip Planting.
- (4) **Street Tree Spacing.** Street trees shall be planted as follows.
 - (a) Each Lot is required to have one tree for every 30 feet of street frontage with a minimum of one street tree per street frontage.
 - (b) **Spacing.**
 - (i) Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - (ii) Medium trees must be spaced a minimum of 20 and a maximum of 30 feet on center.
 - (c) No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:
 - (1) **Medium trees: three feet.**
 - (2) **Large trees: four feet.**
 - (d) **Limited Distance between Curb and Sidewalk.** Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the City staff to determine the appropriate tree species.
 - (i) City Manager or Designee may waive the street tree requirement in spaces less than nine feet.
- (5) **Tree Wells.** In commercial subdistricts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.

- (i) The opening must be covered with a tree grate or pervious pavement.
- (ii) The opening in a tree grate for the trunk must be expandable.

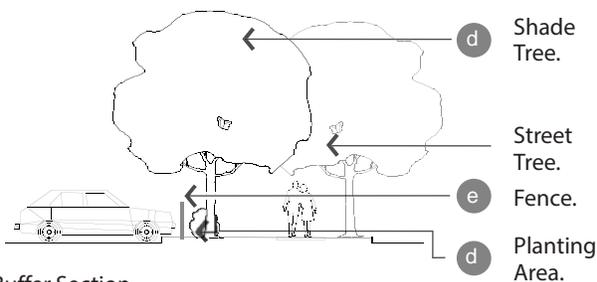
7.4 Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from the street.
- (2) General Applicability. Applies to properties in all “Core”, “General”, and “Edge” subdistricts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along alleys, except when a residential subdistrict is located across the alley; Single and two family residences.



Front Buffer Plan.



Front Buffer Section.

Figure 7.4 (1). Frontage Buffer Plan and Section.

7.4 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Planting Area	Required continuous planting area on street side of fence, between shade trees & in front of vehicular areas	d
Planting Area Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".	
Existing Vegetation	May be credited toward buffer area	

3. Fence **e**

Location	2' from back of curb of vehicular area
Materials	Composites, steel, wood, or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	No bright or white colors
Opacity	Minimum 30%; Maximum 80%
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.0 Landscape Standards

7.5 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that one zoning subdistrict may have on a neighboring subdistrict and to provide a transition between subdistricts.
- (2) General Applicability. Applies to all directly adjoining properties in all "Core", "General", and "Edge" subdistricts.

7.5 Side & Rear Buffer Requirements	
1. Buffer Depth & Location	
Depth	Varies based on the zoning subdistrict of the lot and the adjacent lot; see Table 7.5 (1). a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.
2. Required Landscape Screen	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Planting Area	Continuous double row of shrubs required between shade trees c
Planting Area Composition	A professionally-designed water-efficient planting design that is engaging, beautiful and appropriate for the specific setting and context. Plants should include a range of perennials, decorative grasses and small shrubs as appropriate for reducing the visual impact of vehicular areas visible from the street while also meeting the requirements of Title 10, Chapter 23 – Water Efficient Landscaping d
Planting Frequency	Minimum of 15 shrubs per 100' of property line is required
Shade Trees	At least 1 medium or large shade tree per every 30' within the buffer
3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

Notes:

¹ City Manager or Designee may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

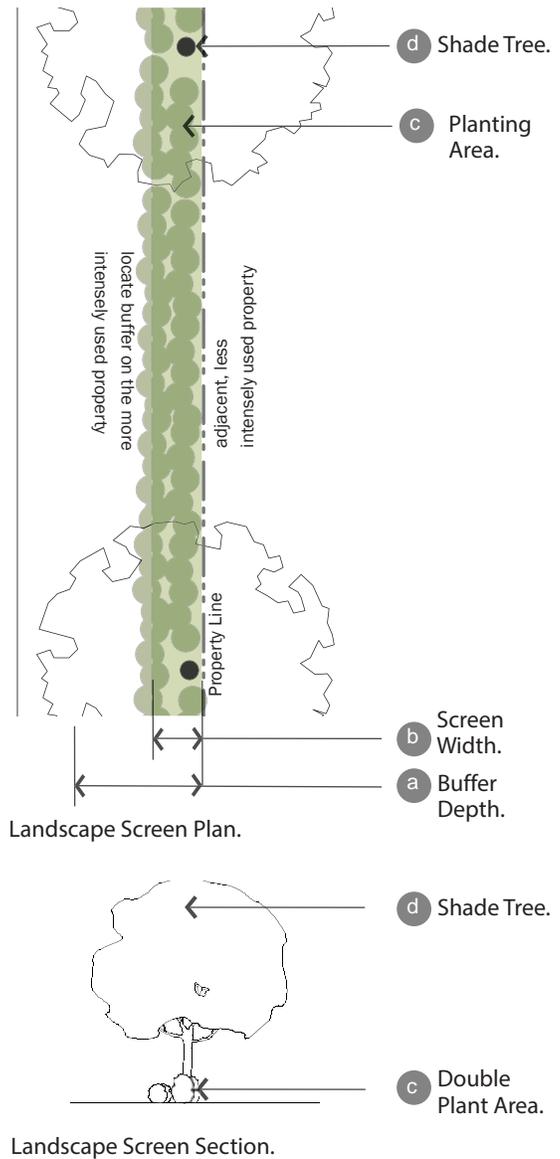


Figure 7.5 (1). Landscape Screen within Light Side & Rear Buffer.

Buffer Requirements between Subdistricts			
Buffer Required by these Subdistricts			
	Core	General	Edge
Core	not required	not required	not required
General	not required	not required	not required
Edge	5'	5'	not required
any existing single family	20'	10'	not required

Table 7.5 (1). Side & Rear Buffer Requirements between subdistrict.

7.6 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all “Core”, “General”, and “Edge” subdistricts.

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements a

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ³	b
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Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
----------------------	--

Required Trees Within Islands	Minimum of 1 medium or large shade tree per island	c
--------------------------------------	--	---

2. Landscape Median Requirements d

Required Median Location	Required in each free-standing bay of parking along the length of the bay
---------------------------------	---

Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement
----------------------	--

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
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Tree Shade Goal	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.
------------------------	---

4. Shade Structure Requirements

Shade Structure Requirements	Shade structures should be considered an acceptable alternative for meeting the tree shade goal that 30% of the interior parking lot should be shaded. Detail designs for such features should be submitted as part of Chapter 10.2 Development Review Procedures for review and approval.
-------------------------------------	--

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.
⁴ Trees within a designated buffer area may not be utilized to meet these requirements

- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

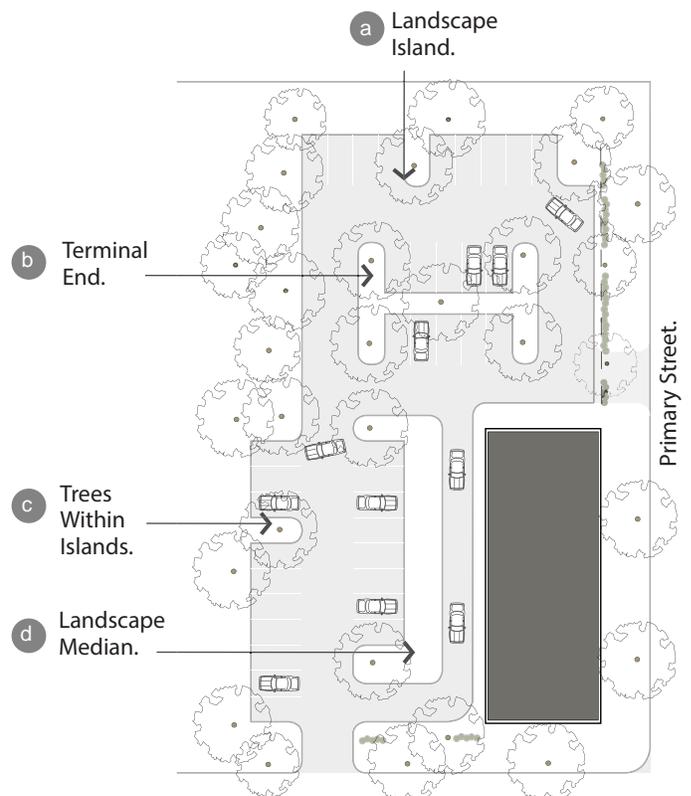


Figure 7.6 (1). Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 7.6 (1). Estimated Canopy and Height at Maturity.

7.0 Landscape Standards

7.7 Active Frontage Buffer.

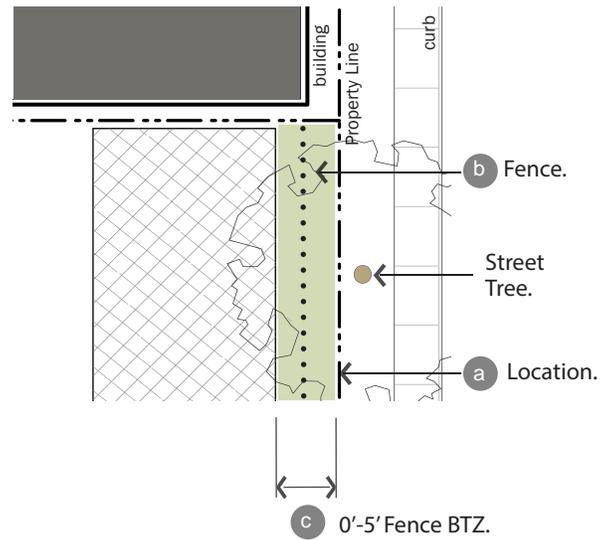
1. Intent & Applicability

- (1) Intent. To continue the street wall of adjacent facades.
- (2) General Applicability. Applies to non-vehicular outdoor sites all in all "Core", "General", and "Edge" subdistricts. For vehicular areas, refer to the 7.4 Frontage Buffer.

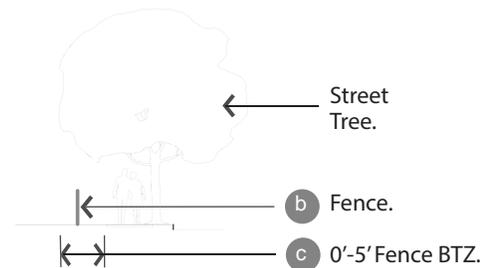
7.7 Active Frontage Requirements	
1. Frontage Location	
Location on the Site	Required adjacent to dining patio or display area
2. Required Fence	
Location	Between 0' and 5' from the front and corner side property lines; Only required in front of patio/display area a
Materials	Steel or colored PVC; Masonry base or columns permitted b
Minimum Height	3' c
Maximum Height	4'
Opacity	Minimum 30%; Maximum 60% ¹
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

Notes:

¹ Fence may be solid if 42" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.7 (1). Active Frontage.

7.8 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all “Core”, “General”, and “Edge” Subdistricts.

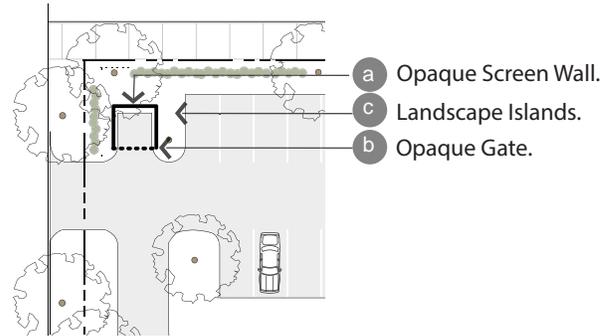


Figure 7.8 (1). Screening of Open Storage & Refuse Areas.

7.8 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area a
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height of use to be screened 3. Height as determined by City to accomplish objective of the screen
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ² c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height-

⁴ Small private mechanical equipment is smaller than 4' in height

8.0 Parking

8.0 Parking

8.1 General Requirements.

1. Intent.

The following provisions are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning subdistricts.
- (3) Provide specifications for vehicular site access.

2. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development, in any subdistrict.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the Site Plan Approval process. Refer to 10.2.5 Site Plan Approval for more information.

8.2 Parking Requirements.

1. General Requirements for Parking.

Off-street parking spaces shall be provided in conformance with Tables 8.2 (1) Bicycle Parking and 8.2 (2) Required Vehicular Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
- (2) Requirements for Unlisted Uses. Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in this section, the City Manager or Designee is authorized to apply off-street parking standards specified for the Use deemed most similar to the proposed Use. In instances where an equivalent may not be clearly determined, the City Manager or Designee may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

- (3) Private Off-Premises Parking. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory
 - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the City Manager or Designee.
 - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - (d) Location Parking. Any off-premise parking must be within 1,300 feet from the entrance of the use to the closest parking space measured along a dedicated pedestrian path.
- (5) Tandem Parking. Tandem parking is permitted with approval of the City Manager or Designee through the site plan review process.

2. Required Vehicular and Bicycle Parking.

Tables 8.2 (1) and 8.2 (2) outline the required vehicular and bicycle parking requirements.

- (1) Organized by Use. The parking requirements are organized by use, in a similar fashion to Table 4.1 (1) Use Table in 4.0 Uses.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
 - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 8.2 (1) and 8.2 (2) Required Vehicular and Bicycle Parking.
- (2) Vehicular Spaces Required. The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than 20 spaces, it is not permitted to provide greater than 20% over the minimum parking requirement.
 - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood Retail, the number of spaces should be no more than the requirements for General Retail.
- (4) Required Bicycle Parking. The Required Bicycle Parking Table 8.2 (1) indicates the minimum bicycle parking ratio for a given use.
- (5) Computation. Off-street parking spaces shall be calculated using the following information.
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.

- (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) Gross Square Footage. Unless otherwise expressly stated, parking standards for non-residential Uses shall be computed on the basis of gross floor area in square feet.
 - (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking. (Refer to 8.2 (3) and 8.2 (4), below.)

3. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

- (1) Shared Vehicular Parking. An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) General Provisions. Through review of the site plan the City Manager or Designee may permit up to 100% of the parking

Use	Bicycle Spaces
Multifamily	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per City Manager or Designee

Table 8.2 (1). Required Bicycle Parking.

Use	Required Vehicle Space
Residential	
Single Family, all sizes, or Multifamily, 1 Bedroom	1.5 / Dwelling Unit
Multifamily, 2 Bedrooms	2 / Dwelling Unit
Multifamily, 3 or 3+ Bedrooms	2 / Dwelling Unit
Hotel & Inn	1 / Room & 1 / 200 sq.ft. Office and Dining Room
Residential Care	.33 / Unit & .66 / Employee
Civic/Institutional	
Assembly	1 / 5 Seats
Transit Station	City Manager or Designee
Hospital	.20 / Bed & .66 / Employee
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.
Police & Fire	City Manager or Designee
Post Office (distribution)	1 / 400 sq. ft.
School: Pre K to Jr. High	1 / Classroom & 1 / 200 sq. ft Office
School: High School, Higher Education	1 / Classroom, 1 / 200 sq. ft Office, & .17 / Student
Retail	
Neighborhood Retail	1 / 300 sf
General Retail	1 / 300 sf
Outdoor Sales Lot	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display
Service	
Neighborhood Service	1 / 250 sf
General Service	1 / 250 sf
Eating & Drinking Establishments	1.0 / 3 seats + 1/3 number of employees
Vehicle Services	2 / Service Bay & 1 / 200 sq.ft of retail
Office & Industrial	
Neighborhood, General Office	1 / 300 sf
Craftsman Industrial	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space
Open Space & Recreation	
Open Space & Recreation	City Manager or Designee

Table 8.2 (2). Required Off-Street Vehicular Parking.

8.0 Parking

required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.

- (b) Approval. In order to approve a shared parking arrangement, the City Manager or Designee must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
- (c) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
 - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the City Manager or Designee.
 - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the City Manager or Designee.
- (2) Cooperative Vehicular Parking. When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
 - (a) General Provisions. Cooperative parking will be approved in accordance with the following. Refer to Table 8.2 (3).
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 8.2 (2).
 - (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 8.2 (3). This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required and use that as the total

number of parking spaces required for the site on a share parking basis.

- (b) Uses in Different Buildings. Through review of the site plan the City Manager or Designee may approve the cooperative agreement if any of the uses are not located in the same structure or building.
- (c) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
- (d) Off-Site Cooperative Parking Agreement. An agreement approved by the City Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the City Manager or Designee during review of the site plan.
 - (i) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
 - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

4. Parking Credits.

Vehicular parking standards in Table 8.2 (2) may be reduced by achieving one or all of the following credits.

- (1) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
 - (a) Spaces shall be designated on-street parking available 24 hours of every day.
 - (b) On-street space must be located adjacent to the property line.
- (2) Public Parking Credit. For all non-residential uses, public parking spaces located within 660 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
- (3) Transit Credit. For all uses, vehicular parking requirements may be

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail & Service	5%	100%	80%	5%	100%	60%
Hotel & Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating & Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

Table 8.2 (3). Cooperative or Shared Vehicular Parking Spaces.

reduced with proximity to any commuter rail station or transit line with up to 15 minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.

- (a) Within 400 feet. A reduction of 15% of the required off-street parking.
 - (b) Within 800 feet. A reduction of 10% of the required off-street parking.
- (4) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
- (a) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.
 - (b) Required parking spaces may be reduced up to 40%.
 - (c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

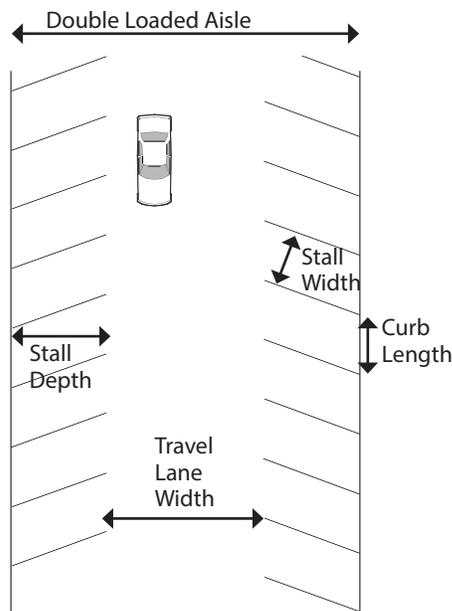


Figure 8.3 (1). Parking Lot Layout.

- (5) Other Parking Reductions. Additional reductions may be approved by the City Manager or Designee with the submittal of a parking study illustrating the reduction.

8.3 Parking Design Standards.

1. Vehicular Off-Street Parking Lots.

The design or redesign of all off-street parking facilities shall be subject to the site plan approval procedure. Refer to 10.2.5 Site Plan Approval for more information.

- (1) Vehicular Parking Space Dimensions. The appropriate dimensions for parking spaces are outlined in Table 8.3 (1) Parking Space Dimensions and Figure 8.3 (1) Parking Lot Layout.
 - (a) The width of a parking space shall be measured from the center of a stripe.
 - (b) Each space shall have a vertical clearance of at least seven feet.
- (2) Wheel Stops. Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

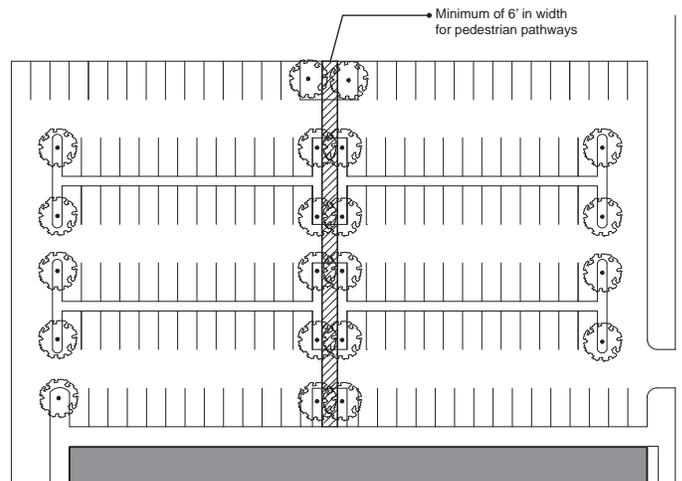


Figure 8.3 (2). Parking Lot Pedestrian Walkway.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)	Travel Lane Width: One-Way (feet)	Travel Lane Width: Two-Way (feet)
0	20	7	-	12	20
45	12	8.5	17	12	20
60	10	8.5	18	18	20
90	9	8.5	18 ¹	22	22

Note
¹ Stall depth may be reduced 2' when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in 6.14.3, permitting the overhang of the adjacent parked vehicle's front bumper.

Table 8.3 (1). Parking Space Dimensions.

8.0 Parking

- (3) Location of Parking. Refer to 5.0 Building Type Standards for information on the location of parking facilities.
 - (4) Access. All off-street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:
 - (a) Tandem Parking. No more than two spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
 - (b) Parking Lifts. The lift exit shall meet the access requirement.
 - (5) Edge of Lot and Drives. All curb and gutter shall be located a minimum of 3 feet from any adjacent property line or right-of-way.
 - (6) Slopes. All parking and driveway or sidewalk access shall meet the requirements of the Utah Accessibility Code.
 - (7) Landscape Screening. All parking areas shall meet the requirements of in 7.0 Landscape Standards.
 - (8) Landscape Areas. Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.
 - (9) Pavement Construction. All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semi-pervious material approved by the City Manager or Designee. One of the following shall be met:
 - (a) Paving materials with a solar reflectance index (SRI) of at least 29.
 - (b) Recycled content of 15% or more.
 - (10) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.
- (c) counted toward bicycle parking requirements.
 - (c) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
 - (3) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
 - (4) Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed.
 - (5) Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials, so that the bicycle parking area is clearly demarcated and the rock material is contained.
 - (6) Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
 - (7) Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
 - (8) Shower Facilities. Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.
 - (9) Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

3. Bicycle Parking Design.

Bicycle parking (refer to Table 8.2 (1) Required Bicycle Parking for quantity required) shall be designed and located as follows.

- (1) Dimensions.
 - (a) Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
 - (b) An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - (c) A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - (d) Racks shall be installed a minimum of two feet from any wall or other obstruction.
- (2) Location. Bicycle parking should be located within 50 feet of the entrance of the use.
 - (a) Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - (b) Spaces located within individual dwelling units may not be

8.4 Loading Requirements.

1. General Requirements.

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval (refer to Section 10.2.5).

- (1) Use of Off-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) Building Frontage. Loading facilities shall be located per 5.0 Building Type requirements.
- (3) Access. Loading facilities shall have clear access onto an alley or be connected to an alley or street via a driveway.

- (a) Direct access to a public way, other than an alley, is prohibited.
- (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

2. Loading Requirements.

All uses except in the residential and lodging, open space, and civic and institutional categories shall provide off-street loading spaces in compliance with Table 8.4 (1) Required Loading Facilities.

3. Computation.

Loading facilities shall be calculated using the following information.

- (1) Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) Fractions. When computation of the number of required off-street loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (3) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.
 - (a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys.
 - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the City Manager or Designee through site plan review.
 - (c) No zoning lot served shall be more than 500 feet from the central loading area.

4. Dimensions.

A standard off-street loading space shall be a minimum of ten feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 in width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

5. Pavement Materials.

Refer to in the City Code for details. One of the following shall also be met.

- (1) Paving materials with a solar reflectance index (SRI) of at least 29.
- (2) Pervious pavement.
- (3) Recycled content of 15% or more.

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

Table 8.4 (1). Required Loading Facilities.

8.5 Site Access and Driveways.

1. General Requirements.

These standards shall supplement the provisions for access provided in 5.0 Building Type Standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

2. Quantity of Driveways.

The number of driveways permitted for each Building Type is located in 5.0 Building Type Standards.

3. Dimensions and Design.

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of 22 feet as measured at the property line (Figure 8.5 (1) Driveway Width) except as stated below.
 - (a) Residential Building Types. Driveways constructed in residential subdistricts shall have a maximum width of 11 feet when crossing the front or corner property line.
 - (c) Maximum width for one-way driveways is 12 feet at the property line.
- (2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location.
- (3) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) Shared Driveway Width. When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 22 feet to 32 feet provided that:
 - (i) A traffic impact study states its necessity.
- (4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

8.0 Parking

4. Location.

Specific location information can be found in 5.0 Building Type Standards. Refer to Figure 8.5 (1)

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared. .
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

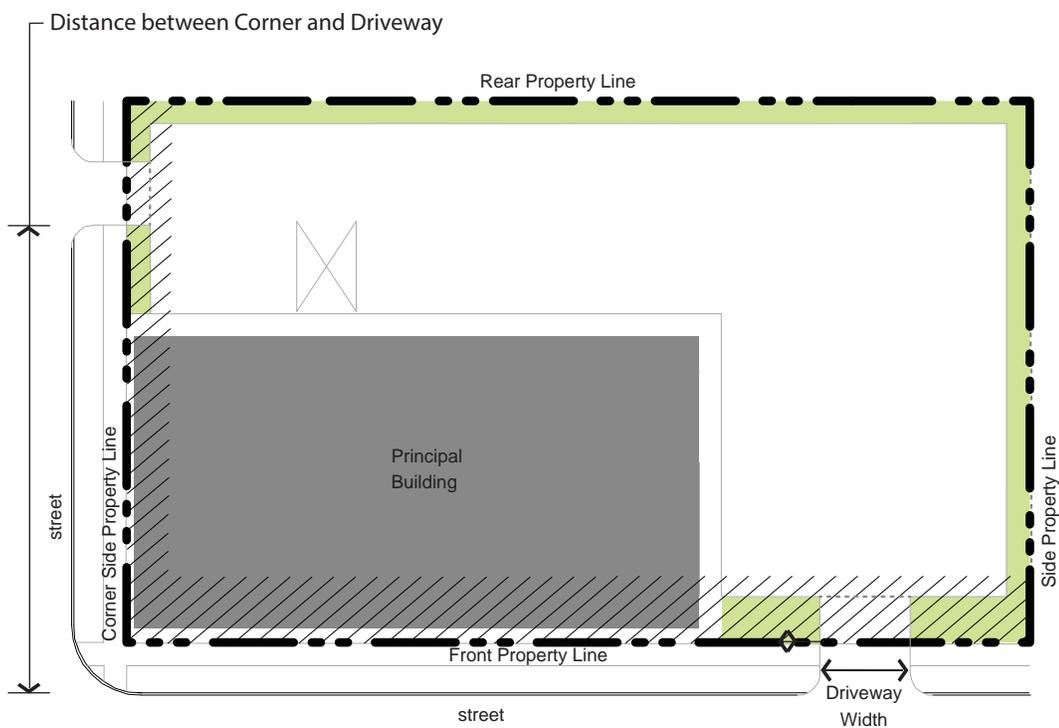


Figure 8.5 (1). Driveway Width and Location.

9.0 Sign Types

9.0 Sign Types

9.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal in each Subdistrict through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to all Subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the South Ogden, Utah City Code pertaining to sign requirements shall apply. Refer to the South Ogden City Sign Code (Title 10, Chapter 21) for permit processes, construction, design, and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations.

- (1) **Newly Constructed or Reconstructed Signage.** All new signs and structural improvements to existing signs.
- (2) **Change in Use for Single Business Signage.** For signage serving one business, whenever the existing Use is changed to a new use resulting in a change in signage, including rewording.
- (3) **Multiple-Business Signage.** For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) **Damage or Destruction.** When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Prohibited, Temporary, Exempt Signage

Refer to the South Ogden, Utah City Code for information on Prohibited, Temporary, and Exempt Signs.

5. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No Sign shall be erected or maintained in such a manner as to

obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

6. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the Sign or internal to it, except as permitted for Electronic Message Boards.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.
 - (a) Signs located within "Core" subdistricts are exempt from this standard.

7. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3 - 9.11 for more information.

- (1) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Permitted Quantity of Signage by Subdistrict. Table 9.2 (1) details

the maximum permitted amount of signage on a lot within each subdistrict. Refer to 3.0 Subdistricts for more information on each subdistrict.

- (b) Window Signs. Window Signs shall not count towards a lot’s maximum permitted amount of signage. Refer to 9.9 Window Signs.
 - (c) Signs Located on Parking Lots. One sign is permitted in addition to the maximum Signage quantities detailed in Table 9.2 (1) provided the following.
 - (1) Permitted Sign Types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is 30 square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot;
 - (d) Through Lots. In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.
- (2) Exempt/Temporary Signs. Table 9.2 (1) does not apply to exempt or temporary signs unless otherwise specified.
- (3) Iconic Sign Elements. Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
- (a) Symbol or Logo Size. The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the sign may not be more than 30% of the overall area of the sign.

Maximum Permitted Quantity of Signage Per Lot		
“Core” Subdistricts	“General” Subdistricts	“Edge” Subdistricts
2 square feet per 1 linear foot of lot width with a maximum of 200 square feet. An additional 40 square feet per additional tenant over 3 tenants permitted	1.5 square feet per 1 linear foot of lot width with a maximum of 200 square feet	No signage permitted

Table 9.2 (1). Permitted Quantity of Signage by Subdistrict.

9.0 Sign Types

9.3 Wall Sign.

1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. General Requirements.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited on front facades.

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
 - (a) Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

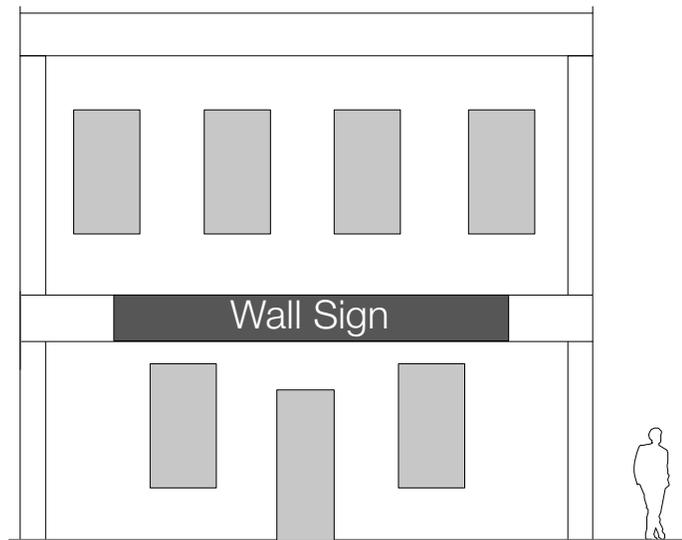


Figure 9.3 (1). Wall Sign.

Wall Sign Requirements

Permitted Subdistricts	All Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.3 (1). Wall Sign Requirements.



Figure 9.3 (2). Measuring Wall Signs.

9.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's faces.

Projecting Sign Requirements

Permitted Subdistricts	All non-residential Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.4 (1). Projecting Sign Requirements.

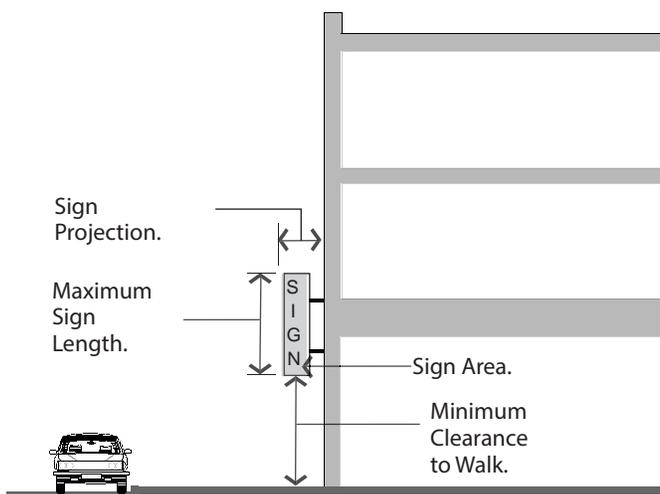


Figure 9.4 (1). Projecting Sign.

9.0 Sign Types

9.5 Projecting Marquee Sign.

1. Description.

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 9.5 (1).

2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Subdistricts by right, provided the following conditions are met:
 - (a) The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Projecting Marquee Sign Requirements	
Permitted Subdistricts	All "Core" and "General" Subdistricts, limited to Assembly Uses or Theater Uses per 4.0 Uses.
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 9.2 (1) for maximum per lot
Height	10' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; [Electronic Message and] Manually Changeable Copy Boards permitted with conditions ¹

Table 9.5 (1). Projecting Marquee Sign Requirements.

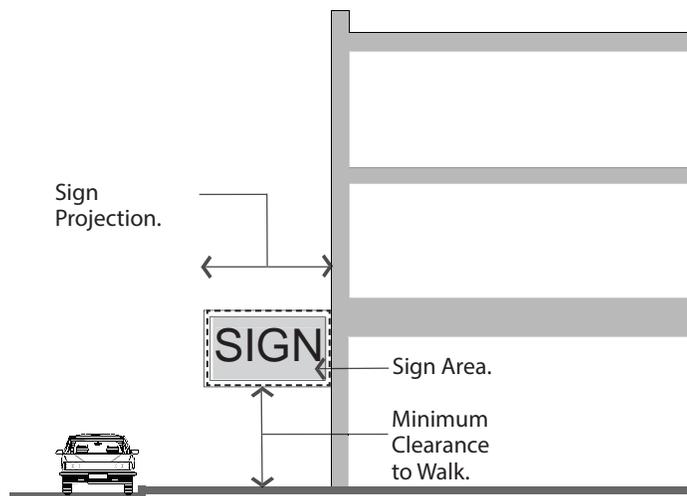


Figure 9.5 (1). Projecting Marquee Sign.

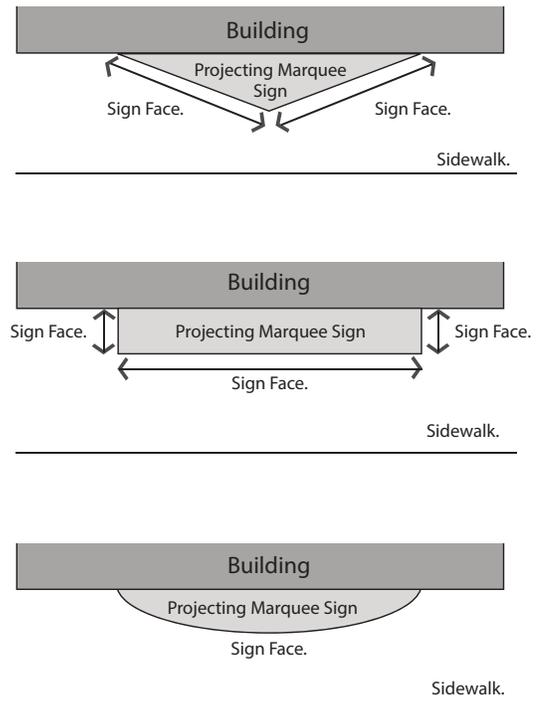


Figure 9.5 (2). Projecting Marquee Sign Plan.

9.6 Awning Sign.

1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. General Requirements.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

Awning Sign Requirements

Permitted Subdistricts	All Subdistricts
Sign Area	Up to 50% of the awning may be used for Signage; Refer to Table 9.2 (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

Table 9.6 (1). Awning Sign Requirements.

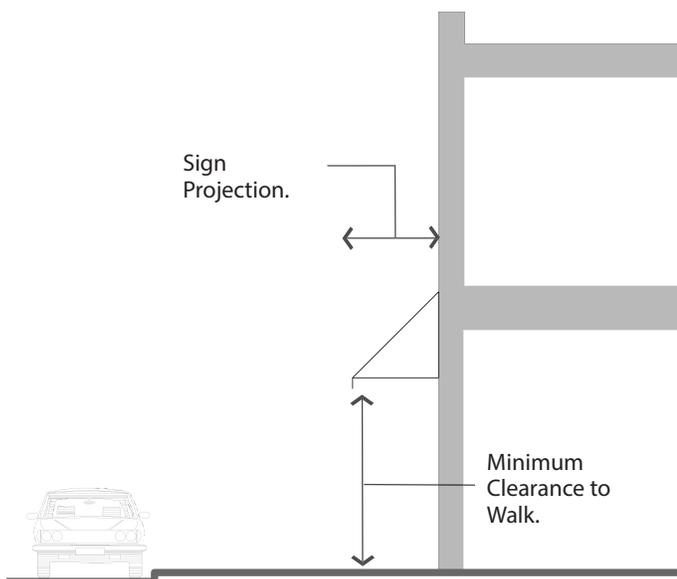


Figure 9.6 (1). Awning Sign.

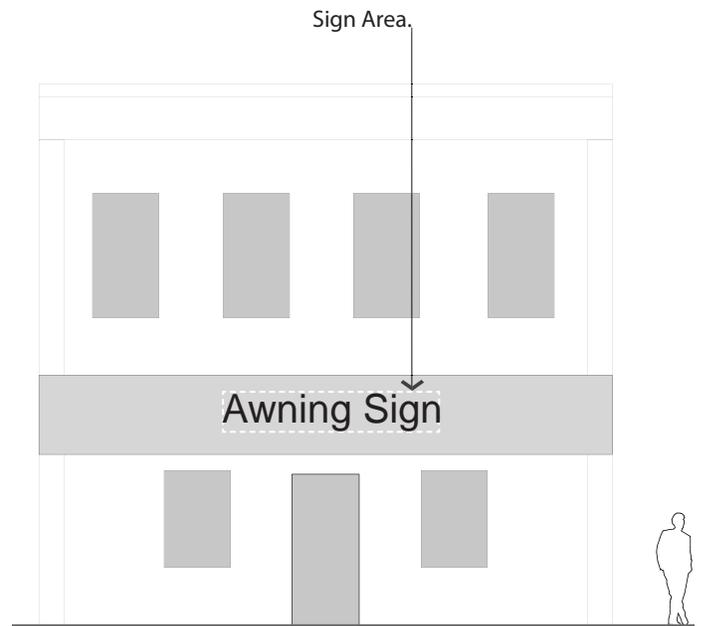


Figure 9.6 (2). Measuring Awning Signs.

9.0 Sign Types

9.7 Canopy-Mounted Sign.

1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9.7 (1) and 9.7 (2).

2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Canopy-Mounted Sign Requirements

Permitted Subdistricts	All Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.7 (1). Canopy-Mounted Sign Requirements.

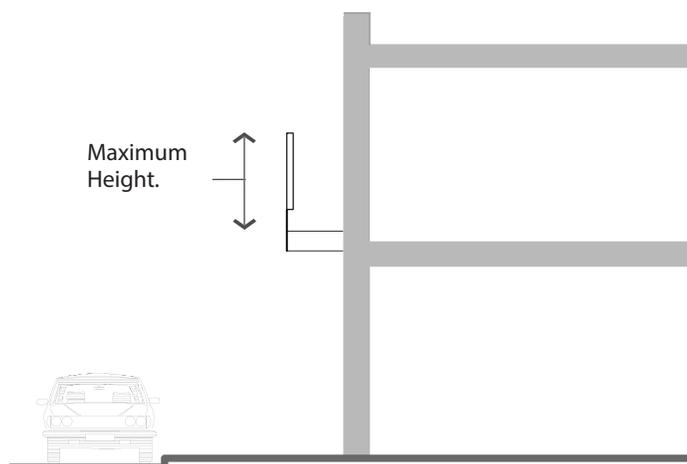


Figure 9.7 (1). Canopy-Mounted Sign.

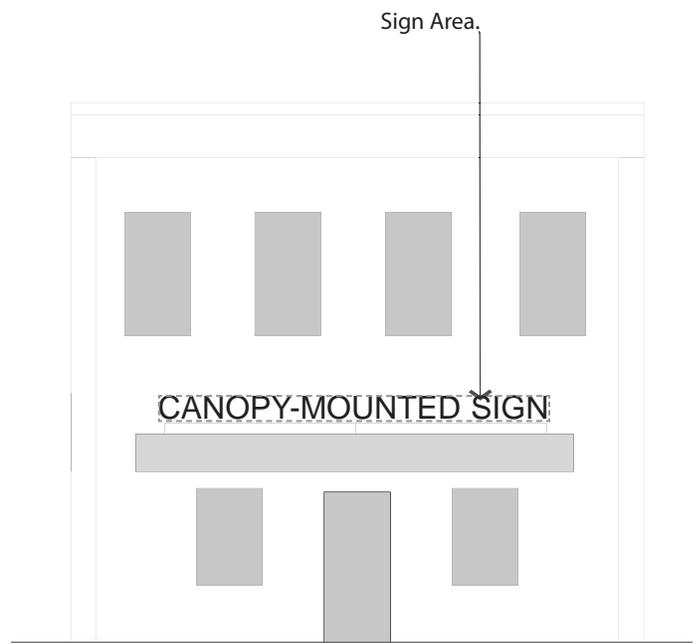


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.9 Window Sign.

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 9.9 (1).

2. General Requirements.

Window Signs shall be developed according to the standards in Table 9.9 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.9 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation. Refer to 9.2.1 (2) Exempt Signs.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to 9.2.1 (2) Temporary Signs.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

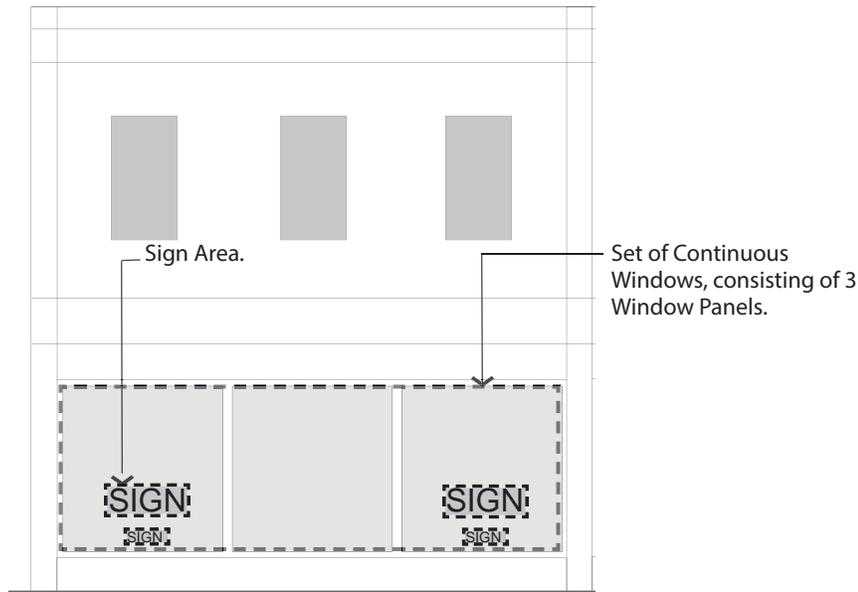


Figure 9.9 (1). Measuring Window Signs.

Window Sign Requirements

Permitted Subdistricts	"Core" & "General" Subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 9.9 (1). Window Sign Requirements.

9.0 Sign Types

9.10 Monument Sign.

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 9.10 (1) and 9.10 (2).

2. General Requirements.

Monument Signs shall be developed according to the standards in Table 9.10 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.

3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Monument Sign Requirements	
Permitted Subdistricts	"Core" & "General" Subdistricts
Sign Area	Maximum 70 sq ft per Sign face
Height	Maximum height 6'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in certain subdistricts.

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Table 9.10 (1). Monument Sign Requirements.

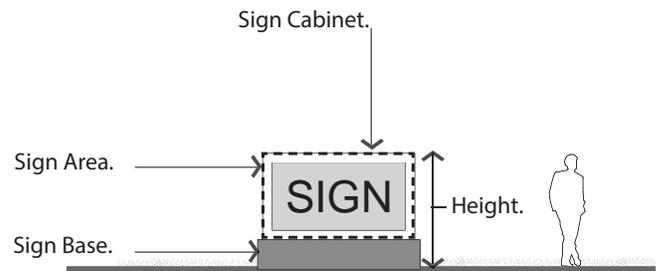


Figure 9.10 (1). Monument Sign.

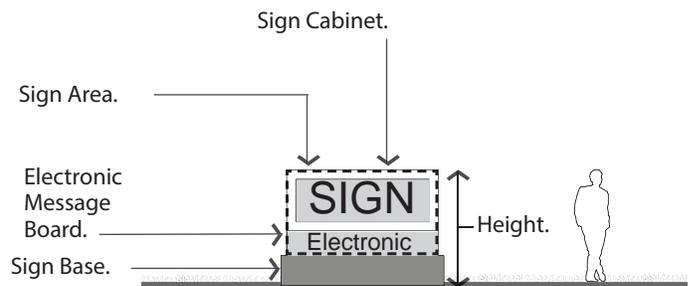


Figure 9.10 (2). Monument Sign with EMB.

9.11 Ped-Scale Pole-Mounted Sign.

1. Description.

A Ped-Scale Pole-Mounted Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.11 (1).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.

2. General Requirements.

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.11 (1).

3. Computation.

The area of a Pole-Mounted Sign is equal to the area of one sign face, including the Electronic Message Board.

Ped-Scale Pole-Mounted Sign Requirements

Permitted Subdistricts	"Core" & "General" Subdistricts
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face

Table 9.11 (1). Ped-Scale Pole-Mounted Sign Requirements.

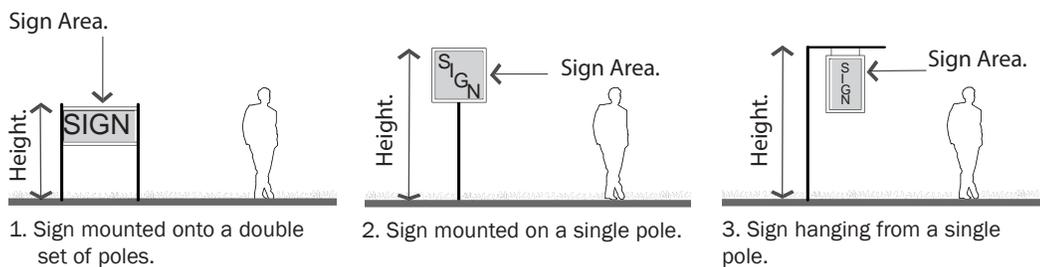


Figure 9.11 (1). Three Types of Ped-Scale Pole-Mounted Signs.

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10.1 General Provisions.

1. Purpose.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the South Ogden City General Plan. It includes but is not limited to the specific purposes below.

- (1) To achieve mixed use development that is appropriate in scale and intensity for the neighborhoods and sites proximate to transit stops and stations.
- (2) To establish a relationship between buildings, streets, and open spaces that is pedestrian, bicycle, and transit-oriented.
- (3) To preserve and enhance the City's natural resources, energy, water, and open spaces and to promote innovative development that sustainably manages these issues, including stormwater runoff and mitigation the urban heat island effect.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the entire community.
- (5) To promote a variety of transportation options for residents and visitors.

2. Scope of Regulations.

- (1) **New Development.** All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) **Renovated Structures.** All building renovations affecting greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy or zoning certificate (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) **Nonconformance.** After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the standards of 10.4 Nonconformances.
- (5) All roads, alleys, parking lots, service areas and similar facilities proposed for development and not specifically designated as public shall be assumed to be privately owned. South Ogden City will not be responsible for constructing, managing, operating or maintaining any private roads, alleys, parking lots, service areas, utilities or infrastructure propose for inclusion in the districts controlled by this code.

3. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the City manager or designee, unless otherwise specifically stated. For the purposes of this code, the term City Manager shall be inclusive of his or her designees.

Where provisions of this code differ from the City's Code, the requirements of this code shall apply.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the City Manager or designee.

- (1) **Application Form.** Application forms are available from the City.
- (2) **Fees.** Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) **Plan Set Requirements.** Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format using NAD1983 state plane coordinates.
- (4) **Filing Deadline.** Filing deadlines are established by the City and available at City location.
- (5) **Withdrawal of Application.** Applicant may withdraw application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication.
- (6) **Records on File.** Applications and the resulting recommendations and rulings shall be kept on file by the City Manager or Designee and shall be considered public record.
- (7) **Notice requirements for each process are detailed in the City code.**

5. Zoning Map

The areas and boundaries of the subdistricts listed in 3.0 are hereby established to scale as shown on the map entitled Zoning Map of the city and referred to herein as "Zoning Map".

6. Process

Any development within a subdistrict shall be administered in accordance with the procedures defined in 10.2. and Title 10 of the City Code.

- (1) The application shall include the following processes
 - (a) Pre-Application Meeting. Refer to 10.2.2.
 - (b) Site Plan Approval, including building, site, and streetscape. Refer to 10.2.5.

7. Staff Review Committee

The City Manager or Designee shall serve approve, deny, or approve with conditions all submittals for Regulating Plans and Site Plans within the Subdistricts upon review by a Staff Review Committee.

- (1) The Staff Review Committee shall include members of each regulatory agency, a representative of each affected City Department [i.e. Planning, Zoning, Public Works, Transportation, Utilities].
- (2) The Staff Review Committee shall meet regularly to process applications within the time lines established by 10.2.1 through 10.2.5.
- (3) The decision regarding approval or denial of a Regulating Plan or Site Plan shall state in writing the reasons for approval or denial.
- (4) If a Regulating Plan or Site Plan is denied by the City Manager or Designee, the applicant may appeal the decision to the Planning Commission.

10.2 Development Review Procedures.

1. General Requirements.

The processes included in this section, 10.2, are required for approval of new development in the South Ogden City Center & 40th Street Corridor

- (1) Appeal. If any application is disapproved, applicant may appeal the decision through the appeals process (refer to existing city code title 10-4-3).
- (2) Expiration of Approval. Approval of any application shall expire 12 months from the date of approval, if permits for development have not been submitted for review or construction has not begun.
 - a. Applicant can request an extension if done so in writing to the City Manager or Designee at least 30 days prior to the end of the 12 month period.
 - b. Failure to act within the 12 month period shall require a new application, including all forms, fees, and plan sets.
- (3) Review Criteria. All Regulating Plan, Site Plan, and Exception applications shall be reviewed using the following criteria.
 - (a) Plan complies with the standards within the intents of the General Plan.
 - (b) Plan's design is consistent with the intent, character, and planning criteria of any plan in place.
 - (c) Plan's design meets all of the requirements of this code.
 - (d) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
 - (e) Plan is designed with regard to preserving the lot's natural features and topography.

2. Pre-Application Meeting.

- (1) Intent. To afford the applicant an opportunity to receive the advice and assistance of the professional staff before preparing formal plans and making an official application.
- (2) Eligible Applicant. Applicant must apply for a pre-Application meeting prior to submitting an application for Rezoning, Preliminary Plat Approval, Exception, or Variance. The pre-Application meeting is encouraged for Site Plan Approval

processes.

- (3) Application. Applicant shall submit the following.
 - (a) Application, Form, and Applicable Fees.
 - (b) Sketch Plan. A sketch plan or plans shall detail the proposal, including the following.
 - (i) General rough layout of block, and lots, with types of streets and Open Space Type noted.
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and flood plane.
 - (iii) Approximate distribution of Subdistricts, Building Types, and Uses.
 - (iv) Anticipated method of achieving parking requirements.
 - (v) Site survey if available.
 - (c) Exceptions or Variances. A description of any desired Exception or Variance (per 10.3).
- (4) Pre-Application Meeting. Staff shall meet with the Applicant to discuss the proposed plan within 30 days of receipt of the complete application.



3. Rezoning Process.

Refer to the City Code for information on the rezoning process.

4. Subdivision Plat Approvals.

Refer to Title 11 in the City Code for information on the subdivision plat approvals processes.

5. Site Plan Approval.

- (1) Intent. To establish a process that allows the City to administratively review development and redevelopment of sites and Building Types, uses, and other site requirements within all subdistricts to ensure that the full standards and intents of this code are met.
- (2) Eligible Applicant. Applicant shall apply for Site Plan Approval for all projects within all subdistricts listed in section 3.0.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted in a form as determined by the City Manager or Designee.
 - (a) Complete Application, Form, and Applicable Fees.
 - (b) Applicant shall submit the following in compliance with

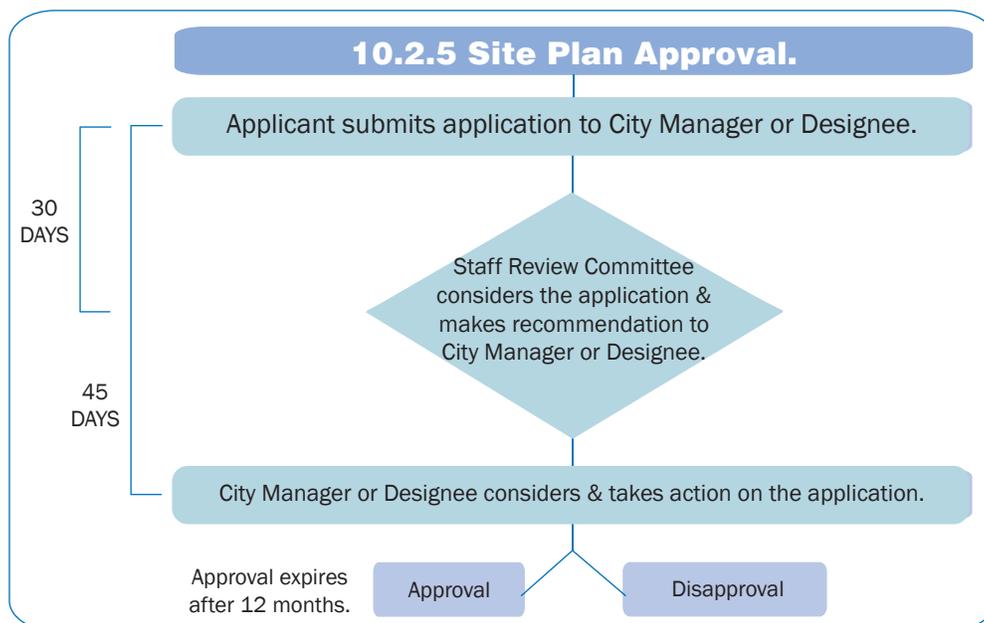
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the requirements of 3.0 Subdistricts, 4.0 Uses, 5.0 Building Types, 6.0 Open Space Types (when submitting an application for development of a Open Space Type), 7.0 Landscape, 8.0 Parking, and 9.0 Sign Types. All maps and plans shall include date of preparation, north arrow, and scale.

- (i) Site Location Map, Legal Description/Limits of Plan.
- (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
- (iii) Development Boundaries and Proposed Phasing, if applicable.
- (iv) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
- (v) Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
- (vi) Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
- (vii) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 5.0 Building Types.
- (viii) Table of Uses. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, and illustrating compliance with 4.0 Uses.
- (ix) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 5.0 Building Types.
- (x) Landscape Plan. Landscape Plan illustrating compliance

with the requirements of 7.0 Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.

- (xi) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with 8.0 Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 8.0 Parking.
 - (xii) Signage Plan, if Signage is included. Signage Plan illustrating compliance with the requirements of 9.0 Sign Types.
 - (xiii) Open Space Plan, if Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas.
 - (xiv) Traffic Study, for projects larger than .5 acres, to verify impacts to surrounding roadways. 
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
- (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within 30 days of the submission of the complete application.
 - (b) The City Manager or Designee shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
 - (i) 45 days may be extended with the applicant's written consent.
 - (ii) The City Manager or Designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for



approval in writing.

- (c) If a Site Plan Approval is being sought for the same property, the Conditional Use Permit shall be submitted concurrently and the timelines shall match.
- (5) Procedure for Site Plan Adjustments. The City Manager or Designee may permit Minor Adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.
- (a) Process. The process to review plan adjustments is as follows.
 - (i) Applicant shall submit a revised plan and letter of explanation detailing the change to the City Manager or Designee.
 - (ii) The City Manager or Designee shall review the request and notify the applicant of the decision.
 - (iii) If the City Manager or Designee deems the change to be a Major Adjustment to the plan, applicant must resubmit for Site Plan Review for approval of the new plan, including a new application (forms, fees, and plan sets).
 - (iv) If the City Manager or Designee deems the changes to be Minor Adjustments and approves them as within the scope and intent of the original approval, the Applicant shall revise the plan providing copies to the City Manager or Designee for filing prior to applying for building or construction permits.
 - (b) Minor Adjustments are limited to the following, while still meeting the requirements of this code. All other adjustments are considered Major.
 - (i) Changes in dimensions or quantities less than ten percent of previous amounts.

6. Conditional Use Permit.

- (1) Intent. To establish a process to review requests for the following.
 - (a) Development of Uses permitted within a Zoning Subdistrict, but that may not be appropriate for development on every lot within that Subdistrict because of potential negative impacts associated with the Use.
- (2) Eligible Applicant. Applicant shall apply for a Conditional Use Permit prior to the development, installation, or opening of a use in a Core, General, or Edge Subdistrict, designated as a Conditional Use in 4.0.
- (3) Application. The following information shall constitute a complete application. Application shall be submitted in a form as determined by the City Manager or Designee.
 - (a) Complete Application, Form, and Applicable Fees.
 - (b) Applicant shall submit the following in compliance with the requirements of 4.0 Uses.
 - (i) Site Location Map , Legal Description/Limits of Plan.
 - (ii) Survey Plat. Dimensions of property lines, easements, rights-of-way.
 - (iii) Development Boundaries and Proposed Phasing, if

applicable.

- (iv) Map of existing category of uses and use descriptions on parcel and all adjacent parcels within 600 feet, utilizing nomenclature found in 4.0.
 - (v) Map of proposed category of uses and use descriptions,utilizing nomenclature found in 4.0.
 - (vi) Statement of Intent. Statement describing existing and proposed Use and zoning classification.
- (4) Application Process Timeline. Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
- (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within 30 days of the submission of the complete application.
 - (b) The City Manager or Designee shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
 - (i) 45 days may be extended with the applicant's written consent.
 - (ii) The City Manager or Designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for approval in writing.
 - (c) If a Site Plan Approval is being sought for the same property, the Conditional Use Permit shall be submitted concurrently and the timelines shall match.

10.3 Exceptions and Variances.

1. Exceptions.

- (1) Intent. To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
- (2) Eligible Applicant. Applicant is eligible to apply for an Exception to the code upon submittal of an application for Site Plan Approval, in cases that involve such standards as the following:
 - (a) Regulating Plan Requirements
 - (i) Distribution of permitted Subdistricts within 100' of required amount. (Substitution of subdistricts is not permitted.)
 - (ii) Block Size within 100' of required dimensions and with the provision of a Mid-Block Pedestrianway (refer to 1.0)
 - (iii) Street Type Requirements within one foot of required dimensions. (refer to 2.0)
 - (iv) Open Space Requirement within 100' of required distance for no more than ten units and with the availability of two Open Spaces within that dimension (refer to 1.0 and 6.0)
 - (v) Building Type Requirements within one foot of required dimensions. (refer to 5.0)
 - (b) Site Plan Requirements
 - (i) Landscape Requirements within one foot of required dimensions. (refer to 7.0)
 - (ii) Parking and Loading Facilities within one foot of

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required dimensions. (refer to 8.0)

- (iii) Sign Type Requirements within one foot of required dimensions. (refer to 9.0)
 - (iv) Building Type Requirements within one foot of required dimensions. (refer to 5.0)
 - (v) Additional exceptions may be granted based on a formal request in writing by the applicant, stating specific reasons why the request does not impact the overall intent of this section, and is essential for success of the development.
- (4) Application Process Time Line. An Application for Exception shall be submitted concurrently with the process seeking exception from, either Regulating Plan Approval or Site Plan Approval.
- (a) Staff Review Committee. The Staff Review Committee shall review and make recommendations on the application within the same time line as the applicable process, Regulating Plan or Site Plan approval.
 - (b) The City Manager or Designee shall render a decision to approve or disapprove the application within the same time line as the applicable process, Regulating Plan or Site Plan approval.

2. Variances

Refer to Title 10-4-6 (C) of the City Code for information on the variance process.

10.4. Nonconformances.

1. General Requirements.

- (1) Intent. To provide a set of regulations for legal nonconforming buildings and uses and to specify those circumstances and conditions under which those nonconformances shall be gradually eliminated.
 - (2) Applicability. The standards in this section apply as follows.
 - (a) The provisions detailed in this section apply to all structures, uses, or site characteristics that lawfully existed prior to the adoption of or Amendment to this code, but that may not occur under the current provisions of this code Title 10-16.
 - (b) Structures, uses, and site characteristics that did not lawfully exist prior to the effective date or amendment to this code shall not be considered legal nonconformances and therefore are not protected under the provisions of this section.
 - (3) Continuation. All nonconformances are permitted to continue subject to the restrictions outlined in this section.
 - (4) Maintenance. All nonconformances shall be maintained as required by law to protect public health safety, and welfare, provided said maintenance does not result in the expansion of the nonconformity.
- ### 2. Nonconforming Structures.
- (1) Intent. To provide regulations for the continuation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the current provisions of this code.
 - (2) Restrictions on Continuation. A nonconforming structure may continue based upon the following conditions.
 - (a) Alterations. The standards of this code shall apply to alterations under the following circumstances.
 - (i) Where the renovation includes an addition of more than 25 percent in gross building square footage, the building shall be brought into conformance.
 - (ii) When a renovation of the front facade occurs with no added building square footage, the street facade Requirements and Entrance Type Requirements (refer to 5.9) shall be met when the existing building front or corner facade is located within the build to zone and the renovation includes any one of the following:
 - i. Installation of additional doors or a change in location of a door.
 - ii. Expansion or change in location of 30% of windows on any street façade.
 - iii. Replacement of 30% or more of facade materials on any street facing facade with a different facade material.
 - (iii) When a renovation of the shape or style of the roof occurs with no added building square footage, the Roof Type Requirements (refer to 5.10) shall be met when the existing building front or corner facade is located within the build-to zone.
 - (b) Ordinary Repairs. Ordinary repairs required for safety and continued use of the structure, such as replacement of window or door glass; and interior alterations that do not affect the exterior of the building do not trigger conformance to this code.
 - (c) Impact on Nonconformity. No alteration or repair shall expand the existing or create a new nonconformity unless otherwise permitted by this section, 10.4.2 Nonconforming Structures.
 - (d) Damage or Destruction. A nonconforming structure may be repaired and its use continued if damaged by any means not within the control of the owner per the Utah Code.
 - (e) Abandonment. The right to utilize a nonconforming structure shall be terminated if the structure is not utilized or is abandoned for a period of 12 consecutive months.
 - (i) If the owner is actively seeking another tenant for the use or structure, the 12 month period may be extended up to an additional 12 months with permission of the City Council.
 - (ii) To obtain this extension, the owner must provide evidence of this activity, including solicitation, showing the site to potential tenants, and maintenance of utilities and other site facilities for reuse; simply listing the site as available real estate is not sufficient.

3. Nonconforming Uses.

Refer to Title 10-16 in the City Code for information on the nonconforming uses.

4. Nonconforming Site Characteristics.

- (1) **Intent.** To establish regulations for the continuation of site characteristics, such as curb cut quantity, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that was legally constructed or installed prior to the approval or amendment of this code, but that cannot be created under the provisions of this code.
- (2) **Restrictions to Continuation.** A nonconforming site characteristic may continue based upon the following conditions.
 - (a) **10% Percent Exception.** A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
 - (b) **Change in Associated Use.** The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by 15% or more.
 - (i) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.
 - (c) **Change in Associated Structure.** The right to continue shall be terminated if the associated structure is altered to increase its gross floor area by 15% or more.
 - (d) **Abandonment.** The right to continue shall be terminated if the associated Use or structure, conforming or not, is abandoned for a period of 12 consecutive months.

10.5 Definitions.

1. Graphics.

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

2. Defined Terms.

For the purposes of this code, the following terms shall have the following meanings.

- (1) **Animal.** All non-human members of the animal kingdom, including domestic and livestock species.
- (2) **Applicant.** The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
- (3) **Block.** The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (4) **Block Depth.** A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (5) **Block Ends.** The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
- (6) **Block Face.** The aggregate of all the building facades on one side of a block.
- (7) **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (8) **Build-to-Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
- (9) **Building Type.** A structure defined by the combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.
- (10) **City Manager or Designee.** The South Ogden City Manager, or a person that is designated to make decisions by the City Manager.
- (11) **Courtyard.** An outdoor area enclosed by a building on at least two sides and is open to the sky.
- (12) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.
- (13) **Critical Root Zone.** Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).
- (14) **Dedication.** The intentional appropriation of land by the owner to the City for public use and/or ownership.
- (15) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.
- (16) **Dwelling Unit.** A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
- (17) **Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
- (18) **Eave.** The edge of a pitched roof; it typically overhangs beyond the side of a building.

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- (19) **Entrance Type.** The permitted treatment types of the ground floor Facade of a Building Type. Refer to 5.9 for more information and a list of permitted Entrance Types.
- (20) **Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- (21) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (22) **Family.** Family is defined as one of the following.
- (a) Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
 - (b) Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
 - (c) For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.
- (23) **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- (24) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- (25) **Impervious Surface.** Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- (26) **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (27) **Lot.** Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to Figure 10.5 (1) Lots.
- (28) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection. Refer to Figure 10.5 (1) Lots.
- (29) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land. Refer to Figure 10.5 (1) Lots.
- (30) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- (31) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 10.5 (1) Lots.
- (32) **Lot Area.** The computed area contained within the property lines; it is typically denoted in square feet or acres.
- (33) **Lot Depth.** The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line. Refer to Figure 10.5 (1) Lots.
- (34) **Lot Frontage.** The horizontal distance between the Side Property Lines, measured at the Front Property Lines. Refer to Figure 10.5 (1) Lots.
- (35) **Nonconformance.** A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.
- (36) **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (37) **Open Space Type.** The permitted and regulated types of open spaces in this code. Refer to 6.0 Open Space Types for more information and a list of the permitted types.
- (38) **Open Water.** A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- (39) **Owner.** The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- (40) **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
- (41) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (42) **Plat.** A map or chart of a division and/or combination of lots.
- (43) **Primary Façade.** The façade facing the street from which the building derives its street address.
- (44) **Primary Street.** A major corridor that receives priority over other streets in terms of setting front property lines and locating building entrances.
- (45) **Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot. Refer to Figure 10.5 (1) Lots.
- (46) **Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad. Refer to Figure 10.5 (1) Lots.
- (47) **Property Line, Front.** The boundary abutting a right-of-way, other

- than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
- (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
 - (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the City Manager or Designee.
- (48) **Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to Figure 10.5 (1) Lots.
 - (49) **Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to Figure 10.5 (1) Lots.
 - (50) **Right-of-Way.** Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
 - (51) **Roof Type.** The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 5.10 for more information and a list of the permitted Roof Types.
 - (52) **Scale.** The relative size of a building, street, sign, or other element of the built environment.
 - (53) **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.
 - (54) **Setback.** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code. Refer to Figure 10.5 (2) Build-to Zone vs. Setback Line.
 - (55) **Sign.** An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
 - (56) **Solar Reflectance Index (SRI).** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
 - (57) **Story.** A habitable level within a building measured from finished floor to finished floor.
 - (58) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
 - (59) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
 - (60) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
 - (61) **Street Face.** The facade of a building that faces a public right-of-way.
 - (62) **Street Frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
 - (63) **Street Type.** The permitted and regulated types of streets in this code. Refer to 2.0 Street Types for more information and a list of the permitted Street Types.
 - (64) **Streetwall.** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
 - (65) **Structure, Accessory.** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
 - (66) **Structure, Principal.** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
 - (67) **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
 - (68) **Tree Canopy.** The uppermost area of spreading branches and leaves of a tree.
 - (69) **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
 - (70) **Use.** Also referred to as land use. A purpose or activity that may occur within a building or a lot.
 - (71) **Use, Accessory.** A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
 - (72) **Use, Principal.** The specific, primary purpose for which a lot or building is utilized.
 - (73) **Use, Special.** A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a Special Use Permit.
 - (74) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.
 - (75) **Water Body.** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
 - (76) **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to Figure 10.5 (3) Yards.

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- (77) **Yard, Corner Side.** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.
- (78) **Yard, Front.** A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. Figure 10.5 (3) Yards.
- (79) **Yard, Rear.** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. Figure 10.5 (3) Yards.
- (80) **Yard, Side.** A yard extending from the side building facade along a side property line between the front yard and rear property line. Figure 10.5 (3) Yards.
- (81) **Zoning Subdistrict.** A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 3.0 Zoning Subdistricts for more information and a list of permitted Zoning Subdistricts.



Figure 10.5 (1). Lots.

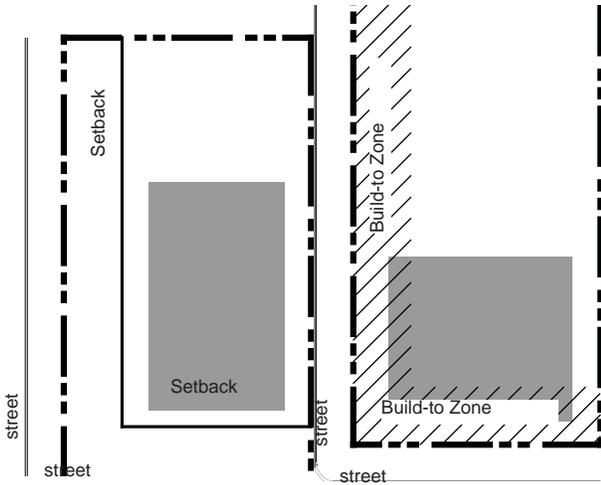


Figure 10.5 (2). Setback Line vs. Build-to Zone.

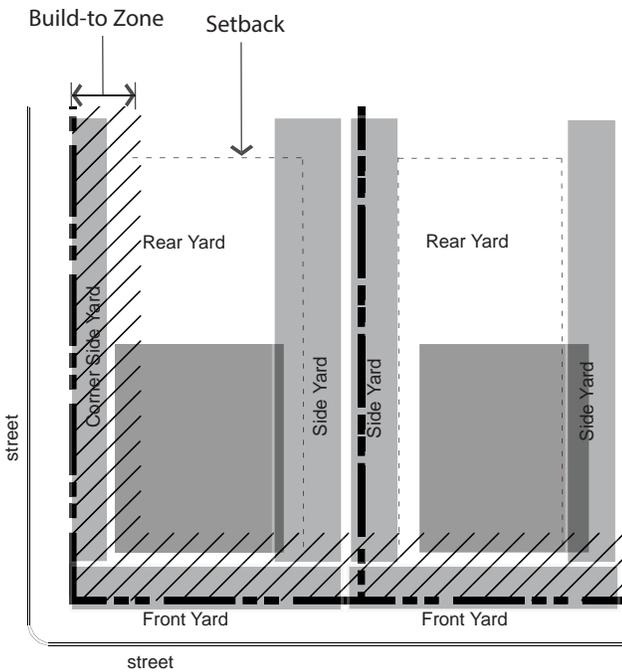


Figure 10.5 (3). Yards.

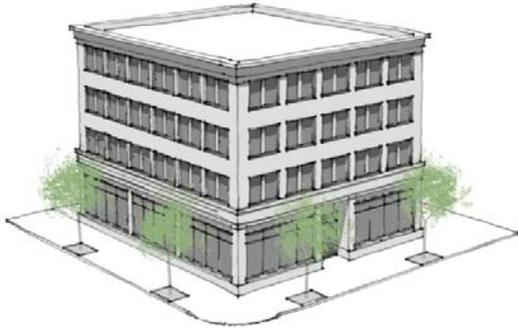
Appendix A Subdistrict Overview

Appendix A - Subdistrict Overview

A-1 City Center “Core” Subdistrict

The City Center “Core” constitutes the center of the community and heart of the new city center, and includes the majority of the shops and workplaces within the City Center. The storefront building type that comprises this subdistrict defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working. Building heights range from 2 - 5 stories.

Allowed Building Types



Storefront



Civic

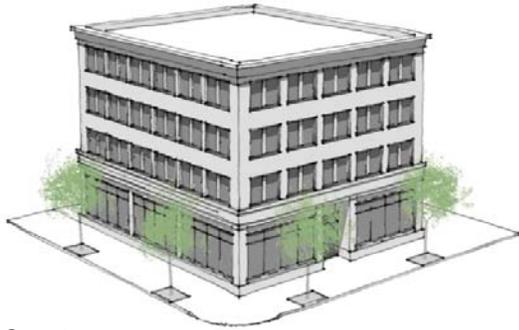


Appendix A - Subdistrict Overview

A-2 City Center “General” Subdistrict

The City Center “General” Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. Building heights range from 1 - 5 stories.

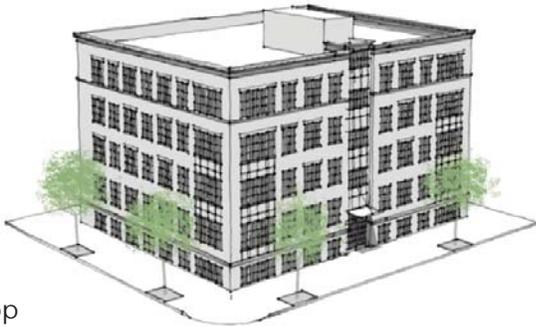
Allowed Building Types



Storefront



Row Building



Stoop



Civic

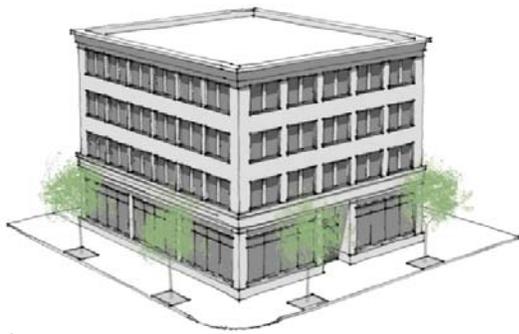


Appendix A - Subdistrict Overview

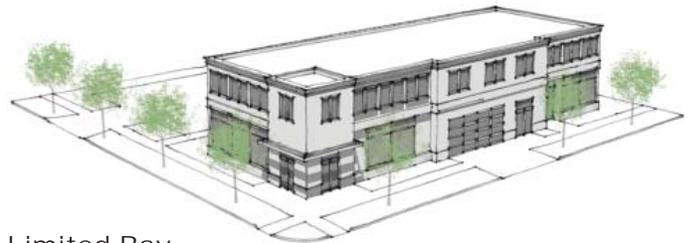
A-3 Riverdale Road "General" Subdistrict

The Riverdale Road "General" Subdistrict serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels, and is mainly occupied by office, retail and residential uses at a variety of scales. This Subdistrict also permits drive-through structures and the limited bay building type to allow more flexibility for auto-oriented uses. Building heights range from 1 - 4 stories.

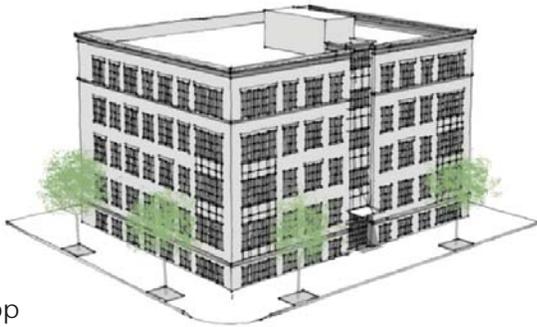
Allowed Building Types



Storefront



Limited Bay



Stoop



Row Building



Civic



Yard Building

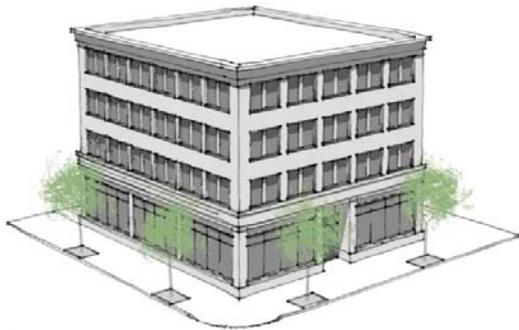


Appendix A - Subdistrict Overview

A-4 40th Street “General” Subdistrict

The 40th Street “General” Subdistrict combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, in relation to the city center. Building heights range from 1 - 4 stories.

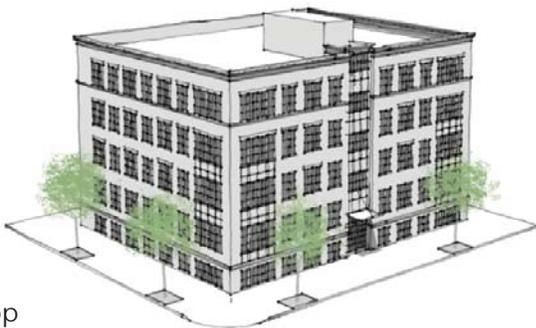
Allowed Building Types



Storefront



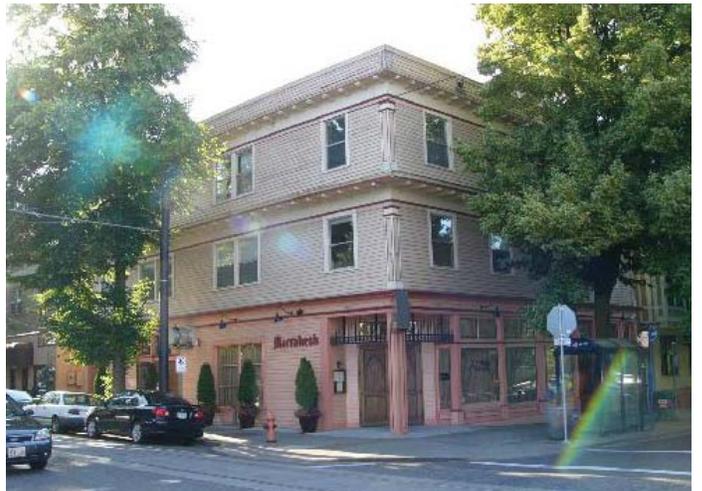
Row Building



Stoop



Civic



Appendix A - Subdistrict Overview

A-5 Edge Subdistrict

The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the “Core” and “General” Subdistricts. Building heights range from 1 - 3.5 stories.

Allowed Building Types



Row Building



Yard Building



Civic



City Council Report



Subject: Amendments to Title 10, Chapter 7 of the City Code
(Multiple-family Residential Zones R-4, R-4A, R-5, R-5A, R-5B)

Author: Mark Vlasic

Department: Planning & Zoning

Date: June 21, 2016

Background

Several changes to Title 10, Chapter 7 Residential Zones are proposed, primarily to coordinate with other chapters of the code, and in the process clean up inconsistencies and standards. The changes specifically address the R-4, R-4A, R-5, R-5A and R-5B zones. The following is a synopsis of key proposed changes for each of the affected classifications.

Article E – Multiple-Family Residential Zone (R-4)

- Addition of Multiple Dwellings on a single lot with 25 or more dwelling units as a conditional use;
- Addition of Multiple-family Dwelling with 25 or more dwelling units as a conditional use; and
- Change of the maximum building height from unlimited to three stories or 42 feet;

Article E1 – Multiple-Family Residential Zone (R-4A)

- Shifting the Purpose and Intent from the end of the article to the beginning, thereby clearly establishing that the purpose of the R-4A zone is to provide office areas with their associated necessary services and activities, and to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses;
- Addition of multiple-family dwellings with 24 or less dwelling units as a permitted use;
- Addition of multiple-family dwellings with 25 or more dwelling units as a conditional use; and
- Clarifying the maximum building height at three stories or forty-two feet.

Article F – Multiple-Family Residential Zone (R-5)

- Addition of Multiple Dwellings on a single lot with 50 or more dwelling units as a conditional use;
- Addition of Multiple-family Dwelling with 50 or more dwelling units as a conditional use; and
- Change of the maximum building height from unlimited (none) to three stories or 42 feet;

Article G – Multiple-Family Residential Zone (R-5A)

- Shifting the Purpose and Intent from the conclusion of the article to the commencement, thereby clearly establishing that the purpose of the R-5A zone is to permit development of limited residential and office/commercial uses with their associated necessary public services and activities;

- Addition of article 10-7G-4 SITE DEVELOPMENT STANDARDS, which are to be the same as the R-5 zone except for the following amendments:

A. Minimum Lot Area:

One-building dwelling:

- a. For senior housing multiple family: Six thousand (6,000) square feet, plus one thousand five hundred (1,500) square feet for each additional dwelling unit or twenty (20) units per acre, whichever is less.
- b. Senior housing multiple buildings on a single lot: Six thousand (6,000) square feet for first building, plus two thousand (2,000) square feet for each additional building, plus one thousand five hundred (1,500) square feet for each dwelling unit in excess of one in each building, or twenty (20) units per acre, whichever is less.

D. Building Height:

Minimum: One story.

Maximum: Three (3) stories or forty-two feet (42').

Article H – Multiple-Family Residential Zone (R-5B)

- Shifting the Purpose and Intent from the conclusion of the article to the beginning, thereby clearly establishing that the purpose of the R-5B zone is to permit development of high density residential areas with their associated necessary public services and activities;
- Addition of Multiple Dwellings on a single lot with 49 or less dwelling units as a permitted use;
- Addition of Multiple Dwellings on a single lot with 50 or more dwelling units as a conditional use;
- Clarification of the application of Site Development Standards in this zone.

Discussion/Analysis

The proposed changes have been reviewed and found to represent the intended need for each zone.

Recommendation

Staff recommends that the City Council adopt the amendments.

ORDINANCE NO. 16-13

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING AND READOPTING TITLE 10, WITH A REVISED CHAPTER 7, ARTICLES E, E1, F, G & H; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1 - Recitals:

WHEREAS, SOUTH OGDEN City (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code (“UC”) §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with UC §10-3-717, and UC §10-3-701, the governing body of the city has previously adopted a City Code which deals with Zoning Regulations within certain zones for the city and related issues; and,

WHEREAS, the City Council finds that South Ogden City Code, at **Title 10, Chapter 7**, deals with certain Zoning Regulations and other development issues within certain zones of the city and that certain additions or changes should be made, based on advice and recommendation of the city Planning Commission and in conformance with the authority granted to the City by UCA Title 10, to **Article E**. Multiple-Family Residential Zone (R-4); **Article E1**. Multiple-Family Residential Zone (R-4a); **Article F**. Multiple-Family Residential Zone (R-5); **Article G**. Multiple-Family Residential Zone (R-5a); and **Article H**. Multiple-Family Residential Zone (R-5b); and,

WHEREAS, the City Council finds that it is in the public interest to manage and regulate the procedures governing these Zoning Regulations and related development issues; and,

WHEREAS, the City Council finds that the requirements provision herein should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that

Title 10, CHAPTER 7, Is Amended And Readopted As Regards **Article E**. Multiple-Family Residential Zone (R-4); **Article E1**. Multiple-Family Residential Zone (R-4a); **Article F**. Multiple-Family Residential Zone (R-5);

Article G. Multiple-Family Residential Zone (R-5a); And **Article H.** Multiple-Family Residential Zone (R-5b)S As Those Changes Are Set Out In Attachment "A", Incorporated Fully Herein By This Reference.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of South Ogden City.

Section 5 - Date of Effect

This Ordinance shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

DATED this 21st day of June, 2016

SOUTH OGDEN, a municipal corporation

by: _____
Mayor James F. Minster

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 16-13

An Ordinance Of South Ogden City, Utah, Revising And Amending And Readopting Title 10, With A Revised Chapter 7, Articles E, E1, F, G & H; Making Necessary Language Changes To The City Code To Effect Those Changes; And Establishing An Effective Date For Those Changes.

21 Jun 16

ARTICLE E. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-4)

10-7E-1: PURPOSE AND INTENT:

The purpose of the R-4 zone is to provide higher density residential areas with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7E-2: PERMITTED USES:

Accessory building and use customarily incidental to any permitted use.

Agriculture.

Boarding and lodging house.

Church, synagogue or similar permanent building used for regular religious worship.

College or university.

Daycare center.

Educational institution, private.

Educational institution, public.

Golf course, except miniature golf course.

Home occupation (see chapter 19 of this title).

Library or museum, public or nonprofit.

Multiple dwellings on a single lot with twenty four (24) or less dwelling units in accordance with chapter 13 of this title.

Multiple-family dwelling with twenty four (24) or less dwelling units.

Parking lots accessory to uses permitted in this zone.

Planned residential unit development, in accordance with chapter 11 of this title.

Public building, public park, recreation grounds and associated buildings.

Residential facility for disabled persons (see section 10-14-16 of this title for facility requirements).

Single-family dwelling.

Temporary building for use incidental to construction work. Such building shall be removed upon the

completion or abandonment of the construction work.

Two-family dwelling. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7E-3: CONDITIONAL USES:

The following uses shall be allowed only when authorized by a conditional use permit as provided in chapter 15 of this title:

Assisted living units.

Beneficial societies.

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Hospital, clinic.

[Multiple dwellings on a single lot with twenty five \(25\) or more dwelling units in accordance with chapter 13 of this title.](#)

[Multiple-family dwelling with twenty five \(25\) or more dwelling units.](#)

Nursing home.

Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.

Studio for professional work, teaching, performances or exhibitions of the fine arts; provided, that such performances or exhibitions are limited to the work product of the studio involved.

Wedding chapel and reception center; provided, that light refreshment only shall be incidental to the principal use. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7E-4: SITE DEVELOPMENT STANDARDS:

A. Minimum Lot Area:

1. One-building dwelling:
 - a. For single-family: Six thousand (6,000) square feet, plus one thousand five hundred (1,500) square feet for each additional dwelling unit.
2. a. Multiple dwellings on a single lot: Six thousand (6,000) square feet for first building, plus two thousand (2,000) square feet for each additional building, plus one thousand five hundred (1,500) square feet for each dwelling unit in excess of one in each building.
3. a. Other main building: Seven thousand five hundred (7,500) square feet.
 - b. For nursing home: An additional five hundred (500) square feet for each guest or patient in excess of four (4).
 - c. For hospital, beneficial society or wedding chapel: Twenty thousand (20,000) square feet.

B. Minimum Lot Width: Sixty feet (60').

C. Minimum Yard Setbacks:

1. Front: Twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15').

2. Side:

a. For any dwelling, nursery school, office, clinic, boarding house or lodging house: Six feet (6') with total of two (2) side yards not less than sixteen feet (16'), plus one foot (1') each side for each one foot (1') any building is over thirty five feet (35') high.

b. Other main building: Twenty feet (20') each side, plus one foot (1') each side for each two feet (2') main building is over thirty five feet (35') high.

c. Accessory building: Eight feet (8'), in side yard if located at the least six feet (6') from main building except one foot (1') in minimum rear yard if located at least six feet (6') from main building, but not closer than ten feet (10') to dwelling on adjacent lot.

3. Side facing street on corner lot: Fifteen feet (15'), except average where fifty percent (50%) frontage is developed, but not less than ten feet (10').

4. Rear:

a. Main building: Thirty feet (30').

b. Accessory building: One foot (1'), except six feet (6') where accessory building rears on side yard of adjacent corner lot.

D. Building Height:

1. Minimum: One story.

2. Maximum: ~~None~~ Three (3) stories or forty two feet (42').

E. Lot Coverage: No building or group of buildings with their accessory buildings shall cover more than fifty percent (50%) of the lot area.

F. Open Green Space: At least thirty percent (30%) of the lot area shall be left in open green space.

G. Special Regulations: In no case shall the ratio of floor area in the main building to the lot area exceed two to one (2:1). (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

ARTICLE E1. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-4A)

10-7E1-0: PURPOSE AND INTENT:

The purpose of the R-4A zone is to provide office areas with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7E1-01: REQUIREMENTS:

The requirements of the R-4 zone are applicable except for the following amendments:

10-7E1-2: PERMITTED USES:

The following permitted uses allowed in the R-4 zone remain as permitted uses in the R-4A zone:

Accessory building and use customarily incidental to any permitted use.

Agriculture.

Church, synagogue or similar permanent building used for regular religious worship.

Parking lots accessory to uses permitted in this zone.

Public building, public park, recreation grounds and associated buildings.

Residential facility for disabled persons (see section 10-14-16 of this title for facility requirements).

Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

The following uses permitted in the R-4 zone were removed as permitted uses from the R-4A zone:

Boarding and lodging houses.

College or university.

Daycare center.

Educational institution, private.

Educational institution, public.

Golf course, except miniature golf course.

Home occupation.

Library or museum, public or nonprofit.

Multiple dwellings on a single lot with twenty four (24) or less dwelling units.

Multiple-family dwellings [with twenty four \(24\) or less dwelling units](#).

Planned residential unit development.

Single-family dwelling.

Two-family dwelling.

10-7E1-3: CONDITIONAL USES:

The following conditional uses allowed in an R-4 zone remain as conditional uses in the R-4A zone:

Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.

The following conditional uses allowed in the R-4 zone were removed from the R-4A zone:

Assisted living units.

Beneficial societies.

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Hospital, clinic.

Kindergarten.

Multiple dwellings on a single lot with twenty five (25) or more dwelling units in accordance with [chapter 13](#) of this title.

Multiple-family dwellings [with twenty four \(25\) or more dwelling units](#).

Nursing home.

Private park, playground or recreation area, but not including privately owned commercial amusement business.

Studio for professional work, teaching, performances or exhibitions of the fine arts.

Wedding chapel and reception center.

10-7E1-4: SITE DEVELOPMENT STANDARDS:

The following change was made to subsection [10-7E-4D2](#) ~~of this chapter~~ of the R-4 site development standards:

D. Building Height:

2. Maximum: Three (3) stories [or forty two feet \(42'\)](#).

(Ord. 15-06, 2-17-2015, eff. 2-17-2015)

~~10-7E1-1: PURPOSE AND INTENT:~~

The purpose of the R-4A zone is to provide office areas with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

ARTICLE F. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5)

10-7F-1: PURPOSE AND INTENT:

The purpose of the R-5 zone classification is to permit development of high density residential areas with their associated necessary public services and activities. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7F-2: PERMITTED USES:

Accessory building and use customarily incidental to any permitted use.

Agriculture.

Bank.

Beneficial society.

Boarding and lodging house.

Church, synagogue or similar permanent building used for regular religious worship.

College or university.

Credit union.

Daycare center.

Educational institution, private.

Educational institution, public.

Golf course, except miniature golf course.

Home occupation (see chapter 19 of this title).

Library or museum, public or nonprofit.

Mortuary.

Multiple dwellings on a single lot with forty nine (49) or less dwelling units in accordance with chapter 13 of this title.

Multiple-family dwelling with forty nine (49) or less dwelling units.

Parking lot, accessory to uses permitted in this zone.

Planned residential unit development, in accordance with chapter 11 of this title.

Private park, playground and recreation area, but not including privately owned commercial amusement business.

Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.

Public building, public park, recreation grounds and associated buildings.

Residential facility for disabled persons (see section 10-14-16 of this title for facility requirements).

Single-family dwelling.

Studio for professional work, teaching, performances or exhibitions of the fine arts; provided, that such performances or exhibitions are limited to the work products of the studio involved.

Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

Two-family dwelling.

Wedding chapel and reception center; provided, that light refreshment only shall be served and the service or consumption of food or refreshment shall be directly incidental to the principal use. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7F-3: CONDITIONAL USES:

The following uses shall be allowed only when authorized by a conditional use permit as provided in chapter 15 of this title:

Assisted living units.

Hospital, clinic, including clinic for household pets for outpatient treatment only.

Medical laboratory.

[Multiple dwellings on a single lot with fifty \(50\) or more dwelling units in accordance with chapter 13 of this title.](#)

[Multiple-family dwelling with fifty \(50\) or more dwelling units.](#)

Nursing home.

Public utility substation. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7F-4: SITE DEVELOPMENT STANDARDS:

A. Minimum Lot Area:

1. One-building dwelling:
 - a. For single-family: Six thousand (6,000) square feet.
 - b. For multiple-family: Same as single-family dwelling, plus one thousand five hundred (1,500) square feet for each additional dwelling unit.
2. a. Multiple dwellings on a single lot: Six thousand (6,000) square feet for first building, plus two thousand (2,000) square feet for each additional building, plus one thousand five hundred (1,500) square feet for each dwelling unit in excess of one in each building.
3. a. Other main building: Seven thousand five hundred (7,500) square feet.
 - b. For nursing home: An additional five hundred (500) square feet for each guest or patient in excess of four (4).

c. For hospital, beneficial society, mortuary or wedding chapel: Twenty thousand (20,000) square feet.

B. Minimum Lot Width: Sixty feet (60').

C. Minimum Yard Setbacks:

1. Front: Twenty five feet (25'), except average where fifty percent (50%) frontage is developed, but not less than fifteen feet (15').

2. Side:

a. For any dwelling, nursery school, office, clinic, boarding house or lodging house: Six feet (6') with total of two (2) side yards not less than sixteen feet (16'), plus one foot (1') each side for each one foot (1') any main building is over thirty five feet (35') high.

b. Other main: Twenty feet (20') each side, plus one foot (1') each side for building each two feet (2') main building is over thirty five feet (35') high.

c. Accessory building: Eight feet (8'), in side yard if located at the least six feet (6') from main building except one foot (1') in minimum rear yard if located at least six feet (6') from main building, but not closer than ten feet (10') to dwelling on adjacent lot.

3. Side facing street on corner lot: Fifteen feet (15'), except average where fifty percent (50%) frontage is developed, but not less than ten feet (10').

4. Rear:

a. Main building: Thirty feet (30').

b. Accessory building: One foot (1'), except six feet (6') where accessory building rears on side yard of adjacent corner lot.

D. Building Height:

1. Minimum: One story.

2. Maximum: ~~None~~ Three (3) stories or forty two feet (42').

E. Lot Coverage: No building or group of buildings with their accessory buildings shall cover more than fifty percent (50%) of the lot area.

F. Open Green Space: At least thirty percent (30%) of the lot area shall be left in open green space.

G. Special Regulations: In no case shall the ratio of floor area in the main building to the lot area exceed two to one (2:1). (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

ARTICLE G. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5A)

10-7G-0: PURPOSE AND INTENT:

The purpose of the R-5A zone classification is to permit development of limited residential and office/commercial uses with their associated necessary public services and activities. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7G-01: REQUIREMENTS:

The requirements of the R-5 zone are applicable except for the following amendments:

10-7G-2: PERMITTED USES:

The following permitted uses in an R-5 zone remain as permitted uses in the R-5A zone:

Accessory building and use customarily incidental to any permitted use.

Agriculture.

Beneficial society.

Church, synagogue or similar permanent building used for regular religious worship.

College or university.

Daycare center.

Home occupation.

Library or museum, public or nonprofit.

Mortuary.

Parking lot, accessory to uses permitted in this zone.

Photo studio.

Planned residential unit development, in accordance with chapter 11 of this title.

Private park, playground and recreation area, but not including privately owned commercial amusement business.

Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.

Public building, public park, recreation grounds and associated buildings.

Residential facility for disabled persons (see section 10-14-16 of this title for facility requirements).

The following use has been added as a permitted use in the R-5A zone:

Medical related retail, such as a pharmacy, maternity clothes and related item sales, and medical supplies and equipment, if located in an approved medical office building.

The following uses permitted in the R-5 zone were removed as permitted uses from the R-5A zone:

Bank.

Boarding and lodging house.

Credit union.

Educational institutions, private.

Educational institutions, public.

Golf course, except miniature golf course.

Multiple dwellings on a single lot with forty nine (49) or less dwelling units in accordance with chapter 13 of this title.

Multiple-family dwelling with forty nine (49) or less dwelling units.

Single-family dwelling.

Two-family dwelling.

10-7G-3: CONDITIONAL USES:

The following conditional uses allowed in an R-5 zone remain as conditional uses in the R-5A zone: Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Hospital, clinic, including clinic for household pets for outpatient treatment only.

Laboratories.

Nursing home.

The following has been added as a conditional use in the R-5A zone:

Senior housing.

The following conditional uses allowed in the R-5 zone were removed from the R-5A zone:

Assisted living units.

Beneficial society.

(Ord. 15-06, 2-17-2015, eff. 2-17-2015)

~~10-7G-1: PURPOSE AND INTENT:~~

~~The purpose of the R-5A zone classification is to permit development of limited residential and~~

~~office/commercial uses with their associated necessary public services and activities. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)~~

10-7G-4: SITE DEVELOPMENT STANDARDS:

Same as R-5 zone except for the following amendments:

A. Minimum Lot Area:

1. One-building dwelling:

a. For senior housing multiple family: Six thousand (6,000) square feet, plus one thousand five hundred (1,500) square feet for each additional dwelling unit or twenty (20) units per acre, whichever is less.

b. Senior housing multiple buildings on a single lot: Six thousand (6,000) square feet for first building, plus two thousand (2,000) square feet for each additional building, plus one thousand five hundred (1,500) square feet for each dwelling unit in excess of one in each building, or twenty (20) units per acre, whichever is less.

D. Building Height:

1. Minimum: One story.

2. Maximum: Three (3) stories or forty two feet (42').

ARTICLE H. MULTIPLE-FAMILY RESIDENTIAL ZONE (R-5B)

10-7H-0: PURPOSE AND INTENT:

The purpose of the R-5B zone classification is to permit development of high density residential areas with their associated necessary public services and activities. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)

10-7H-01: REQUIREMENTS:

The requirements of the R-5 zone are applicable except for the following amendments:

10-7H-12: PERMITTED USES:

The following permitted uses allowed in an R-5 zone are also allowed in the R-5B zone:

Accessory building and use customarily incidental to any permitted use.

Agriculture.

Boarding and lodging house.

Church, synagogue or similar permanent building used for regular religious worship.

Daycare center.

Multiple-family dwelling with forty nine (49) or less dwelling units.

Multiple dwellings on a single lot with forty nine (49) or less dwelling units in accordance with chapter 13 of this title.

Parking lot, accessory to uses permitted in this zone.

Planned residential unit development, in accordance with chapter 11 of this title.

Private park, playground and recreation area, but not including privately owned commercial amusement business.

Public building, public park, recreation grounds and associated buildings.

Residential facility for disabled persons (see section 10-14-16 of this title for facility requirements).

Single-family dwelling.

Studio for professional work, teaching, performances or exhibitions of the fine arts; provided, that such performances or exhibitions are limited to the work products of the studio involved.

Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.

Two-family dwelling.

Wedding chapel and reception center; provided, that light refreshment only shall be served and the service or consumption of food or refreshment shall be directly incidental to the principal use.
The following permitted uses in an R-5 zone are not permitted in the R-5B zone:
Bank.

Beneficial society.

College or university.

Credit union.

Educational institution, private.

Educational institution, public.

Golf course, except miniature golf course.

Home occupation.

Library.

Mortuary.

~~Multiple dwellings on a single lot with forty nine (49) or less dwelling units in accordance with [chapter 13 of this title](#).~~

Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.

10-7H-23: CONDITIONAL USES:

The following conditional uses allowed in an R-5 zone are also allowed in the R-5B zone:

Assisted living units.

Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.

Home occupation.

Hospital, clinic, including clinic for household pets for outpatient treatment only.

~~[Multiple dwellings on a single lot with fifty \(50\) or more dwelling units in accordance with \[chapter 13 of this title\]\(#\).](#)~~

~~[Multiple-family dwelling with fifty \(50\) or more dwelling units.](#)~~

Nursing home.

The following conditional uses allowed in the R-5 zone are not allowed in the R-5B zone:

Beneficial society.

Medical laboratories.

10-7H-34: SITE DEVELOPMENT STANDARDS:

Same as R-5 zone except for the following amendments to subsections 10-7F-4A and D ~~of this chapter~~ apply:

A. Minimum Lot Area:

1. One-building dwelling:
 - a. For single-family: Six thousand (6,000) square feet.
 - b. For multiple-family: Same as single-family dwelling, plus one thousand five hundred (1,500) square feet for each additional dwelling unit or twenty (20) units per acre, whichever is less.
2. a. Multiple buildings on a single lot: Six thousand (6,000) square feet for first building, plus two thousand (2,000) square feet for each additional building, plus one thousand five hundred (1,500) square feet for each dwelling unit in excess of one in each building, or twenty (20) units per acre, whichever is less.

D. Building Height:

1. Minimum: One story.
2. Maximum: Three (3) stories or forty two feet (42').

(Ord. 15-06, 2-17-2015, eff. 2-17-2015)

~~10-7H-1: PURPOSE AND INTENT:~~

~~The purpose of the R-5B zone classification is to permit development of high density residential areas with their associated necessary public services and activities. (Ord. 15-06, 2-17-2015, eff. 2-17-2015)~~

City Council Staff Report



Subject: FY 2016 Budget Amendment
Author: Steve Liebersbach
Department: Finance
Date: Council meeting 6/21/2016

Background

The City needs to amend its budget from time to time for various unforeseen items and also at the end of the year to take care of some reconciling items.

Analysis

This amendment covers some new revenues recognized by the City as well as corresponding expenditures and also to address some areas of need within some of the departments.

Recommendation

Staff recommends that the Council approve the FY 2016 Budget Amendment, Ordinance 16-15.

Significant Impacts

Various funds within the City's overall budget will be affected

Attachments

Attached is a copy of the budget amendment items being proposed. (This will be sent out on Monday or earlier if possible).

ORDINANCE NO. 16-15

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, AMENDING THE CITY'S 2015-2016 BUDGET BY MAKING CERTAIN CHANGES TO VARIOUS OF THE CITY'S FUNDS AND COMPENSATION PLANS; ACCOUNTING FOR REVENUE AND EXPENDITURE CHANGES; MODIFYING PRIOR CITY ORDINANCES AS NECESSARY, BY THESE ACTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

SECTION I - RECITALS

WHEREAS, the City of SOUTH OGDEN City ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the city Council finds that in conformance with Utah Code (UC") §10-3-717, the governing body of the city may exercise all administrative powers by resolution; and,

WHEREAS, the city Council finds that in conformance with UC §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

WHEREAS, the city Council finds that certain exigencies of city governmental operations require amendments be made to the current city budget and related documents; and,

WHEREAS, the city Council finds that UC §10-6-119 provides authority for amending the City's budget as necessary; now,

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN THAT THE SOUTH OGDEN CITY BUDGET AND STAFFING DOCUMENT FOR FISCAL YEAR 2015-2016 BE, AND THE SAME HEREBY IS, AMENDED AS FOLLOWS:

SECTION II - CHANGES TO BUDGET

Those changes set out in **Attachment "A"** of the 21st day of June, 2016, attached hereto, and incorporated as if fully set out, as those changes affect and adjust the previously authorized budgets and staffing provisions, including compensation schedules of various city departments and funds represented, ought to be, and the same are, amended, re-adopted and enacted as amendments to the fiscal year 2015-2016 Budget for South Ogden City.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Ordinances and Resolutions, together with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance Amendment, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Ordinance shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

DATED this 21st day of June, 2016

SOUTH OGDEN, a municipal corporation

by: _____
James F. Minister, Mayor

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 16-15

An Ordinance Of South Ogden City, Utah, Amending The City’s 2015-2016 Budget By Making Certain Changes To Various Of The City’s Funds And Compensation Plans; Accounting For Revenue And Expenditure Changes; Modifying Prior City Ordinances As Necessary, By These Actions; And Establishing An Effective Date.

21 Jun 16

[Attachment to be provided by City Finance Director]

South Ogden City

June 21, 2016

Fiscal Year 2015 - 2016

Budget Amendment

	Current Budget	New Budget	Difference +/-
10-33-600 State/Local Grants	\$23,641	\$36,444	\$12,803
10-36-601 Donations to South Ogden City	\$12,128	\$14,245	\$2,117
10-36-900 Miscellaneous Revenue - General Fund	\$20,916	\$23,188	\$2,272
10-55-700 Small Equipment - Police	\$12,368	\$13,646	\$1,278
10-55-112 Overtime - Police	\$36,366	\$37,891	\$1,525
10-80-275 Transfer to South Ogden Days Fund - General Fund	\$50,000	\$60,000	\$10,000
10-55-247 Animal Control Costs - Police	\$79,207	\$81,324	\$2,117
10-60-730 Street Light Maintenance - Streets	\$10,000	\$12,272	\$2,272
12-30-400 Transfer in from General Fund - South Ogden Days Fund	\$50,000	\$60,000	\$10,000
12-40-350 Printing & Banners - South Ogden Days Fund	\$4,500	\$14,500	\$10,000
* State JAG grant - \$1,278			
* State DUI o/t grant - \$1,525			
* RAMP SOD grant - \$10,000			
* Animal services donations - \$2,117			
* Street light insurance proceeds 5600 S - \$2,272			
10-49-750 Capital Equipment - Non-Departmental	\$37,200	\$36,537	(\$663)
10-44-329 Computer Repairs - Administration	\$250	\$363	\$113
10-49-600 Community Programs - Non-Departmental	\$11,491	\$10,891	(\$600)
10-58-750 Capital Outlay - Inspections	\$6,000	\$7,150	\$1,150
* Reconcile purchase of large Cannon printer			
10-34-700 Plan Check Fees - General Fund	\$16,500	\$21,500	\$5,000
10-58-315 Professional & Technical - Inspections	\$1,500	\$6,500	\$5,000
* Recognize revenues & expenditures for outside reviews			
10-41-230 Travel & Training - Council	\$7,004	\$17,220	\$10,216
10-57-250 Vehicle Maintenance - Fire	\$20,000	\$25,000	\$5,000
10-57-112 Over-time - Fire	\$43,643	\$99,643	\$56,000
10-49-130 Retirements Benefits - Non-Departmental	\$24,457	\$32,457	\$8,000
10-52-310 Professional & Technical - Planning	\$75,000	\$87,500	\$12,500
10-60-750 Capital Outlay - Streets	\$0	\$6,062	\$6,062
10-71-750 Capital Outlay - Recreation	\$6,000	\$12,062	\$6,062
10-34-352 Comp Youth Basketball Fees	\$32,170	\$51,170	\$19,000
10-34-354 Comp Adult Basketball Fees	\$4,035	\$11,035	\$7,000
10-71-125 Temporary Wages - Recreation	\$45,641	\$64,641	\$19,000
10-71-350 Officials Fees - Recreation	\$8,000	\$15,000	\$7,000
10-39-800 Appropriation of Fund Balance - General Fund	\$787,313	\$891,153	\$103,840
* Various department housekeeping items			

City Council Staff Report



Subject: FY 2017 Budget Adoption
Author: Steve Liebersbach
Department: Finance
Date: Council meeting 6/21/2016

Background

State law requires the governing body adopt the budget prior to June 22

Analysis

None

Recommendation

Adopt the budget as presented

Significant Impacts

None

Attachments

FY 2017 Budget document

ORDINANCE NO. 16-16

AN ORDINANCE OF THE CITY OF SOUTH OGDEN CITY, UTAH, ADOPTING THE BUDGET, TOGETHER WITH ITS ASSOCIATED FORMS, SCHEDULES, AND ATTACHMENTS, FOR SOUTH OGDEN CITY FOR THE FISCAL YEAR FROM JULY 1, 2016 TO JUNE 30, 2017; ADOPTING PAY AND COMPENSATION PLANS AND SCHEDULES FOR EMPLOYEES, APPOINTED AND ELECTED OFFICIALS; RATIFYING AND READOPTING THE CITY'S ADMINISTRATIVE CODE; MAKING CERTAIN AMENDMENTS TO THE CITY'S CONSOLIDATED FEE SCHEDULE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS ADOPTION AND DEPOSIT WITH THE CITY RECORDER.

WHEREAS, the City Council finds that at a regularly scheduled meeting of the City Council of South Ogden City, held during May, 2016, under the Uniform Fiscal Procedures act for Utah Cities, Utah Code ("UC") §10-6-101, et. seq., as amended, the City Manager submitted to the City Council of South Ogden City the proposed Operating Budget; Capital improvements Budget; Enterprise Funds Budgets; and the Water, Sewer, and Garbage Budgets, and his budget message, including certain changes that should be made to the city's consolidated fee ordinance, all for the fiscal year of July 1, 2016 to June 30, 2017, as required by the statute; and,

WHEREAS, the City Council finds that in conformance with UC §10-3-818, upon its own motion, and as part of its budget adoption process, the City Council has reviewed and considered the compensation of each of the officers of the city together, including but not limited to elected and appointed officials, with each salary schedule applicable to each of the officers of the city, to determine whether the compensation rates or schedules as existing and as proposed should be adopted, changed, or amended; and,

WHEREAS, the City Council finds and has determined that certain compensation or compensation schedules should be adopted, changed, or amended; wherefore, in compliance with applicable law, it set a time and place for a public hearing at which all interested persons were given an opportunity to be heard, said hearing having been held at a regularly scheduled meeting of the City Council and as otherwise required by statute; and,

WHEREAS, the City Council finds that the notice of the time, place, and purpose of the public hearing to consider the tentative budget, and all of its schedules, changes, and recommendations was published on at least seven days prior thereto by publication, and as otherwise required by statute, at least once in the *Ogden Standard – Examiner*, it being a newspaper published in the county within which the municipality is situated and circulated in the municipality; and,

WHEREAS, the City Council finds that under law, after the conclusion of the aforesaid public hearing, the Council may enact an ordinance fixing, changing, or amending the compensation of any elective or appointive officer of the municipality or adopting a compensation schedule applicable to any officer or officers; and,

WHEREAS, the City Council finds that the said proposed or tentative budget and all supporting schedules having been received by the Council during a regular City Council meeting, and as otherwise required by statute, the required public hearing thereon was initially fixed to be held during a regularly scheduled City Council meeting at approximately 6:00 o' clock P.M., during a regularly scheduled City Council meeting held within the timeline requirements of applicable law, those proposed budgets having, as required, more than ten (10) days prior to the public hearing, been deposited with the city Recorder as a public record where they have remained until this date; and,

WHEREAS, the City Council finds that UC §10-6-118, as amended, requires that before the 22nd day of June each year, or August 16th, in the case of a budget enacting a property tax increase under UC §59-2-919 through §59-2-923, the City Council shall by resolution or ordinance, adopt a budget for the ensuing fiscal year for each fund for which a budget is required; and,

WHEREAS, the City Council finds that after due publication of notice at least seven (7) days prior thereto, which notice was published in the *Ogden Standard Examiner*, the City Council held a public hearing on the budget which public hearing commenced at approximately 6:01 P.M.

WHEREAS, the City Council finds that the City Council considered for adjustment the City Manager's recommended or tentative budget, including recommendations for changes to the city's consolidated fee ordinance, and made those adjustments detailed in **Attachment "A"**, attached hereto, said adjustments having been open for consideration at the public hearing on the budget, said hearing having been held and the same items and matters having been subject to review and comment by the Council at one of its public meetings as noted; and,

WHEREAS, the City Council finds that the adopted budget, contains a revenue appropriation amount for the General Fund for anticipated property tax revenues and confirms that such revenue statement shall conform to the Weber County Clerk Auditor's projections at the current certified tax rate, either as that tax rate has been proved to the City; or, if the certified tax rate has not yet been provided by the Clerk Auditor of Weber County shall ultimately be received; and,

WHEREAS, the City Council finds that all conditions precedent to the adoption of the final budget which includes the employment staffing document, employee compensation schedules, and elected and statutory officials compensation schedules, have been accomplished; and,

WHEREAS, the City Council finds that it is appropriate, as part of its budget adoption process, to readopt the City's Administrative Code as constituted, and as it may have been amended since its last adoption, and having considered the contents thereof;

NOW, THEREFORE, the City Council of South Ogden City Ordains as follows:

SECTION 1. Findings of Governing Body. The City Council finds that the budget aforesaid, comprising the Operating Budget; Capital Improvements Budget; Enterprise Funds Budgets, including the determination – following the required public hearing – that the City will not charge itself for its own utility service use; Changes to the City's Consolidated Fee Schedule; Personnel Schedules, identifying the classification and pay plan for employment positions for each department including certain Non-Merit Special employee positions, and elected and statutory officials' compensations schedules, as the budget and schedules have been adjusted and amended as depicted and detailed in **Attachment "A"**, attached hereto and incorporated by this reference as if set out fully, is adopted, with all identified funds and allocations thereto created, re-created, or reaffirmed and made the official budget of South Ogden City for the fiscal year of July 1, 2016 to June 30, 2017.

That the City's Administrative Code, as amended, and as it is constituted as of the effective date of this Ordinance is reaffirmed and readopted.

SECTION 2. Effective Date. This Ordinance shall take effect immediately upon its adoption, posting, and deposit with the City Recorder, who shall forthwith certify a copy thereof to the City Manager. A copy of the final budget for each fund shall also be certified by the City Recorder shall be filed with the state auditor within 30 days after adoption of this ordinance..

SECTION 3. Publications. No publication of this Ordinance is required.

PASSED AND ADOPTED AND ORDERED POSTED by the City Council of South Ogden City, Utah this 21st day of June, 2016.

SOUTH OGDEN, a municipal corporation

by: _____
James F. Minister, Mayor

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 16-16

An Ordinance Of The City Of South Ogden City, Utah, Adopting The Budget, Together With Its Associated Forms, Schedules, And Attachments, For South Ogden City For The Fiscal Year From July 1, 2016 To June 30, 2017; Adopting Pay And Compensation Plans And Schedules For Employees, Appointed And Elected Officials; Ratifying And Readopting The City’s Administrative Code; Making Certain Amendments To The City’s Consolidated Fee Schedule; And Providing That This Ordinance Shall Take Effect Immediately Upon Its Adoption And Deposit With The City Recorder.

21 Jun 16

[Attachment to be provided by City Finance Director]

South Ogden City

FY 2017

Final Budget

Adopted

June 21, 2016

Ordinance – 16-16

South Ogden City Fiscal Year 2017 Approved Budget

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*Ordinance 16-16

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South Ogden City Budget Overview

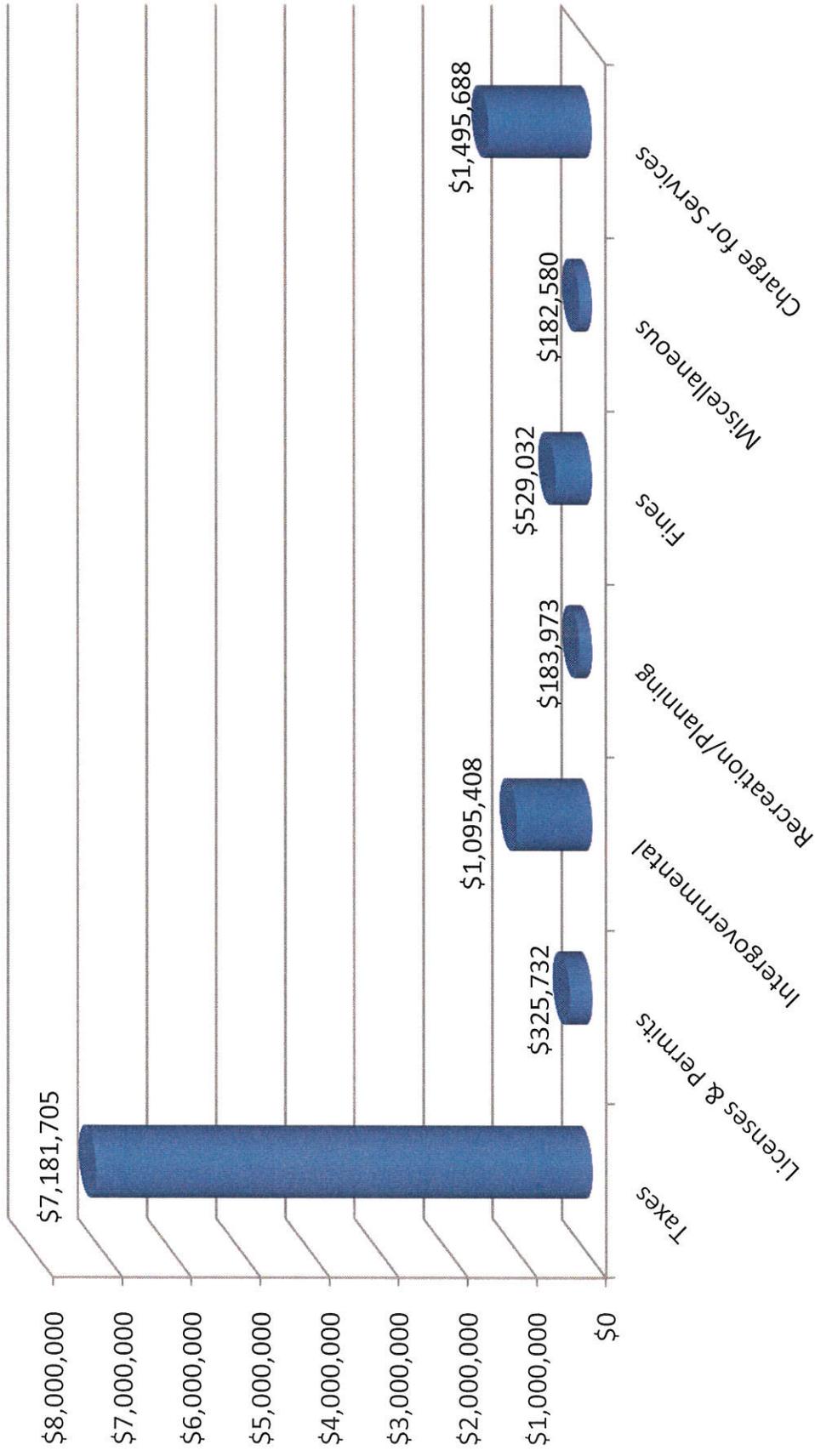
Fiscal Year July 01, 2016 - June 30, 2017

Total General Fund Revenues and Expenditures

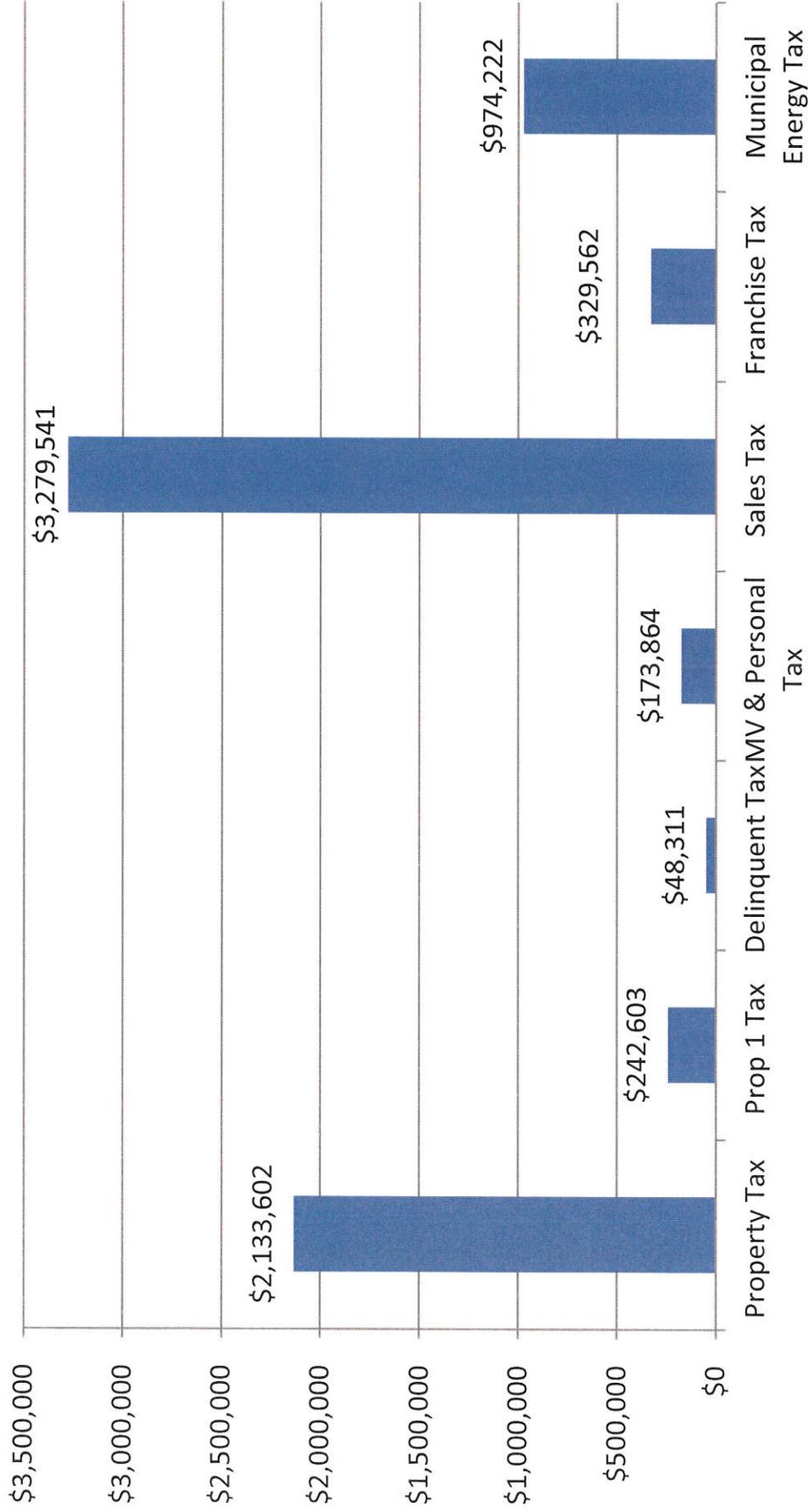
Fund revenues Account title & description		FY 2016 Current Year Budget	FY 2017 Budgeted Amount	
Total tax revenue		\$6,779,520		\$7,181,705
Property tax - current	\$2,090,249		\$2,133,602	
Prop 1 tax increment	\$0		\$242,603	
Property tax - delinquents	\$63,860		\$48,311	
Motor vehicle & personal tax	\$180,000		\$173,864	
General sales tax	\$3,123,286		\$3,279,541	
Franchise tax	\$375,942		\$329,562	
Municipal energy tax	\$946,183		\$974,222	
Total licenses & permits		\$331,775		\$325,732
Total intergovernmental revenue		\$605,372		\$1,095,408
Total recreation & planning revenue		\$160,644		\$183,973
Total fines & forfeitures		\$706,168		\$529,032
Total miscellaneous revenue		\$187,948		\$182,580
Total charge for service & transfers		\$1,583,106		\$1,495,688
Total general fund revenue		\$10,354,533		\$10,994,118

Fund expenditures Account title & description		FY 2016 Current Year Budget	FY 2017 Budgeted Amount
City Council		\$162,190	\$156,331
Legal department		\$97,823	\$96,051
Court department		\$391,260	\$359,912
Administration department		\$823,962	\$788,866
Non-departmental department		\$567,448	\$645,111
Elections department		\$18,292	\$0
Buildings & grounds department		\$155,000	\$153,200
Planning & zoning department		\$80,600	\$65,600
Police department		\$3,318,038	\$3,271,049
Fire department		\$1,431,456	\$1,493,394
Inspection department		\$126,388	\$123,570
Streets department		\$1,026,887	\$1,278,936
Parks department		\$511,753	\$701,579
Recreation department		\$209,289	\$211,252
Transfers		\$1,434,147	\$1,649,267
Total general fund expenditures		\$10,354,533	\$10,994,118

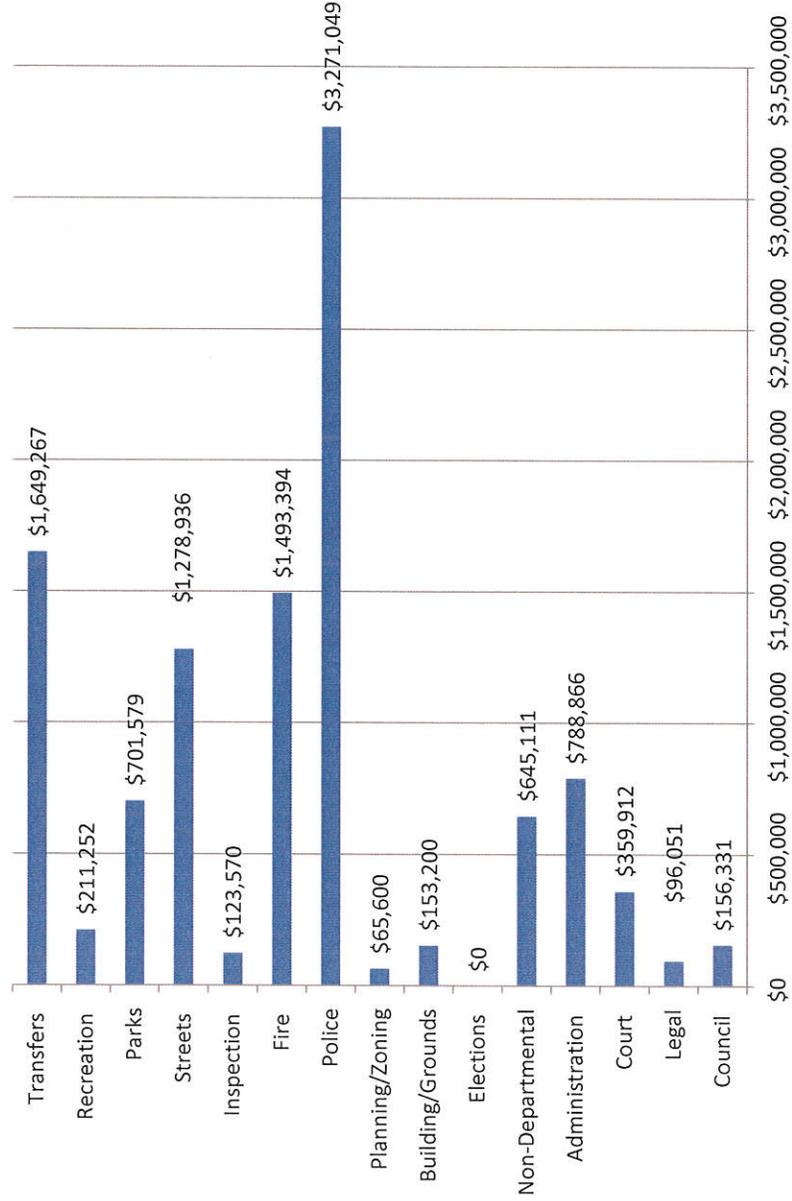
FY 2017 G/F Revenues = \$10,994,118



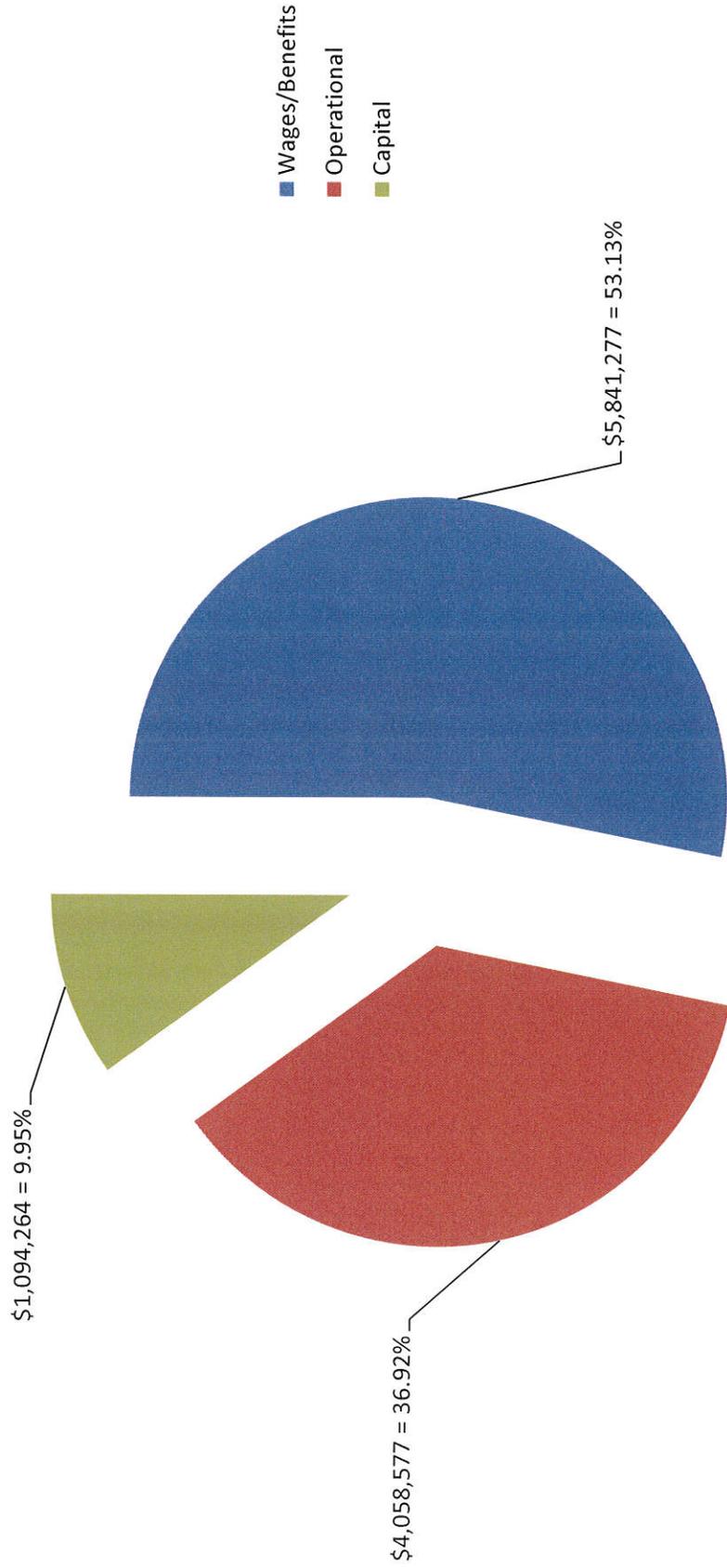
FY 2017 Tax Revenue Breakdown - \$7,181,705



FY 2017 Department Expenditures - \$10,994,118



FY 2017 Expense Categories \$10,994,118



South Ogden City Budget Overview

Fiscal Year July 01, 2016 - June 30, 2017

All Other Funds - Revenues and Expenditures

	FY 2016 Current Year Budget	FY 2017 Budgeted Amount
South Ogden Days Fund	\$99,700	\$103,800
Debt Service Fund	\$1,073,614	\$1,071,200
Capital Improvements Fund	\$705,373	\$1,285,567
Water Fund	\$1,437,791	\$1,605,200
Sewer Fund	\$1,744,497	\$1,785,165
Storm Drain Fund	\$566,669	\$689,438
Garbage Fund	\$819,660	\$819,660
Ambulance Fund	\$610,748	\$608,935
CDRA Funds	\$1,151,375	\$1,029,100
Total Other Funds	\$8,209,427	\$8,998,065

ORDINANCE NO. 16-16

AN ORDINANCE OF THE CITY OF SOUTH OGDEN CITY, UTAH, ADOPTING THE BUDGET, TOGETHER WITH ITS ASSOCIATED FORMS, SCHEDULES, AND ATTACHMENTS, FOR SOUTH OGDEN CITY FOR THE FISCAL YEAR FROM JULY 1, 2016 TO JUNE 30, 2017; ADOPTING PAY AND COMPENSATION PLANS AND SCHEDULES FOR EMPLOYEES, APPOINTED AND ELECTED OFFICIALS; RATIFYING AND READOPTING THE CITY'S ADMINISTRATIVE CODE; MAKING CERTAIN AMENDMENTS TO THE CITY'S CONSOLIDATED FEE SCHEDULE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS ADOPTION AND DEPOSIT WITH THE CITY RECORDER.

WHEREAS, the City Council finds that at a regularly scheduled meeting of the City Council of South Ogden City, held during May, 2016, under the Uniform Fiscal Procedures act for Utah Cities, Utah Code ("UC") §10-6-101, et. seq., as amended, the City Manager submitted to the City Council of South Ogden City the proposed Operating Budget; Capital improvements Budget; Enterprise Funds Budgets; and the Water, Sewer, and Garbage Budgets, and his budget message, including certain changes that should be made to the city's consolidated fee ordinance, all for the fiscal year of July 1, 2016 to June 30, 2017, as required by the statute; and,

WHEREAS, the City Council finds that in conformance with UC §10-3-818, upon its own motion, and as part of its budget adoption process, the City Council has reviewed and considered the compensation of each of the officers of the city together, including but not limited to elected and appointed officials, with each salary schedule applicable to each of the officers of the city, to determine whether the compensation rates or schedules as existing and as proposed should be adopted, changed, or amended; and,

WHEREAS, the City Council finds and has determined that certain compensation or compensation schedules should be adopted, changed, or amended; wherefore, in compliance with applicable law, it set a time and place for a public hearing at which all interested persons were given an opportunity to be heard, said hearing having been held at a regularly scheduled meeting of the City Council and as otherwise required by statute; and,

WHEREAS, the City Council finds that the notice of the time, place, and purpose of the public hearing to consider the tentative budget, and all of its schedules, changes, and recommendations was published on at least seven days prior thereto by publication, and as otherwise required by statute, at least once in the *Ogden Standard – Examiner*, it being a newspaper published in the county within which the municipality is situated and circulated in the municipality; and,

WHEREAS, the City Council finds that under law, after the conclusion of the aforesaid public hearing, the Council may enact an ordinance fixing, changing, or amending the compensation of any elective or appointive officer of the municipality or adopting a compensation schedule applicable to any officer or officers; and,

WHEREAS, the City Council finds that the said proposed or tentative budget and all supporting schedules having been received by the Council during a regular City Council meeting, and as otherwise required by statute, the required public hearing thereon was initially fixed to be held during a regularly scheduled City Council meeting at approximately 6:00 o'clock P.M., during a regularly scheduled City Council meeting held within the timeline requirements of applicable law, those proposed budgets having, as required, more than ten (10) days prior to the public hearing, been deposited with the city Recorder as a public record where they have remained until this date; and,

WHEREAS, the City Council finds that UC §10-6-118, as amended, requires that before the 22nd day of June each year, or August 16th, in the case of a budget enacting a property tax increase under UC §59-2-919 through §59-2-923, the City Council shall by resolution or ordinance, adopt a budget for the ensuing fiscal year for each fund for which a budget is required; and,

WHEREAS, the City Council finds that after due publication of notice at least seven (7) days prior thereto, which notice was published in the *Ogden Standard Examiner*, the City Council held a public hearing on the budget which public hearing commenced at approximately 6:01 P.M.

WHEREAS, the City Council finds that the City Council considered for adjustment the City Manager's recommended or tentative budget, including recommendations for changes to the city's consolidated fee ordinance, and made those adjustments detailed in **Attachment "A"**, attached hereto, said adjustments having been open for consideration at the public hearing on the budget, said hearing having been held and the same items and matters having been subject to review and comment by the Council at one of its public meetings as noted; and,

WHEREAS, the City Council finds that the adopted budget, contains a revenue appropriation amount for the General Fund for anticipated property tax revenues and confirms that such revenue statement shall conform to the Weber County Clerk Auditor's projections at the current certified tax rate, either as that tax rate has been proved to the City; or, if the certified tax rate has not yet been provided by the Clerk Auditor of Weber County shall ultimately be received; and,

WHEREAS, the City Council finds that all conditions precedent to the adoption of the final budget which includes the employment staffing document, employee compensation schedules, and elected and statutory officials compensation schedules, have been accomplished; and,

WHEREAS, the City Council finds that it is appropriate, as part of its budget adoption process, to readopt the City's Administrative Code as constituted, and as it may have been amended since its last adoption, and having considered the contents thereof;

NOW, THEREFORE, the City Council of South Ogden City Ordains as follows:

SECTION 1. **Findings of Governing Body.** The City Council finds that the budget aforesaid, comprising the Operating Budget; Capital Improvements Budget; Enterprise Funds Budgets, including the determination – following the required public hearing – that the City will not charge itself for its own utility service use; Changes to the City's Consolidated Fee Schedule; Personnel Schedules, identifying the classification and pay plan for employment positions for each department including certain Non-Merit Special employee positions, and elected and statutory officials' compensations schedules, as the budget and schedules have been adjusted and amended as depicted and detailed in **Attachment "A"**, attached hereto and incorporated by this reference as if set out fully, is adopted, with all identified funds and allocations thereto created, re-created, or reaffirmed and made the official budget of South Ogden City for the fiscal year of July 1, 2016 to June 30, 2017.

That the City's Administrative Code, as amended, and as it is constituted as of the effective date of this Ordinance is reaffirmed and readopted.

SECTION 2. **Effective Date.** This Ordinance shall take effect immediately upon its adoption, posting, and deposit with the City Recorder, who shall forthwith certify a copy thereof to the City Manager. A copy of the final budget for each fund shall also be certified by the City Recorder shall be filed with the state auditor within 30 days after adoption of this ordinance..

SECTION 3. **Publications.** No publication of this Ordinance is required.

PASSED AND ADOPTED AND ORDERED POSTED by the City Council of South Ogden City, Utah this 21st day of June, 2016.

SOUTH OGDEN, a municipal corporation

by: _____
James F. Minister, Mayor

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 16-16

An Ordinance Of The City Of South Ogden City, Utah, Adopting The Budget, Together With Its Associated Forms, Schedules, And Attachments, For South Ogden City For The Fiscal Year From July 1, 2016 To June 30, 2017; Adopting Pay And Compensation Plans And Schedules For Employees, Appointed And Elected Officials; Ratifying And Readopting The City’s Administrative Code; Making Certain Amendments To The City’s Consolidated Fee Schedule; And Providing That This Ordinance Shall Take Effect Immediately Upon Its Adoption And Deposit With The City Recorder.

21 Jun 16

[Attachment to be provided by City Finance Director]

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
GENERAL FUND					
TAX REVENUE					
10-31-100	Property Tax Collections CY	2,089,917	2,090,249	1,964,046	<u>2,133,602</u>
	Budget notes:				
	~2017 new growth - \$2,500				
10-31-105	Prop 1 Tax Increment	.00	.00	2,260	<u>242,603</u>
	Budget notes:				
	~2017 ULCT projections				
10-31-200	Property Tax - Delinquent	47,241	63,860	51,348	<u>48,311</u>
	Budget notes:				
	~2017 c/y proj + p/y act avg				
10-31-250	Motor Vehicle & Personal Prop.	175,576	180,000	150,497	<u>173,864</u>
	Budget notes:				
	~2017 c/y proj + p/y act avg				
10-31-300	General Sales and Use Taxes	2,952,876	3,123,286	2,364,028	<u>3,279,541</u>
	Budget notes:				
	~2017 c/y proj = 5%>p/y; + 3% -\$111,147 YSub				
10-31-500	Franchise Tax	330,048	375,942	213,519	<u>329,562</u>
	Budget notes:				
	~2017 5 mo c/y avg *7 mo + p/y comcast + \$6K				
	telecomm tax trending down \$3K/mo				
10-31-550	Municipal Energy Use Tax	940,393	946,183	841,278	<u>974,222</u>
	Budget notes:				
	~2017 6 mo c/y proj + 2%				
Total TAX REVENUE:		<u>6,536,050</u>	<u>6,779,520</u>	<u>5,586,976</u>	<u>7,181,705</u>
LICENSES & PERMITS					
10-32-100	Business Licenses - Commercial	162,380	137,000	129,636	<u>134,500</u>
10-32-160	Good Landlord Fees	16,972	26,237	39,830	<u>32,000</u>
10-32-200	Building Permits	77,836	60,000	92,054	<u>82,000</u>
	Budget notes:				
	~2017 hotel - 22,000				
10-32-300	Animal Licenses	11,984	16,000	10,120	<u>11,000</u>
	Budget notes:				
	~2017 < based on c/y collections				
10-32-325	Micro-Chipping Fees	1,405	875	1,830	<u>875</u>
10-32-350	Animal Adoptions	84,234	85,000	65,891	<u>60,857</u>
	Budget notes:				
	~2017 < based on c/y proj				
10-32-375	Animal Shelter Fees	9,491	6,613	7,688	<u>4,500</u>
10-32-400	Fire Permits/Reports	60	50	.00	<u>.00</u>
Total LICENSES & PERMITS:		<u>364,362</u>	<u>331,775</u>	<u>347,048</u>	<u>325,732</u>
INTERGOVERNMENTAL REVENUE					
10-33-150	State Liquor Fund Allotment	19,749	19,750	18,366	<u>17,080</u>
	Budget notes:				
	~2017 7% decrease, pop based				
10-33-600	State/Local Grants	80,997	23,641	43,577	<u>440,652</u>
	Budget notes:				
	~2017 RAMP - pop \$16,852				
	sidewalk grant - \$320,525				
	RAMP - \$103,275 - concession/restroom				

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
10-33-610	Federal Police/FEMA Grants	.00	.00	.00	.00
10-33-900	Class "C" Road Fund Allotment	504,495	545,000	405,232	619,094
Budget notes:					
~2017 6 mo c/y proj + \$89,171 new gas tax proj					
10-33-925	Resource Officer Contract	16,406	16,981	17,531	18,582
Budget notes:					
~2017 6% escalator based on p/y					
Total INTERGOVERNMENTAL REVENUE:		621,647	605,372	484,706	1,095,408
RECREATION & PLANNING FEES					
10-34-200	Baseball Revenue	19,288	21,471	16,390	21,471
10-34-250	Girls Basketball	4,839	4,839	3,713	4,839
10-34-300	Softball Fees	308	.00	60-	.00
10-34-350	Basketball Fees	18,815	22,702	20,511	22,702
10-34-352	Comp Youth Basketball	26,485	32,170	51,387	32,170
10-34-354	Comp Adult Basketball	10,607	4,035	11,495	4,035
10-34-356	Comp Adult Volleyball	820	1,510	4,235	1,510
10-34-358	Comp Adult Dodgeball	.00	.00	.00	.00
10-34-360	Comp Adult Futsal	.00	.00	.00	.00
10-34-362	Youth Futsal	.00	.00	.00	.00
10-34-375	Flag Football	2,656	3,255	3,214	3,255
10-34-450	Volleyball Registration	4,840	4,710	4,206	4,710
10-34-500	Football	8,249	12,061	2,601	12,061
10-34-505	Football Apparel	4,147	4,534	5,180	4,534
10-34-550	Tennis Registration Fees	1,562	368	87	1,500
10-34-575	Concession Revenues	.00	2,303	.00	2,000
10-34-600	Community Facility Rental Fees	4,465	2,925	7,025	4,500
10-34-700	Plan Check Fee	23,859	16,500	35,014	31,500
Budget notes:					
~2017 hotel - 10,000					
10-34-725	Engineering Review Fees	729	1,500	1,322	2,100
10-34-726	Zoning/Subdivision Fees	1,415	1,500	1,794	.00
10-34-750	Street Cut Fee	150	500	10,825	8,500
10-34-850	Bowery Rental	4,975	6,200	4,700	5,100
10-34-875	Sex Offender Registration Fee	650	575	625	500
10-34-900	Public Safety Reports	17,790	16,986	16,892	16,986
Total RECREATION & PLANNING FEES:		156,646	160,644	201,153	183,973
FINES & FORFEITURES					
10-35-100	Warrants Revenue	.00	.00	.00	.00
10-35-200	Fines- Regular	631,543	700,068	477,266	522,932
Budget notes:					
~2017 7.5 mo c/y collections proj + \$25K					
10-35-210	Bail Bond Forfeitures	.00	.00	.00	.00
10-35-250	Court Filing Fees	.00	.00	.00	.00
10-35-300	Alarm Fines/Permits	6,475	6,100	8,350	6,100
Total FINES & FORFEITURES:		638,018	706,168	485,616	529,032
MISCELLANEOUS REVENUE					
10-36-100	Interest	23,953	34,897	33,132	34,654
10-36-105	Cash Over/Short	30-	.00	26	.00
10-36-200	Sub 4 Santa	.00	.00	2	.00
10-36-400	Sales of Fixed Assets	471	.00	1,398	.00

Account Number	Account Title	2014-15	2015-16	2015-16	2016-17
		Prior year Actual	Current year Budget	Current year Actual	Future year Budget
10-36-500	75th Anniversary Sales	80	.00	80	.00
10-36-600	560 39th Rental	3,000	3,000	2,750	3,000
10-36-601	Donations to South Ogden City	23,474	12,128	16,726	.00
10-36-700	Contractual Agreement Reven	115,043	115,002	114,478	119,101
Budget notes:					
~2017 WTC animal - 33,457 + 3% = 34,461					
Riverdale animal - 14,848 + 3% = 15,293					
Verizon - 14,945 (2%)					
SBA - 35,852 (3%)					
Sprint - 16,000					
Net Motion - 2,550					
10-36-900	Misc. Revenue	80,419	20,916	16,560	24,985
10-36-901	Convenience Fee Revenue	.00	.00	.00	.00
10-36-950	Traffic School	525	835	175	400
10-36-960	Youth Council Collections	420	240	140	240
10-36-970	Youth Court	450	930	120	200
Total MISCELLANEOUS REVENUE:		247,805	187,948	185,587	182,580
CHARGE FOR SERVICE & TRANSFERS					
10-39-150	Lease Financing	.00	185,649	185,648	428,100
Budget notes:					
~2017 - 4 yr lease executed after 12/21/2016					
10-39-175	Bond Proceeds	.00	.00	.00	.00
10-39-242	Transfer in from Sewer Fund	350,000	.00	.00	.00
10-39-243	Transfer in from Garbage Fund	425,000	.00	.00	.00
10-39-250	Transfer in from Water Fund	600,000	.00	.00	.00
10-39-300	Transfer from CPF	.00	.00	.00	.00
10-39-350	Charge for Service - CDRA	24,487	21,913	20,086	23,383
Budget notes:					
~2017 36th St - 5,367					
NW Proj - 15,607					
Hinckley - 2,409					
10-39-360	Admin Fee From Ambulance Fund	.00	.00	.00	.00
10-39-400	Charge for Service - Water Fnd	122,148	127,655	117,018	133,399
Budget notes:					
~2017 4.5%					
10-39-410	Charge for Service - Sewer Fnd	160,884	168,128	154,121	175,694
10-39-420	Charge for Svc - Storm Drn Fnd	125,256	130,902	119,999	136,793
10-39-430	Charge for Service - Grbge Fnd	95,064	99,354	91,080	108,825
10-39-440	Charge for Service - Amb Fnd	59,508	62,192	57,013	64,991
10-39-700	Appropriated Fund Bal-Class C	.00	.00	.00	.00
10-39-800	Appropriated Fund Balance	.00	787,313	296,229	424,503
Budget notes:					
~2017 City gateway sign - \$25,000					
Sidewalk matching - \$23,275					
Concessions/restrooms - \$20,000					
2013, 15, 16 RAMP monies - \$49,237					
One-time capital - \$108,000					
4 yr lease pymt - \$109,663					
City operations - \$89,328					
Total CHARGE FOR SERVICE & TRANSFERS:		1,962,347	1,583,106	1,041,194	1,495,688
Total Revenue:		10,526,876	10,354,533	8,332,280	10,994,118

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
COUNCIL					
10-41-110	Salaries and Wages	114,971	120,206	110,680	117,522
10-41-130	Employee Benefits	22,668	23,855	23,492	23,807
10-41-210	Books, Subscrip. & Memberships	8,876	9,225	9,255	9,600
10-41-230	Travel & Training	7,705	7,004	17,219	3,502
10-41-240	Supplies	180	500	267	500
10-41-280	Telephone	900	900	900	900
10-41-300	Other Professional Services	.00	500	.00	500
10-41-329	Computer Repairs	35	.00	.00	.00
10-41-700	Small Equipment	5,407	.00	465	.00
10-41-750	Capital Outlay	.00	.00	.00	.00
Total COUNCIL:		160,741	162,190	162,278	156,331
LEGAL DEPARTMENT					
10-42-110	Salaries and Wages	60,520	72,631	56,270	72,328
10-42-112	Overtime	.00	.00	.00	.00
10-42-120	Temporary Employees	.00	2,000	.00	.00
10-42-130	Employee Benefits	15,571	17,192	15,891	17,723
10-42-210	Books, Subscriptions & Member	1,527	1,600	1,558	800
10-42-220	Public Notices	.00	.00	.00	.00
10-42-230	Travel & Training	75	1,200	75	2,000
10-42-240	Supplies	.00	500	307	500
10-42-280	Telephone	900	900	900	900
10-42-300	Professional & Technical Serv.	.00	.00	196	.00
10-42-320	Prosecutorial Fees	2,000	1,800	1,200	1,800
10-42-329	Computer Repairs	.00	.00	.00	.00
10-42-330	Witness Fees	.00	.00	.00	.00
10-42-700	Small Equipment	680	.00	236	.00
10-42-750	Capital Outlay	.00	.00	.00	.00
Total LEGAL DEPARTMENT:		81,273	97,823	76,633	96,051
Court Department					
10-43-110	Salaries & Wages	121,199	134,357	122,063	131,494
10-43-112	Overtime	.00	.00	.00	.00
10-43-130	Employee Benefits	59,345	63,026	60,807	65,168
10-43-210	Books, Subscriptions, & Mbrshp	459	500	61	500
10-43-230	Travel & Training	405	1,650	1,538	1,650
10-43-240	Office Supplies	1,124	600	33	600
10-43-250	Transportation Fees	.00	.00	.00	.00
10-43-275	State Surcharge	171,991	169,250	121,846	140,000
10-43-300	Public Defender Fees	15,500	15,000	14,200	15,000
10-43-305	Wasatch Constable Contract	100	250	.00	250
10-43-310	Professional & Technical	2,779	3,500	2,113	3,500
10-43-329	Computer Repairs	.00	250	66	250
10-43-330	Witness Fees	962	1,400	555	1,400
10-43-649	Lease Interest/Taxes	601	388	440	.00
10-43-650	Lease Payments	2,006	989	1,099	.00
10-43-700	Small Equipment	723	100	.00	100
10-43-750	Capital Outlay	1,988	.00	.00	.00
Budget notes: ~2017 computers - \$9,005					
Total Court Department:		379,181	391,260	324,821	359,912

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
ADMINISTRATION					
10-44-110	Salaries and Wages	478,751	489,351	439,955	479,588
10-44-112	Overtime	.00	.00	.00	.00
10-44-130	Employee Benefits	196,879	241,487	205,380	218,804
10-44-210	Books, Subscriptions & Member	2,155	4,000	3,143	4,000
10-44-220	Public Notices	.00	.00	.00	.00
10-44-230	Travel & Training	13,419	17,000	9,898	17,000
10-44-240	Office Supplies & Miscell	6,860	7,500	4,736	7,500
10-44-245	Clothing Allowance	.00	.00	.00	.00
10-44-247	Car Allowance	6,804	6,804	6,804	6,804
10-44-248	Vehicle Maintenance	2,407	250	498	250
10-44-280	Telephone	4,499	3,800	4,607	3,800
10-44-300	Gas, Oil & Tires	775	1,180	10	944
10-44-310	Professional & Technical	12,002	12,000	16,189	12,000
10-44-329	Computer Repairs	214	250	362	250
10-44-330	Education	.00	.00	.00	.00
10-44-600	Service Charges	30,080	36,000	26,357	33,587
10-44-649	Lease Interest/Taxes	1,446	686	718	325
Budget notes: ~2017 copier - 325					
10-44-650	Lease Payments	6,049	2,154	2,153	2,514
Budget notes: ~2017 copier - 2,514					
10-44-700	Small Equipment	1,988	1,500	2,019	1,500
10-44-750	Capital Outlay	.00	.00	.00	.00
Budget notes: ~2017 computers - \$24,317					
Total ADMINISTRATION:		764,330	823,962	722,831	788,866
NON-DEPARTMENTAL					
10-49-130	Retirement Benefits	49,410	24,457	31,932	32,920
10-49-220	Public Notices	3,869	5,000	6,354	5,000
10-49-250	Unemployment	.00	2,000	.00	2,000
10-49-255	Ogden Weber Chamber Fees	2,500	2,500	3,000	2,500
10-49-260	Workers Compensation	42,090	56,400	58,851	78,000
10-49-290	City Postage	41,951	42,000	41,804	44,000
10-49-291	Newsletter Printing	11,539	13,000	9,791	13,000
10-49-310	Auditors	9,750	12,100	10,000	12,500
10-49-320	Professional & Technical	4,475	32,500	3,350	18,000
10-49-321	I/T Supplies	3,388	5,900	5,458	3,000
10-49-322	Computer Contracts	45,237	53,800	56,696	52,000
10-49-323	City-wide Telephone	5,575	5,700	5,083	5,700
10-49-324	City-wide Internet	3,806	4,200	3,291	4,200
10-49-329	Computer Repairs	434	3,000	3,148	5,000
10-49-400	Unreserved	3,600	5,000	286	55,000
10-49-450	Arts Council	.00	.00	.00	.00
10-49-500	City Safety/Wellness Program	7,309	12,000	5,525	12,000
10-49-510	Insurance	190,435	190,000	175,169	195,000
Budget notes: ~2017 Liability - \$114,416 Property - \$31,029 Auto - \$43,525					
10-49-515	City Donations	4,300	4,100	4,200	4,100
10-49-520	Employee Assistance Plan	3,600	3,600	3,600	3,600
10-49-550	Sub 4 Santa	.00	.00	.00	.00

Account Number	Account Title	2014-15	2015-16	2015-16	2016-17
		Prior year Actual	Current year Budget	Current year Actual	Future year Budget
10-49-596	Holiday Dinner	4,941	5,500	4,706	5,500
10-49-597	Employee Recognition Prog	8,736	8,200	7,455	8,200
10-49-598	OFFH	2,054	2,200	1,893	2,200
10-49-599	Easter Egg Hunt	3,228	3,000	3,162	3,000
10-49-600	Community Programs	11,188	11,491	5,562	11,191
10-49-601	Community Brand	16,455	.00	200	.00
10-49-605	Continuing Education	4,502	7,000	5,176	7,000
10-49-607	Soba	606	1,200	711	1,200
10-49-610	Government Immunity	4,217	6,500	3,831	6,500
10-49-615	SoFi - Recognition Program	1,536	5,000	3,127	5,000
10-49-620	Youth City Council	3,536	2,800	2,039	2,800
10-49-649	Lease Interest/Taxes	1,973	.00	.00	.00
10-49-650	Lease Payments	22,011	.00	.00	.00
10-49-700	Small Equipment	6,194	100	78	.00
10-49-750	Capital Outlay	13,991	37,200	36,516	45,000

Budget notes:

~2017 Network backup device - \$45,000 - FUNDED

New web filter - \$4,500

New spam filter - \$4,000

New exchange server - \$8,000

Total NON-DEPARTMENTAL:

538,436	567,448	501,994	645,111
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ELECTIONS

10-50-120	Election Judges	.00	.00	200	.00
10-50-240	Supplies	.00	18,292	5,232	.00

Total ELECTIONS:

.00	18,292	5,432	.00
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BUILDING AND GROUNDS

10-51-260	Senior Center Maint & Util	10,981	12,000	10,371	10,200
10-51-262	Old City Hall Utilities	6,760	11,000	5,942	11,000
10-51-263	Fire Station #82 Utilities	7,719	7,500	6,915	7,500
10-51-264	Station #82 Maintenance	1,040	2,000	4,698	2,000
10-51-265	Cleaning Contract	18,134	27,000	21,344	27,000
10-51-266	Elevator Maintenance	3,836	6,000	5,315	6,000
10-51-270	New City Hall Maintenance	34,232	15,000	15,469	15,000
10-51-275	New City Hall Utilities	65,459	64,500	59,404	64,500
10-51-280	Old City Building Repairs	10,140	10,000	2,550	10,000
10-51-750	Capital Outlay	677	.00	.00	.00

Budget notes:

~2017 senior center hvac - \$30,000

city hall hvac - fire side - \$45,000

slurry parking areas (senior center, old & new city hall) - \$30,000

public works shop remodel - \$300,000

signs (senior center & old city hall) - \$20,000

Total BUILDING AND GROUNDS:

158,978	155,000	132,008	153,200
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PLANNING & ZONING

10-52-120	Commission Allowance	4,300	3,800	1,675	3,800
10-52-210	Books, Subscrip, Memberships	113	300	21	300
10-52-220	Public Notices	.00	.00	.00	.00
10-52-230	Travel & Training	210	1,500	.00	1,500
10-52-240	Commercial Form Based Zoning	15,000	.00	.00	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
10-52-310	Professional & Technical Servi	133,761	75,000	76,950	60,000
10-52-750	Capital Outlay	.00	.00	.00	.00
Total PLANNING & ZONING:		153,384	80,600	78,645	65,600
POLICE SERVICES					
10-55-110	Full time wages - Police	1,293,733	1,375,078	1,285,083	1,405,087
10-55-111	Part time wages - Police	44,628	46,476	40,539	44,475
10-55-112	Overtime wages - Police	36,695	36,366	34,545	35,000
10-55-113	Special Functions - Police	45,250	.00	.00	.00
10-55-114	Bailliff Wages	18,454	20,376	7,504	14,947
10-55-115	Animal Control Wages	59,165	60,842	59,245	59,428
10-55-116	Crossing Guards	11,891	27,188	13,490	24,671
10-55-117	Full time wages - Fire	.00	.00	.00	.00
10-55-118	Part time wages - Fire	.00	.00	.00	.00
10-55-119	Overtime wages - Fire	.00	.00	.00	.00
10-55-130	Benefits - DPS	870,313	977,253	893,868	948,472
10-55-131	WTC - A/C Contract	25,952	33,457	24,662	34,461
10-55-132	Liquor Funds Expenditures	27,259	19,750	730	17,080
10-55-150	Death Benefit Ins. - Police	351	400	336	400
10-55-151	Death Benefit Ins. - Fire	.00	.00	.00	.00
10-55-210	Mbrshps, Bks & Sub - Police	840	5,000	1,640	5,000
10-55-211	Mbrshps, Bks & Sub - Fire	.00	.00	.00	.00
10-55-230	Travel & Training - Police	12,260	15,523	10,231	15,523
10-55-231	Travel & Training - Fire	.00	.00	.00	.00
10-55-240	Office Supplies - Police	5,257	6,000	5,323	6,000
10-55-241	Office Supplies - Fire	.00	.00	.00	.00
10-55-243	Special Dept. Supplies - Fire	.00	.00	.00	.00
10-55-244	Clothing Contract - Fire	.00	.00	.00	.00
10-55-245	Clothing Contract - Police	11,169	20,000	10,275	20,000
10-55-246	Special Dept Supplies - Police	13,676	14,000	10,011	14,000
10-55-247	Animal Control Costs	89,114	79,207	68,507	60,857
10-55-248	Vehicle Maintenance - Police	28,880	25,000	16,889	20,000
10-55-249	Vehicle Maintenance - Fire	.00	.00	.00	.00
10-55-250	Equipment Maintenance - Police	.00	2,000	1,422	2,000
10-55-252	Equipment Maintenance - Fire	.00	.00	.00	.00
10-55-280	Telephone/Internet - Police	26,753	29,000	22,044	21,000
10-55-281	Telephone/Internet - Fire	.00	.00	.00	.00
10-55-300	Gas, Oil & Tires - Police	63,853	68,000	37,894	54,400
10-55-301	Gas, Oil & Tires - Fire	.00	.00	.00	.00
10-55-310	Professional & Tech - Police	26,627	29,401	25,620	29,401
10-55-311	Professional & Tech. - Fire	.00	.00	.00	.00
10-55-323	MDT/Radio Repairs	.00	.00	.00	.00
10-55-329	Computer Repairs - Police	1,292	3,200	1,093	2,400
10-55-330	Computer Repairs - Fire	.00	.00	.00	.00
10-55-350	Crime Scene Investigations	31,549	34,800	34,716	34,800
10-55-400	Weber/Morgan Strike Force	8,380	17,000	8,395	17,000
10-55-401	Emergency Mgmt. Plan	.00	.00	.00	.00
10-55-450	K-9	867	3,000	340	2,000
10-55-460	Dare	.00	.00	.00	.00
10-55-470	Community Education - Police	659	2,400	539	2,400
10-55-471	Community Education - Fire	.00	.00	.00	.00
10-55-475	Youth Court Expenses	917	1,300	1,240	1,300
10-55-649	Lease Interest/Taxes	6,451	3,730	3,783	9,092

Budget notes:

~2017 radios - 4,684

mdt's - 2,777

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
	fleet - 1,631				
10-55-650	Lease Payments - Police	125,557	170,395	170,826	<u>199,855</u>
	Budget notes:				
	~2017 radios - 22,408				
	mdt's - 14,153				
	fleet - 126,407				
	4 yr lease - \$36,887 - after 12/31/2016				
10-55-651	Lease Payments - Fire	.00	.00	.00	<u>.00</u>
10-55-700	Small Equipment - Police	18,001	12,368	10,593	<u>.00</u>
10-55-701	Small Equipment - Fire	.00	.00	.00	<u>.00</u>
10-55-750	Capital Outlay - Police	29,219	179,528	170,361	<u>170,000</u>
	Budget notes:				
	~2017 Tasers - \$26,000 - FUNDED				
	Vehicles - 4 yr lease - \$144,000 - FUNDED				
	computers - \$34,455				
10-55-751	Capital Outlay - Fire	.00	.00	.00	<u>.00</u>
	Total POLICE SERVICES:	<u>2,935,011</u>	<u>3,318,038</u>	<u>2,971,744</u>	<u>3,271,049</u>

FIRE PROTECTION

10-57-110	Salaries & Wages	630,772	654,242	635,691	<u>716,657</u>
10-57-111	Part Time Wages	180,245	210,727	164,374	<u>210,727</u>
10-57-112	Overtime	89,321	43,643	99,178	<u>60,044</u>
10-57-130	Employee Benefits	305,064	369,031	334,794	<u>343,510</u>
10-57-150	Health & Wellness Program	.00	.00	.00	<u>.00</u>
10-57-210	Memberships, Books & Subscriptn	2,102	1,700	1,019	<u>1,700</u>
10-57-230	Travel & Training	6,299	9,000	4,957	<u>9,000</u>
10-57-240	Office Supplies & Expense	1,529	2,266	1,105	<u>2,266</u>
10-57-245	Clothing Contract	19,782	15,000	13,990	<u>15,000</u>
10-57-246	Special Department Supplies	8,259	23,755	17,667	<u>8,755</u>
10-57-250	Vehicle Maintenance	20,974	20,000	23,929	<u>24,485</u>
10-57-255	Other Equipment Maintenance	10,212	7,500	7,251	<u>7,500</u>
10-57-280	Telephone/Internet	7,725	7,250	8,395	<u>7,250</u>
10-57-300	Gas, Oil & Tires	10,439	10,000	7,888	<u>8,000</u>
10-57-310	Professional & Technical	12,162	15,600	10,087	<u>15,600</u>
10-57-330	Fire Prevention/ Community Edu	1,480	1,930	1,930	<u>1,500</u>
10-57-400	Emergency Management Planning	5,651	5,511	2,576	<u>6,000</u>
10-57-649	Lease Interest/Taxes	411	.00	.00	<u>932</u>
	Budget notes:				
	~2017 mdt's - 932				
10-57-650	Lease Payments	4,583	5,680	5,679	<u>13,868</u>
	Budget notes:				
	~2017 mdt's - \$4,748				
	4 yr lease - \$9,120 - after 12/31/2016				
10-57-700	Small Equipment	7,055	8,000	1,469	<u>.00</u>
10-57-750	Capital Outlay	3,540	20,621	15,621	<u>40,600</u>
	Budget notes:				
	~2017 Computers - \$5,000 - FUNDED				
	Command truck - 4 yr lease - FUNDED				
	bed for squad truck - \$3,000				
	fire engine - \$700,000				
	brush truck - \$85,000				

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
Total FIRE PROTECTION:		<u>1,327,605</u>	<u>1,431,456</u>	<u>1,357,599</u>	<u>1,493,394</u>
INSPECTION SERVICES					
10-58-110	Salaries and Wages	68,205	71,034	64,530	<u>68,641</u>
10-58-112	Overtime	.00	.00	.00	<u>.00</u>
10-58-130	Employee Benefits	34,285	35,796	35,439	<u>36,871</u>
10-58-210	Books, Subscrip. & Memberships	1,331	1,593	1,592	<u>1,575</u>
10-58-220	Public Notices	.00	.00	.00	<u>.00</u>
10-58-230	Travel & Training	2,344	4,482	2,767	<u>4,500</u>
10-58-240	SUPPLIES	184	945	785	<u>945</u>
10-58-245	Clothing Allowance	145	278	.00	<u>278</u>
10-58-248	Vehicle Maintenance	20	1,070	.00	<u>500</u>
10-58-280	CELLULAR PHONE	886	1,260	636	<u>1,260</u>
10-58-300	Gas, Oil & Tires	693	2,430	415	<u>1,500</u>
10-58-315	PROFESSIONAL & TECHNICAL	850	1,500	5,307	<u>7,500</u>
10-58-329	Computer Repairs	.00	.00	.00	<u>.00</u>
10-58-649	Lease Interest/Taxes	58	.00	.00	<u>.00</u>
10-58-650	Lease Payments	645	.00	.00	<u>.00</u>
10-58-700	Small Equipment	528	.00	.00	<u>.00</u>
10-58-750	CAPITAL OUTLAY	.00	6,000	7,150	<u>.00</u>
Total INSPECTION SERVICES:		<u>110,175</u>	<u>126,388</u>	<u>118,622</u>	<u>123,570</u>
STREETS					
10-60-110	Salaries and Wages	182,778	190,310	175,210	<u>199,042</u>
10-60-112	Overtime	1,815	7,000	3,087	<u>7,000</u>
10-60-130	Employee Benefits	92,226	107,372	85,455	<u>83,219</u>
10-60-210	Books, Subscrip. Memberships	1,022	1,500	443	<u>1,500</u>
10-60-220	Public Notices	.00	.00	.00	<u>.00</u>
10-60-230	Travel & Training	2,713	5,500	3,510	<u>5,500</u>
10-60-240	Office Supplies & Expense	624	1,000	1,595	<u>1,000</u>
10-60-245	Clothing/Uniform/Equip. Allow.	1,424	4,000	1,864	<u>4,000</u>
10-60-248	Vehicle Maintenance	21,749	20,000	18,681	<u>20,000</u>
10-60-260	Building & Grounds Maintenance	5,271	5,000	2,769	<u>5,000</u>
10-60-270	Utilities	39,697	45,000	38,807	<u>45,000</u>
10-60-280	Telephone	3,002	4,000	7,829	<u>4,000</u>
10-60-300	Gas, Oil & Tires	18,866	25,000	9,115	<u>15,000</u>
10-60-310	Professional	13,245	14,000	4,712	<u>44,000</u>
Budget notes:					
~2017 transportation plan - \$30,000					
10-60-329	Computer Repairs	.00	.00	.00	<u>.00</u>
10-60-400	Class C Maintenance	58,073	85,000	71,773	<u>85,000</u>
Budget notes:					
~2017 85K of class 'c'					
10-60-480	Special Department Supplies	9,394	11,000	7,108	<u>11,000</u>
10-60-490	Salt and Sand	.00	.00	.00	<u>.00</u>
10-60-510	Road Proj/Improvements	1,178,771	343,205	321,913	<u>25,000</u>
Budget notes:					
~2017 Gateway City sign - 25,000 - FUNDED					
37th rebuild washington to orchard - \$430,000					
jefferson between 37th - 38th - \$150,000					
43rd adams to madison - \$450,000					
palmer drive 40th to country club drive - \$200,000					
chimes - washington to riverdale overlay - \$400,000					
40th - riverdale road to washington overlay - \$400,000					

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
10-60-600	Siemens Streetlight Lease	36,411	37,623	37,623	<u>38,905</u>
	Budget notes: ~2017 38,905; 1 @ 9,481.49 + 3 @ 9,807.55				
10-60-649	Lease Interest/Taxes	2,622	1,797	1,796	<u>904</u>
	Budget notes: ~2017 fleet - 904				
10-60-650	Lease Payments	64,524	69,180	69,432	<u>116,566</u>
	Budget notes: ~2017 fleet - 70,073 4 yr lease - \$46,493 - after 12/31/2016				
10-60-700	Small Equipment	2,320	14,400	278	<u>.00</u>
10-60-725	Sidewalk Replacements	14,579	25,000	4,958	<u>343,800</u>
	Budget notes: ~2017 Sidewalk project - FUNDED * 320,525 - grant * 23,275 - fund balance				
10-60-730	Street Light Maintenance	13,573	10,000	14,202	<u>10,000</u>
10-60-750	Capital Outlay	.00	.00	6,062	<u>213,500</u>
	Budget notes: ~2017 Computers - \$2,000 - FUNDED UTV - utility terrain vehicle - \$30,000 - FUNDED 3 ton truck w/plow - \$181,500 - 4 yr lease - FUNDED 10 wheeler dump truck w/plow - \$265,000 ashphalt drag box - \$45,000 paint stripper - \$5,000 mower attachment (trails) - \$10,000				
Total STREETS:		<u>1,764,697</u>	<u>1,026,887</u>	<u>888,225</u>	<u>1,278,936</u>
PARKS					
10-70-110	Salaries and Wages	175,183	181,670	164,331	<u>183,063</u>
10-70-112	Overtime	2,558	5,000	2,324	<u>5,000</u>
10-70-120	Temporary - Parks	9,496	16,382	11,062	<u>16,382</u>
10-70-125	Temporary - Recreation	.00	.00	.00	<u>.00</u>
10-70-130	Employee Benefits	115,558	135,209	108,548	<u>110,552</u>
10-70-210	Books, Subscriptions & Mbrshps	260	1,000	860	<u>1,000</u>
10-70-225	Concession Expenses	.00	.00	.00	<u>.00</u>
10-70-230	Travel & Training	1,020	5,500	3,562	<u>5,500</u>
10-70-240	Special Dept. Supplies - Parks	31,285	25,000	10,764	<u>25,000</u>
10-70-241	Comp League Expenses	.00	.00	.00	<u>.00</u>
10-70-242	Special Dept. Supplies - Rec.	.00	.00	.00	<u>.00</u>
10-70-244	Office Supplies Expense	215	500	239	<u>500</u>
10-70-245	Clothing/Uniform/Equip. Allow.	2,124	3,100	1,794	<u>3,100</u>
10-70-248	Vehicle Maintenance	8,267	8,000	15,282	<u>8,000</u>
10-70-250	Gym Facility Utilities/Opertns	.00	.00	.00	<u>.00</u>
10-70-260	Building Maintenance	3,470	4,000	2,654	<u>4,000</u>
10-70-270	Utilities	9,811	10,000	8,631	<u>10,000</u>
10-70-275	Off Leash Dog Area	.00	.00	.00	<u>.00</u>
10-70-280	Telephone/Internet	6,528	7,500	4,016	<u>7,500</u>
10-70-300	Gas, Oil & Tires	10,909	10,000	6,589	<u>8,000</u>
10-70-310	Professional & Technical	1,031	2,500	1,025	<u>2,500</u>
10-70-320	Urban Forestry Commssion	1,260	4,200	686	<u>3,000</u>
10-70-329	Computer Repairs	.00	500	.00	<u>500</u>
10-70-330	Education	.00	.00	.00	<u>.00</u>
10-70-350	Officals Fees	.00	.00	.00	<u>.00</u>

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
10-70-450	RAMP Grant Projects	48,106	49,237	.00	<u>66,089</u>
	Budget notes:				
	~2017 RAMP - pop - \$16,852				
	2013,15,16 RAMP - \$49,237				
10-70-550	Parks Maintenance Projects	24,784	.00	.00	<u>123,275</u>
	Budget notes:				
	~2017 Concessions/restrooms w/RAMP - \$123,275 - FUNDED				
	nature park playground surfacing (splash pad) - \$70,000				
	seal trails - \$27,500				
	playgrounds (friendship, meadows & 40th) - \$280,000 - 350,000				
	40th tennis & basketball resurface - \$25,000				
	club heights lights - \$85,000				
	main point landscaping - \$28,000				
	dog park landscaping (RAMP matching funds) - \$10,000				
	amphitheater electrical & shade structure (RAMP) - \$15,000				
	club heights parking - \$125,000				
	parks signs - \$40,000				
10-70-600	Secondary Water Fees	14,548	15,000	16,245	<u>17,000</u>
10-70-649	Lease Interest/Taxes	710	442	442	<u>223</u>
	Budget notes:				
	~2017 fleet - 223				
10-70-650	Lease Payments	16,115	17,013	17,012	<u>34,395</u>
	Budget notes:				
	~2017 fleet - 17,232				
	4 yr lease - \$17,163 - after 12/31/2016				
10-70-700	Small Equipment	9,120	10,000	.00	<u>.00</u>
10-70-750	Capital Outlay- Parks	.00	.00	.00	<u>67,000</u>
	Budget notes:				
	~2017 1 ton w/plow - 4 yr lease - \$67,000 - FUNDED				
	field stripper - \$5,000				
	computers - \$1,364				
10-70-752	Capital Outlay- Rec.	.00	.00	.00	<u>.00</u>
	Total PARKS:	<u>492,359</u>	<u>511,753</u>	<u>376,066</u>	<u>701,579</u>
RECREATION					
10-71-110	Salaries & Wages	41,531	43,277	38,667	<u>46,302</u>
10-71-125	Temporary - Recreation	59,160	45,641	65,073	<u>59,466</u>
10-71-130	Employee Benefits	29,398	31,871	34,331	<u>35,384</u>
10-71-210	Books, Subscriptions & Mbrshps	169	300	489	<u>300</u>
10-71-225	Concession Expenses	.00	4,000	117	<u>2,000</u>
10-71-230	Travel & Training	220	2,500	2,284	<u>2,500</u>
10-71-240	Office Supplies Expense	405	1,200	727	<u>1,200</u>
10-71-241	Comp League Expenses	5,213	8,000	10,638	<u>8,000</u>
10-71-242	Special Dept. Supplies	26,873	30,000	22,847	<u>30,000</u>
10-71-248	Vehicle Maintenance	.00	1,000	20	<u>1,000</u>
10-71-250	Gym Facility Utilities/Opertns	6,661	8,000	3,056	<u>8,000</u>
10-71-280	Telephone/Internet	2,681	2,500	2,479	<u>2,500</u>
10-71-300	Gas, Oil & Tires	53	2,000	128	<u>1,600</u>
10-71-310	Professional & Technical	7,674	5,000	8,519	<u>5,000</u>
10-71-329	Computer Repairs	.00	.00	.00	<u>.00</u>
10-71-350	Officials Fees	10,962	8,000	16,754	<u>8,000</u>
10-71-649	Lease Interest/Taxes	92	.00	.00	<u>.00</u>
10-71-650	Lease Payments	2,902	.00	.00	<u>.00</u>

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
10-71-700	Small Equipment	820	10,000	.00	.00
10-71-750	Capital Outlay	.00	6,000	7,602	.00
Budget notes: ~2017 computers - \$4,901					
Total RECREATION:		194,815	209,289	213,730	211,252
TRANSFERS					
10-80-230	Trans to Capital Improv Fund	.00	100,000	100,000	.00
10-80-235	Trans to CPF - Class 'C'	176,916	217,133	199,039	534,067
Budget notes: ~2017 242,603 + 619,094 - 85,000 - 242,630 = 534,067					
10-80-240	Transfer Class 'c' to Debt Ser	243,120	242,867	222,628	242,630
Budget notes: ~2017 242,630 of class 'c'					
10-80-250	Transfer to Debt Service Fund	682,680	824,147	782,968	822,570
10-80-275	Trnfr to South Ogden Days Fund	55,412	50,000	45,833	50,000
10-80-330	Transfer CDRA Tax Increment	.00	.00	.00	.00
Total TRANSFERS:		1,158,128	1,434,147	1,350,468	1,649,267
Total Expenditure:		10,219,113	10,354,533	9,281,095	10,994,118
GENERAL FUND Revenue Total:		10,526,876	10,354,533	8,332,280	10,994,118
GENERAL FUND Expenditure Total:		10,219,113	10,354,533	9,281,095	10,994,118
Net Total GENERAL FUND:		307,763	.00	948,815-	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
South Ogden Days Fund					
Revenue					
12-30-200	Sponsor Donations	27,100	27,000	13,150	27,000
12-30-225	Vendor Booth Rentals	8,625	7,000	7,550	7,000
12-30-250	Carnival Ticket Sales	11,401	7,000	180	7,000
12-30-260	3 on 3 Registration Fees	780	300	2,280	300
12-30-270	Advertising Fees	.00	.00	300	3,900
12-30-275	Car Show Entrance Fees	.00	.00	.00	.00
12-30-280	One Mile Walk Fees	.00	.00	.00	.00
12-30-300	Fun Run Entrance Fees	1,395	1,000	765	500
12-30-310	Kids' K Entrance Fees	150	200	.00	.00
12-30-320	In-Kind Donations	.00	.00	.00	.00
12-30-325	Miscellaneous Sales & Fees	36	.00	.00	.00
12-30-330	Mud Volleyball Fees	1,080	1,200	360	1,200
12-30-350	Golf Tourney Entrance Fees	9,100	6,000	6,313	6,900
12-30-400	Transfer in from General Fund	55,412	50,000	45,833	50,000
Total Revenue:		115,079	99,700	76,731	103,800
Total Revenue:		115,079	99,700	76,731	103,800
Expenditures					
12-40-112	S/O Days Overtime	10,566	14,000	.00	14,000
12-40-300	Entertainment	24,359	25,000	7,595	25,000
12-40-325	Fireworks	10,000	10,000	10,000	10,000
12-40-350	Printing & Banners	9,629	4,500	8,427	8,400
12-40-375	Equipment Rentals	35,372	25,000	1,394	17,300
12-40-380	Carnival Pay-Out	6,710	5,000	.00	5,000
12-40-390	Telephone Expense	280	480	147	480
12-40-400	T-shirt Printing	3,775	4,000	4,290	4,000
12-40-410	Awards	2,480	4,000	429	3,000
12-40-425	Golf Tourney Fees	12,857	.00	141	8,900
12-40-450	In-Kind Awards	.00	.00	.00	.00
12-40-475	Miscellaneous Expenses	7,888	7,720	1,927	7,720
12-40-750	Donation to Veteran's Memorial	.00	.00	.00	.00
12-40-800	Transfer to Retained Earnings	.00	.00	.00	.00
Total Expenditures:		123,914	99,700	34,349	103,800
Total Expenditure:		123,914	99,700	34,349	103,800
South Ogden Days Fund Revenue Total:		115,079	99,700	76,731	103,800
South Ogden Days Fund Expenditure Total:		123,914	99,700	34,349	103,800
Net Total South Ogden Days Fund:		8,836-	.00	42,382	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
DEBT SERVICE FUND					
REVENUE					
31-30-150	Transfer in from Class 'c'	243,120	242,867	222,628	<u>242,630</u>
31-30-300	Transfer From General Fund	682,680	824,147	782,968	<u>822,570</u>
31-30-400	Transfer from Capital Proj Fnd	.00	.00	.00	<u>.00</u>
31-30-410	Bond Proceeds	.00	.00	.00	<u>.00</u>
31-30-425	Interest Earned Class 'c' Bond	.00	.00	.00	<u>.00</u>
31-30-450	Interest Earned - Gym bond DSR	1,033	.00	137	<u>.00</u>
31-30-800	Appropriated Fund Balance	.00	6,600	.00	<u>6,000</u>
Total REVENUE:		<u>926,833</u>	<u>1,073,614</u>	<u>1,005,733</u>	<u>1,071,200</u>
Total Revenue:		<u>926,833</u>	<u>1,073,614</u>	<u>1,005,733</u>	<u>1,071,200</u>
EXPENDITURES					
31-40-100	Administrative & Professional	2,617	8,200	3,250	<u>7,700</u>
31-40-150	Bond Payment - Principal	729,000	822,000	822,000	<u>812,000</u>
31-40-200	Interest on Bond	371,077	243,414	238,568	<u>251,500</u>
31-40-980	Retained Earnings	.00	.00	.00	<u>.00</u>
Total EXPENDITURES:		<u>1,102,694</u>	<u>1,073,614</u>	<u>1,063,818</u>	<u>1,071,200</u>
Total Expenditure:		<u>1,102,694</u>	<u>1,073,614</u>	<u>1,063,818</u>	<u>1,071,200</u>
DEBT SERVICE FUND Revenue Total:		<u>926,833</u>	<u>1,073,614</u>	<u>1,005,733</u>	<u>1,071,200</u>
DEBT SERVICE FUND Expenditure Total:		<u>1,102,694</u>	<u>1,073,614</u>	<u>1,063,818</u>	<u>1,071,200</u>
Net Total DEBT SERVICE FUND:		<u>175,861-</u>	<u>.00</u>	<u>58,085-</u>	<u>.00</u>

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
CAPITAL IMPROVEMENTS					
REVENUE					
40-30-100	WACOG/CDBG Grants	.00	.00	.00	<u>706,250</u>
Budget notes:					
~2017 40th St WACOG grant - 706,250					
40-30-105	Ramp Tax Grant	.00	.00	.00	<u>.00</u>
40-30-110	Traffic Impact Fees	33,121	4,000	37,799	<u>39,000</u>
40-30-120	Park Impact Fees	15,106	3,500	15,307	<u>6,000</u>
40-30-150	Miscellaneous Revenue	.00	.00	.00	<u>.00</u>
40-30-200	Interest	5,089	1,200	3,854	<u>.00</u>
40-30-205	Interest Earned - Traffic I/F	3	50	206	<u>120</u>
40-30-210	Interest Earned - Park I/Fees	201	70	481	<u>130</u>
40-30-220	Transfer in from Garbage Fund	.00	.00	.00	<u>.00</u>
40-30-230	Bond Financing Proceeds	.00	.00	.00	<u>.00</u>
40-30-250	Transfer in from Storm Dm Fnd	.00	.00	.00	<u>.00</u>
40-30-400	Transfers From General Fund	.00	100,000	100,000	<u>.00</u>
40-30-450	Trans From G/F- Class 'C' Rev	176,916	217,133	199,039	<u>534,067</u>
Budget notes:					
~2017 242,603 + 619,094 - 85,000 - 242,630 = 534,067					
40-30-798	Appropriate Parks I/F F/B	.00	.00	.00	<u>.00</u>
40-30-799	Appropriate Traffic I/F F/B	.00	.00	.00	<u>.00</u>
40-30-800	Appropriate Fund Balance	.00	379,420	.00	<u>.00</u>
Total REVENUE:		<u>230,435</u>	<u>705,373</u>	<u>356,685</u>	<u>1,285,567</u>
Total Revenue:		<u>230,435</u>	<u>705,373</u>	<u>356,685</u>	<u>1,285,567</u>
EXPENDITURES					
40-40-103	2011 - 2012 Road/Sidewalk Proj	.00	.00	.00	<u>.00</u>
40-40-123	South Ogden Nature Park	.00	.00	.00	<u>.00</u>
40-40-124	Nature Park - Phase II	.00	.00	.00	<u>.00</u>
40-40-125	2014 - 2015 Road/Sidewalk Proj	.00	.00	.00	<u>.00</u>
40-40-126	Nature Park - Phase III	1,111	.00	7,666	<u>.00</u>
40-40-127	Nature Park - Phase IV	.00	.00	.00	<u>.00</u>
40-40-132	Glasmann Way Park	.00	.00	.00	<u>.00</u>
40-40-137	2016/17 Road Projects	.00	.00	.00	<u>534,067</u>
40-40-145	GATEWAY GARDEN PROJECT	.00	.00	.00	<u>.00</u>
40-40-153	Raymond Drive - CDBG	.00	.00	.00	<u>.00</u>
40-40-154	Madison Park - Landscaping	.00	.00	.00	<u>.00</u>
40-40-156	Glasmann Park Bowery	.00	.00	.00	<u>.00</u>
40-40-157	Friendship Park Path	.00	.00	.00	<u>.00</u>
40-40-158	2007-2008 Road/Sidewalk proj.	.00	.00	.00	<u>.00</u>
40-40-159	Edgewood Drive Extension	.00	.00	.00	<u>.00</u>
40-40-160	General Plan	.00	.00	.00	<u>.00</u>
40-40-161	2009-2010 Road/Sidewalk Proj.	.00	.00	.00	<u>.00</u>
40-40-162	Fire Bay Doors/Air Condition	.00	.00	.00	<u>.00</u>
40-40-163	Other Road Bond Projects	.00	.00	.00	<u>.00</u>
40-40-164	1550 East - Road Bond	.00	.00	.00	<u>.00</u>
40-40-165	2015-2016 Road Projects	.00	586,111	379,961	<u>.00</u>
40-40-166	2013 - 2014 Road/Sidewalk Proj	.00	.00	.00	<u>.00</u>
40-40-167	2012-13 Road/Sidewalk Projects	.00	.00	.00	<u>.00</u>
40-40-168	Glassman Way - Road Bond	.00	.00	.00	<u>.00</u>
40-40-169	5100 South - Road Bond	306	.00	.00	<u>.00</u>
40-40-170	2010 - 2011 Road/Sidewalk Proj	.00	.00	.00	<u>.00</u>
40-40-171	Old City Hall Roofing project	.00	.00	.00	<u>.00</u>

Account Number	Account Title	2014-15	2015-16	2015-16	2016-17
		Prior year Actual	Current year Budget	Current year Actual	Future year Budget
40-40-172	Animal Shelter	.00	.00	.00	.00
40-40-173	1075 E St. Proj. - bond	580,538	.00	.00	.00
40-40-174	Club Heights Restroom/Conces	.00	.00	.00	.00
40-40-175	Chambers St. Proj - bond	480,497	.00	.00	.00
40-40-176	Willow Wood Proj - bond	7,203	.00	.00	.00
40-40-177	PARKS BLDG	.00	.00	.00	.00
40-40-178	Resurface Monroe Blvd.	.00	.00	.00	.00
40-40-179	Class 'c' Bond Closing Costs	.00	.00	.00	.00
40-40-180	Class 'c' Bond Street Projects	.00	.00	.00	.00
40-40-181	850 East CDBG - City's %age	.00	.00	.00	.00
40-40-182	850 East CDBG - grant \$\$.00	.00	.00	.00
40-40-183	37th St. Proj - bond	.00	.00	.00	.00
40-40-184	Porter Ave Proj - bond	.00	.00	.00	.00
40-40-185	Traffic Controllers I/F - P-4	.00	.00	.00	.00
40-40-186	40th Signal Upgrade I/F - P-5	.00	.00	.00	.00
40-40-348	40th St. Environmental Study	16,379	5,000	1,810	.00
40-40-349	40th St. Widening - City's %	1,011	105,442	28,401	706,250
Budget notes:					
~2017 40th St. WACOG grant - 706,250					
40-40-350	40th St. Widening - grant \$\$.00	.00	.00	.00
40-40-351	Junior High Gym Facility	.00	.00	.00	.00
40-40-360	Library Walkway	.00	.00	.00	.00
40-40-375	Landscape Wasatch Dr. Basim	.00	.00	.00	.00
40-40-460	Friendship Tennis Courts	.00	.00	.00	.00
40-40-475	40th St. Park Playground Equip	.00	.00	.00	.00
40-40-480	Transfer to General Fund	.00	.00	.00	.00
40-40-500	Transfer to Debt Service Fund	.00	.00	.00	.00
40-40-550	Park Impact Fee Projects	.00	3,570	.00	6,130
40-40-700	Traffic Impact Fee Projects	.00	4,050	.00	39,120
40-40-850	Transfer to Retained Earnings	.00	1,200	.00	.00
Total EXPENDITURES:		1,087,044	705,373	417,838	1,285,567
Total Expenditure:		1,087,044	705,373	417,838	1,285,567
CAPITAL IMPROVEMENTS Revenue Total:		230,435	705,373	356,685	1,285,567
CAPITAL IMPROVEMENTS Expenditure Total:		1,087,044	705,373	417,838	1,285,567
Net Total CAPITAL IMPROVEMENTS:		856,609-	.00	61,153-	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
WATER FUND					
REVENUE					
51-30-100	Interest	7,602	9,795	7,350	<u>7,200</u>
51-30-105	Interest Earned I/Fees	179	100	572	<u>100</u>
51-30-150	Hydrant Rentals	1,300	100	293-	<u>100</u>
51-30-200	Water Sales	1,333,464	1,344,335	1,218,789	<u>1,344,335</u>
51-30-210	Connection Fees Water	3,900	1,000	3,610	<u>1,000</u>
51-30-220	Water Impact Fees	18,711	3,000	12,737	<u>8,800</u>
51-30-225	Late Fees	44,089	41,500	35,194	<u>41,500</u>
51-30-700	Contract Services	2,939	7,000	2,740	<u>7,000</u>
51-30-880	Paint the Tanks Donations	.00	.00	.00	<u>.00</u>
51-30-889	Appropriate Water I/F F/B	.00	.00	.00	<u>.00</u>
51-30-890	Appropriation of Fund Balance	.00	26,401	.00	<u>9,105</u>
51-30-900	Uintah Highlands Wheeling Acc	.00	.00	.00	<u>.00</u>
51-30-925	Misc. Revenue	4,188	4,560	4,760	<u>4,560</u>
51-30-950	Non-Operating Capital Contrbtn	.00	.00	.00	<u>181,500</u>
Budget notes: ~2017 4 yr lease - \$181,500					
Total REVENUE:		<u>1,416,372</u>	<u>1,437,791</u>	<u>1,285,459</u>	<u>1,605,200</u>
Total Revenue:		<u>1,416,372</u>	<u>1,437,791</u>	<u>1,285,459</u>	<u>1,605,200</u>
EXPENDITURES					
51-40-110	Salaries and Wages	243,908	256,540	236,173	<u>264,375</u>
51-40-112	Overtime	5,271	12,000	7,463	<u>12,000</u>
51-40-130	Employee Benefits	89,313	145,822	125,456	<u>134,284</u>
51-40-140	Contract Services	.00	.00	.00	<u>.00</u>
51-40-210	Books, Subscript. & Membership	877	800	1,983	<u>800</u>
51-40-220	Public Notices	.00	.00	.00	<u>.00</u>
51-40-230	Travel & Training	3,546	7,000	3,917	<u>7,000</u>
51-40-240	Office Supplies	511	1,300	498	<u>1,300</u>
51-40-245	Clothing/Uniform/Equip. Allow.	2,213	4,500	2,492	<u>4,500</u>
51-40-248	Vehicle Maintenance	1,581	4,500	5,082	<u>4,500</u>
51-40-260	Gain/Loss on F/A sale	.00	.00	.00	<u>.00</u>
51-40-270	Utilities	.00	.00	.00	<u>.00</u>
51-40-280	Telephone	4,668	6,000	5,014	<u>6,000</u>
51-40-290	Building Maintenance	5,154	7,500	.00	<u>7,500</u>
51-40-300	Gas, Oil & Tires	11,917	14,530	5,273	<u>10,000</u>
51-40-310	Professional & Technical Servi	11,169	15,560	12,540	<u>71,560</u>
Budget notes: ~2017 Joint WSU project - \$45,000					
51-40-311	Bad Debts Expense	1,717-	.00	.00	<u>.00</u>
51-40-320	Blue Stake Service	1,391	1,700	1,574	<u>1,700</u>
51-40-329	Computer Repairs	.00	.00	.00	<u>.00</u>
51-40-330	Valve Repair	16,035	20,000	6,326	<u>20,000</u>
51-40-400	PRV Maintenance	.00	20,000	869	<u>20,000</u>
51-40-480	Special Department Supplies	24,047	41,000	35,068	<u>41,000</u>
51-40-490	Water Sample Testing	5,005	8,000	4,246	<u>8,000</u>
51-40-550	Weber Basin Exchange Water	206,005	211,005	118,547	<u>211,005</u>
51-40-560	Power and Pumping	8,209	9,000	8,650	<u>9,000</u>
51-40-600	Water Tax	.00	.00	.00	<u>.00</u>
51-40-610	h2o Tank Inspection	9,000	12,000	.00	<u>12,000</u>
51-40-649	Lease Interest/Taxes	780	516	516	<u>260</u>
Budget notes: ~2017 fleet - 260					

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
51-40-650	Lease Payments	.00	19,868	19,868	66,617
	Budget notes:				
	~2017 fleet - 20,124				
	4 yr lease - \$46,493 - after 12/31/2016				
51-40-652	40th St Waterline Project	.00	16,995	5,180	.00
51-40-655	850 East CDBG - City's %age	.00	.00	.00	.00
51-40-665	Paint the Tanks Project	.00	.00	.00	.00
51-40-667	Radio Read Conversion	249,795	250,000	218,989	150,000
51-40-670	Sunset Waterline Project	.00	45,000	.00	45,000
51-40-680	Charge for Services - G/F	122,148	127,655	117,018	133,399
51-40-690	Transfer to Storm Drain Fund	.00	.00	.00	.00
51-40-700	Doren Drive H2O-line	.00	.00	.00	.00
51-40-701	42nd & Monroe PRV	.00	.00	.00	.00
51-40-702	Gibbs Circle	.00	.00	.00	.00
51-40-703	Riverdale Road - Phase II	.00	.00	.00	.00
51-40-704	Riverdale Road Water Line	.00	.00	.00	.00
51-40-705	Edgewood Drive Extension	.00	.00	.00	.00
51-40-706	Raymond Drive - CDBG	.00	.00	.00	.00
51-40-707	5600 SOJH Waterline - P-1	.00	.00	.00	.00
51-40-708	5600 SOJH Waterline I/F - P-1	.00	.00	.00	.00
51-40-709	Jefferson Ave PRV - I/F - P-5	.00	.00	.00	.00
51-40-710	Willow Wood Waterline	.00	.00	.00	.00
51-40-730	Kiwana Dr. Waterline - Phase I	.00	.00	.00	.00
51-40-740	Kiwana Dr. Watrline - Phase II	.00	.00	.00	.00
51-40-749	Small Equipment	.00	6,000	278	.00
51-40-750	Capital Outlay	.00	.00	.00	181,500
	Budget notes:				
	~2017 3 ton w/plow - 4 yr lease - \$181,500 - after 12/31/2016 - FUNDED				
	trash pump (trailer) - \$15,000				
	37th waterline replacement (washington to madison) - \$250,000 (CDBG ?)				
	675 E 4250 S replace - \$150,000				
	4500 S monroe to vista - \$175,000				
	ben lomond 875 to sunset - \$100,000				
	800 E 5300 S to 5600 S - \$250,000				
	leona up size waterline to 8" - \$150,000				
	oakwood & crestwood replace decaying waterline - \$425,000				
51-40-770	Water Impact Fee Projects	.00	.00	1,081	8,900
51-40-790	Transfer to General Fund	600,000	.00	.00	.00
51-40-970	Depreciation	190,220	173,000	174,361	173,000
51-40-980	Contingency	17,075	.00	6,625	.00
51-40-990	Prior Year Adjustment	.00	.00	.00	.00
51-40-995	Retained Earnings	.00	.00	.00	.00
	Total EXPENDITURES:	1,828,122	1,437,791	1,125,088	1,605,200
	Total Expenditure:	1,828,122	1,437,791	1,125,088	1,605,200
	WATER FUND Revenue Total:	1,416,372	1,437,791	1,285,459	1,605,200
	WATER FUND Expenditure Total:	1,828,122	1,437,791	1,125,088	1,605,200
	Net Total WATER FUND:	411,750-	.00	160,371	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
SANITARY SEWER					
REVENUE					
52-30-100	Interest Earned	3,498	8,595	1,814	1,100
52-30-105	Interest Earned - I/Fees	.00	.00	.00	.00
52-30-200	Sewer Sales	1,678,963	1,689,431	1,560,099	1,689,431
52-30-220	Sewer Impact Fees	.00	.00	.00	.00
52-30-230	APPROPRIATION FROM IMPACT FEE	.00	.00	.00	.00
52-30-250	Connection Fees Sewer	2,750	800	3,000	800
52-30-880	Transfer from Cap Imp - Sewer	.00	.00	.00	.00
52-30-890	Appropriation of Fund Balance	.00	39,671	.00	57,834
52-30-925	Misc. Revenue	30,242	6,000	6,000	6,000
52-30-950	Non-operating capital contrbtm	.00	.00	.00	30,000
Budget notes: ~2017 4 yr lease - \$30,000					
Total REVENUE:		1,715,453	1,744,497	1,570,913	1,785,165
Total Revenue:		1,715,453	1,744,497	1,570,913	1,785,165
EXPENDITURES					
52-40-110	Salaries and Wages	158,285	164,705	151,584	179,116
52-40-112	Overtime	7,325	12,500	9,814	12,500
52-40-130	Employee Benefits	81,296	118,815	94,487	103,540
52-40-140	Contract Services	.00	.00	.00	.00
52-40-210	Memberships	263	700	504	700
52-40-220	Public Notices	.00	600	.00	600
52-40-230	Traveling & Training	1,595	5,000	3,282	5,000
52-40-240	Office Supplies	1,570	5,600	204	5,600
52-40-245	Clothing/Uniform/Equip. Allow.	1,839	3,600	2,735	3,600
52-40-248	Vehicle Maintenance	1,631	5,000	761	5,000
52-40-270	Utilities	.00	.00	.00	.00
52-40-280	Telephone	.00	2,400	1,681	2,400
52-40-290	Building Maintenance	2,768	5,000	193	5,000
52-40-300	Gas, Oil & Tires	5,131	5,950	3,556	4,760
52-40-309	Loss on Sale of Fixed Assets	.00	.00	.00	.00
52-40-310	Professional & Technical	12,830	7,500	2,332	18,500
52-40-311	Bad Debts Expense	1,418	.00	.00	.00
52-40-315	Sewer Lines Cleaning Service	49,802	50,000	19,468	50,000
52-40-320	Blue Stake Service	942	800	.00	800
52-40-329	Computer Repairs	135	.00	.00	.00
52-40-330	Education	.00	.00	.00	.00
52-40-400	Transfer to General Fund	350,000	.00	.00	.00
52-40-480	Maintenance Supplies	11,505	15,100	2,702	15,100
52-40-550	Central Weber Sewer Pre-Trea	10,567	10,886	9,886	10,886
52-40-610	Central Weber Sewer Fees	997,282	1,009,816	1,017,686	1,027,556
52-40-649	Lease Interest/Taxes	195	130	130	66
Budget notes: ~2017 fleet - 66					
52-40-650	Manhole Replacement	3,600	24,475	.00	.00
52-40-651	Lease Payments	.00	4,997	4,997	12,747
Budget notes: ~2017 fleet - 5,062 4 yr lease - \$7,685 - after 12/31/2016					
52-40-655	1300 East Re-lining Proj	56,575	.00	.00	.00
52-40-665	Video & Fix Trouble Spots	19,869	20,000	5,958	20,000

Account Number	Account Title	2014-15	2015-16	2015-16	2016-17
		Prior year Actual	Current year Budget	Current year Actual	Future year Budget
52-40-667	Pump House Deconstruction	.00	3,000	.00	.00
52-40-670	Transfer to Regular CIP	.00	.00	.00	.00
52-40-680	Charge for Services - G/F	160,884	168,128	154,121	175,694
52-40-700	Small Equipment	4,018	.00	278	.00
52-40-702	Riverdale Road - Phase II	.00	.00	.00	.00
52-40-704	Reline Riverdale Road	.00	.00	.00	.00
52-40-705	Re-line 40th St - Club Heights	.00	.00	.00	.00
52-40-709	Edgewood Drive	.00	.00	.00	.00
52-40-710	40th St Sewerline Project	.00	3,795	.00	.00
52-40-750	Capital Outlay	.00	.00	.00	30,000
Budget notes:					
~2017 Pick-up truck - 4 yr lease - \$30,000 - FUNDED					
700 E reline/repair H Guy Child to 5500 S - \$100,000					
36 ogden ave new manhole - \$30,000					
country club - 115 yale - \$95,000					
riverdale road KFC to 36th reline - \$75,000					
40th st manhole reconstruct/repair - \$100,000					
relocate sewer jefferson to edgewood - \$75,000					
40th st reline/repair in widening area - ?????					
52-40-970	Depreciation	128,020	96,000	117,348	96,000
52-40-980	Sewer Contingency	.00	.00	.00	.00
52-40-981	Impact Fee Contingency	.00	.00	.00	.00
52-40-990	Retained Earnings	.00	.00	.00	.00
Total EXPENDITURES:		2,066,508	1,744,497	1,603,705	1,785,165
Total Expenditure:		2,066,508	1,744,497	1,603,705	1,785,165
SANITARY SEWER Revenue Total:		1,715,453	1,744,497	1,570,913	1,785,165
SANITARY SEWER Expenditure Total:		2,066,508	1,744,497	1,603,705	1,785,165
Net Total SANITARY SEWER:		351,055-	.00	32,792-	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
STORM DRAIN FUND					
REVENUE					
53-30-100	Interest	1,100	450	1,773	450
53-30-105	Interest Earned I/Fees	867	50	378	50
53-30-200	Storm Drain Revenue	548,698	549,433	506,809	549,433
53-30-220	Storm Drain Impact Fees	34,038	2,600	35,859	9,800
53-30-860	Transfer in from Water Fund	.00	.00	.00	.00
53-30-880	Transfer from Cap Imp- Storm	.00	.00	.00	.00
53-30-885	Approp. of I/Fee Fund Balance	.00	.00	.00	.00
53-30-890	Appropriation of Fund Balance	.00	14,136	.00	62,705
53-30-925	Misc. Revenue	.00	.00	.00	.00
53-30-950	Non-operating capital contrbtm	.00	.00	.00	67,000
Budget notes: ~2017 4 yr lease - \$67,000					
Total REVENUE:		584,704	566,669	544,819	689,438
Total Revenue:		584,704	566,669	544,819	689,438
EXPENDITURES					
53-40-110	Salaries and Wages	119,168	124,515	120,860	144,400
53-40-112	Overtime	5,805	11,000	4,905	11,000
53-40-120	Temporary Employees	.00	.00	.00	.00
53-40-130	Employee Benefits	66,263	76,101	72,463	81,021
53-40-140	Contact Service	.00	.00	.00	.00
53-40-210	BOOKS,SUBSCRIPT. & MEMBERSHIP	.00	4,000	3,360	4,000
53-40-220	Public Notice	.00	300	.00	300
53-40-230	Travel & Training	350	4,500	279	4,500
53-40-240	Office Supplies	456	1,500	180	1,500
53-40-245	Clothing/Uniform/Equip. Allow.	4,392	4,700	777	4,700
53-40-248	Vehicle Maintenance	616	4,000	5,070	4,000
53-40-270	Utilites	.00	.00	.00	.00
53-40-280	Telephone	1,992	2,000	.00	2,000
53-40-290	Building Maintence	273	5,000	290	5,000
53-40-300	Gas, Oil & Tires	6,780	7,225	3,256	5,780
53-40-310	Prof & Tech Services	6,466	14,000	9,890	25,000
53-40-311	Bad Debts Expense	783	.00	.00	.00
53-40-320	Blue Stake Service	284	1,100	.00	1,100
53-40-329	Computer Repairs	.00	.00	.00	.00
53-40-400	System Maintenance Program	32,137	40,000	26,151	40,000
53-40-480	Special Department Supplies	777	4,000	1,540	4,000
53-40-649	Lease Interest/Taxes	901	586	585	295
Budget notes: ~2017 fleet - 295					
53-40-650	Lease Payments	.00	22,545	22,544	39,999
Budget notes: ~2017 fleet - 22,836 4 yr lease - 17,163 - after 12/31/2016					
53-40-655	Transfer to Capital Proj Fund	.00	.00	.00	.00
53-40-665	40th St. Storm Drain Phase I	.00	.00	.00	.00
53-40-670	Transfer to General Fund	.00	.00	.00	.00
53-40-680	Charge for Services - G/F	125,256	130,902	119,999	136,793
53-40-700	Small Equipment	475	.00	278	.00
53-40-701	Grant Ave Detention Basin -I/F	.00	.00	.00	.00
53-40-702	Edgewood Drive	.00	.00	.00	.00

Account Number	Account Title	2014-15	2015-16	2015-16	2016-17
		Prior year Actual	Current year Budget	Current year Actual	Future year Budget
53-40-703	Raymond Drive - CDBG	.00	.00	.00	.00
53-40-704	Riverdale Road Storm Drain	.00	.00	.00	.00
53-40-705	Slat Detention Basins	.00	.00	.00	.00
53-40-706	5100 S. Storm Drain	.00	.00	.00	.00
53-40-707	Adams Avenue Slide-Off	.00	.00	.00	.00
53-40-710	40th St Storm Drain Project	.00	11,495	447	.00
53-40-750	Capital Outlay	.00	.00	.00	67,000
Budget notes:					
~2017 1 ton w/plow - 4 yr lease - \$67,000 - FUNDED					
install line into 40th st park - \$75 - 225,000					
40th washington to adams replace/reline - \$150,000					
44th repair damage from storms - \$125,000					
46th replace a decaying line to birch creek - \$15,000					
4865 birch creek hollow reline - \$55,000					
53-40-970	Depreciation	97,086	97,200	88,990	97,200
53-40-980	Contingency	14,298	.00	4,040	.00
53-40-981	Impact Fee Contingency	.00	.00	.00	9,850
53-40-990	Retained Earnings	.00	.00	.00	.00
Total EXPENDITURES:		482,992	566,669	485,904	689,438
Total Expenditure:		482,992	566,669	485,904	689,438
STORM DRAIN FUND Revenue Total:		584,704	566,669	544,819	689,438
STORM DRAIN FUND Expenditure Total:		482,992	566,669	485,904	689,438
Net Total STORM DRAIN FUND:		101,711	.00	58,916	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
GARBAGE FUND					
REVENUE					
54-30-100	Interest Earned	2,631	1,200	1,662	1,200
54-30-200	Garbage Fees	618,200	617,942	573,817	617,942
54-30-205	Recycling Fees	199,588	199,568	183,270	199,568
54-30-850	Misc. Rental	995	950	3,075	950
54-30-885	Abatement Fees	.00	.00	.00	.00
54-30-890	Appropriate Fund Balance	.00	.00	.00	.00
54-30-925	Misc. Revenue	605	.00	127	.00
54-30-950	Non-operating Capital Contrbtn	.00	.00	.00	.00
Total REVENUE:		822,019	819,660	761,951	819,660
Total Revenue:		822,019	819,660	761,951	819,660
EXPENDITURES					
54-40-140	Contract Service	.00	.00	.00	.00
54-40-220	Public Notices	.00	.00	.00	.00
54-40-230	Traveling & Training	969	.00	.00	.00
54-40-240	Office Supplies	2,134	3,500	210	3,500
54-40-248	Vehicle Maintenance	751	1,500	2,749	1,500
54-40-280	Telephone	2,927	2,300	.00	2,300
54-40-290	Building Maintenance	2,177	5,000	1,227	5,000
54-40-300	Gas, Oil & Tires	2,543	7,130	1,620	3,500
54-40-310	Prof & Teach Services	1,996	1,000	600	1,000
54-40-311	Bad Debts Expense	183	.00	.00	.00
54-40-400	Transfer to General Fund	425,000	.00	.00	.00
54-40-420	Allied Waste - Contract Svc.	423,227	424,800	355,450	424,800
54-40-430	Tipping Fees	186,683	175,000	153,813	175,000
54-40-440	Additional Cleanups	3,172	15,000	7,135	15,000
54-40-450	Construction Materials Tipping	5,951	7,500	300	7,500
54-40-520	Tree Removal	9,005	9,400	.00	9,400
54-40-615	Junk Ordinance Enforcement	7,321	11,000	.00	11,000
54-40-620	Transfer to Capital Proj Fund	.00	.00	.00	.00
54-40-649	Lease Interest/Taxes	165	117	117	59
Budget notes:					
~2017 fleet - 59					
54-40-650	Lease Payments	.00	4,492	4,491	4,549
Budget notes:					
~2017 fleet - 4,549					
54-40-680	Charge for Services - G/F	95,064	99,354	91,080	108,825
54-40-700	Small Equipment	533	.00	.00	.00
54-40-750	Capital Outlay	.00	.00	.00	.00
Budget notes:					
~2017 update storage areas for the garbage - \$40,000					
54-40-970	Depreciation	23,489	20,700	21,527	20,700
54-40-990	Retained Earnings	.00	31,867	.00	26,027
Total EXPENDITURES:		1,193,291	819,660	640,319	819,660
Total Expenditure:		1,193,291	819,660	640,319	819,660
GARBAGE FUND Revenue Total:		822,019	819,660	761,951	819,660
GARBAGE FUND Expenditure Total:		1,193,291	819,660	640,319	819,660

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
Net Total GARBAGE FUND:		371,272-	.00	121,632	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
AMBULANCE FUND					
REVENUE					
58-30-100	Interest Earned	58-	.00	.00	.00
58-30-200	Ambulance Fees	.00	.00	.00	.00
58-30-201	Ambulance Fees - S/O - DPS	358,778	295,000	418,588	433,179
58-30-210	Miscellaneous Revenue	2,152	.00	.00	.00
58-30-850	State Grants	.00	.00	.00	.00
58-30-890	Appropriate Fund Balance	.00	315,748	.00	175,756
58-30-950	Non-operating Capital Contrbtn	.00	.00	.00	.00
Total REVENUE:		360,872	610,748	418,588	608,935
Total Revenue:		360,872	610,748	418,588	608,935
EXPENDITURES					
58-40-110	Salaries and Wages	157,693	163,561	158,922	179,415
58-40-111	Part Time Wages	45,112	53,490	41,043	53,490
58-40-112	Overtime	22,330	12,735	24,795	12,735
58-40-119	Overtime	.00	.00	.00	.00
58-40-130	Employee Benefits	68,666	92,460	83,681	88,395
58-40-140	Contract Services	.00	.00	.00	.00
58-40-210	Memberships	.00	520	.00	520
58-40-230	Travel & Training	648	1,120	370	1,120
58-40-240	Office Supplies	376	500	163	500
58-40-245	Uniform Allowance	5,703	3,745	3,172	3,745
58-40-248	Vehicle Maintenance	1,853	5,150	3,624	5,150
58-40-250	Equipment Maintenance	2,250	6,427	2,590	6,427
58-40-270	EMS Billing Fees	15,845	13,750	15,202	13,250
58-40-280	Telephone	.00	.00	.00	.00
58-40-300	Gas, Oil & Tires	7,224	12,997	4,478	8,497
58-40-310	Professional & Technical	8,022	25,445	23,143	31,442
Budget notes:					
~2017 physician fee - \$10,000					
state assessment fee - \$21,442					
58-40-311	FPSC Fees	.00	.00	.00	.00
58-40-312	PMA Fees	60,452	57,498	40,978	44,000
58-40-315	Bad Debts Expense	1,475-	.00	1,514-	.00
58-40-320	911 Emergency Dispatch Fees	.00	.00	.00	.00
58-40-329	Computer Repairs	.00	.00	.00	.00
58-40-330	EMS Education	740	1,000	1,000	1,000
58-40-480	Special Department Supplies	3,014	3,230	1,939	3,230
58-40-490	Disposable Medical Supplies	24,834	26,900	20,561	23,000
58-40-500	Amortization Expense	.00	.00	.00	.00
58-40-649	Lease Interest/Taxes	1,319	897	897	452
Budget notes:					
~2017 fleet - 452					
58-40-650	Lease Payments	.00	34,531	34,530	34,976
Budget notes:					
~2017 fleet - 34,976					
58-40-680	Charge for Services - G/F	59,508	62,192	57,013	64,991
58-40-695	TSF to General Fund	.00	.00	.00	.00
58-40-700	Small Equipment	.00	.00	.00	.00
58-40-750	Capital Outlay	264	.00	.00	.00
Budget notes:					
~2017 ambulance - \$224,000					
gurney - \$18,500					

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
58-40-970	Depreciation	47,057	32,600	43,131	<u>32,600</u>
58-40-980	Retained Earnings	.00	.00	.00	<u>.00</u>
Total EXPENDITURES:		<u>531,436</u>	<u>610,748</u>	<u>559,719</u>	<u>608,935</u>
Total Expenditure:		<u>531,436</u>	<u>610,748</u>	<u>559,719</u>	<u>608,935</u>
AMBULANCE FUND Revenue Total:		<u>360,872</u>	<u>610,748</u>	<u>418,588</u>	<u>608,935</u>
AMBULANCE FUND Expenditure Total:		<u>531,436</u>	<u>610,748</u>	<u>559,719</u>	<u>608,935</u>
Net Total AMBULANCE FUND:		<u>170,564-</u>	<u>.00</u>	<u>141,131-</u>	<u>.00</u>
Net Grand Totals:		<u>1,936,471-</u>	<u>.00</u>	<u>858,676-</u>	<u>.00</u>

City Council Report

Subject: To Receive and Consider Comments on an Application for a Zoning Map Amendment to Parcels 07-69-7002 and 07-69-7003, Located at Approximately 1894 Skyline Drive, From R-5A to R-5B

Author: Mark Vlastic

Department: Planning & Zoning

Date: June 21, 2016



Background

This is an application to change two lots currently zoned R-5A to R-5B zoning. The purpose of the R-5A zone classification is to permit development of limited residential and office/commercial uses with their associated necessary public services and activities. R-5B zoning allows high density residential uses as well as a range of commercial and business uses such as mortuaries, medical-related retail sales, professional offices and reception centers.

The list of permitted and conditional uses in the R5-A zone follow:

Permitted Uses:

- Accessory building and use customarily incidental to any permitted use.
- Agriculture.
- Beneficial society.
- Church, synagogue or similar permanent building used for regular religious worship.
- College or university.
- Daycare center.
- Home occupation.
- Library or museum, public or nonprofit.
- Mortuary.
- Parking lot, accessory to uses permitted in this zone.
- Photo studio.
- Planned residential unit development, in accordance with chapter 11 of this title.
- Private park, playground and recreation area, but not including privately owned commercial amusement business.
- Professional and business offices in which goods or merchandise are not commercially created, exchanged or sold.
- Public building, public park, recreation grounds and associated buildings.
- Residential facility for disabled persons (see section 10-14-16 of this title for facility requirements).
- Medical related retail, such as a pharmacy, maternity clothes and related item sales, and medical supplies and equipment, if located in an approved medical office building.

Conditional Uses:

- Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.
- Hospital, clinic, including clinic for household pets for outpatient treatment only.
- Laboratories.
- Nursing home.
- Senior housing.

The list of permitted and conditional uses in the R5-B zone follow:

Permitted Uses:

- Accessory building and use customarily incidental to any permitted use.
- Agriculture.
- Boarding and lodging house.
- Church, synagogue or similar permanent building used for regular religious worship.
- Daycare center.
- Multiple-family dwelling with forty-nine (49) or less dwelling units.
- Parking lot, accessory to uses permitted in this zone.
- Planned residential unit development, in accordance with [chapter 11](#) of this title.
- Private park, playground and recreation area, but not including privately owned commercial amusement business.
- Public building, public park, recreation grounds and associated buildings.
- Residential facility for disabled persons (see section [10-14-16](#) of this title for facility requirements).
- Single-family dwelling.
- Studio for professional work, teaching, performances or exhibitions of the fine arts; provided, that such performances or exhibitions are limited to the work products of the studio involved.
- Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work.
- Two-family dwelling.
- Wedding chapel and reception center; provided, that light refreshment only shall be served and the service or consumption of food or refreshment shall be directly incidental to the principal use.

Conditional Uses

- Bank.
- Assisted living units.
- Cemetery with customary incidental uses, including, but not limited to, mortuary, mausoleum, crematory, staff housing, service shops and chapel.
- Home occupation.
- Hospital, clinic, including clinic for household pets for outpatient treatment only.
- Nursing home.

Discussion/Analysis

Wasatch Drive is not particularly well-suited for commercial uses, due in large part to the lack of traffic generated for business purposes in comparison to other commercial areas in the city, and the abrupt

change in land use from commercial on the west side of the street to residential on the east side of the street. As a result, this area has remained undeveloped over the years.

However, it should be noted that multiple zoning requests have been made over the years in response to changing market conditions. The requested change allows higher-density residential uses as well as a range of transitional commercial uses, which would provide a good transition between the two sides of the street.

Recommendation

Staff recommends that the Zoning Code and Official Zoning Map be modified as requested, which is consistent with recommendations for adjacent properties to the north, and will help achieve unified development in the area.

ORDINANCE NO. 16-17

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REZONING CERTAIN PROPERTY WITHIN THE CITY FROM R-5A TO R-5B; AMENDING THE ZONING MAP OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Section 1. Recitals:

WHEREAS, SOUTH OGDEN City (“City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code (“UC”)§ 10-3-717, and UC § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, in conformance with UC § 10-9a-502 the governing body of the city may enact a zoning ordinance establishing regulations for land use and development within the city; and,

WHEREAS, the full text of the zoning ordinance and its associated and related maps, representing the commission's recommendations for zoning all or any part of the area within the municipality have been subjected to the required public hearing prior to its adoption; and,

WHEREAS, UC § 10-9a-503 provides that the legislative body may amend the number, shape, boundaries, or area of any zoning district; any regulation of or within the zoning district; or any other provision of the zoning ordinance; and,

WHEREAS, the City Council may make no amendment to the city’s zoning ordinance or zoning maps unless the amendment was proposed by the Planning Commission or is first submitted to the planning commission for its approval, disapproval, or recommendations; and,

WHEREAS, the City Council finds that the City Planning Commission has recommended certain changes to the city’s current zoning scheme be adopted and that the zoning map be modified accordingly; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires action by the City as noted above;

WHEREAS, South Ogden City desires to comply with the procedure specified in UC § 10-9a-502 in preparing and adopting an amendment to the zoning ordinance or the zoning map; and,

WHEREAS, upon petition to and based on the recommendation of the South Ogden City Planning Commission, the City Council determines it to be in the best interest of the City to change the existing zone of R-5A to R-5B under the Ordinances of the City regarding the following described property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH, THAT:

Section 1. Rezoned Property:

The following described lands and premises within the boundaries of the City, and commonly known as approximately 1894 Skyline Dr., are rezoned from R-5A to R-5B and the Zoning Map accordingly amended so to indicate:

Parcels 07-697-0002 & 07-697-0003

Section 2. Reserved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the City Zoning Ordinance be changed and amended to read as set out hereinabove and that the City Zoning Map shall be amended accordingly.

Section 3. Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 4. Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 5. Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

Section 6. Date of Effect

This Ordinance shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

DATED this 21st day of June, 2016

SOUTH OGDEN, a municipal corporation

by: _____
Mayor James F. Minster

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

RESOLUTION NO. 16-21

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND THE STATE OF UTAH, SECOND DISTRICT JUVENILE COURT, GOVERNING THE IMPLEMENTATION AND MANAGEMENT OF A GRAFFITI REMOVAL PROGRAM WITHIN THE BOUNDARIES OF SOUTH OGDEN CITY; AUTHORIZING THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1 - RECITALS

WHEREAS, the City of South Ogden (“City”) is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, in conformance with Utah Code (“UC”) §10-3-717, the City Council as the governing body of the City may exercise all administrative powers by resolution; and,

WHEREAS, under the Utah Interlocal Co-operation Act UC §11-13-1, et seq., Utah Code Ann., 1953, as amended, (the “Act”), any power or powers, privileges or authority exercised or capable of exercise by a public agency of the state (defined as any political subdivision of the state, including municipalities and special districts of various kinds) may be exercised and enjoyed jointly with any other public agency, and that any two or more public agencies may contract with one another for joint or cooperative action under the Act; and,

WHEREAS, the City Council of South Ogden City (the “City”) finds it is in the best interest of the City and to its advantage to enter into an interlocal agreement (the “Agreement”), with the State of Utah, Second District Juvenile Court (“the Court”), to which this Resolution is attached, providing for the provision certain graffiti removal programs and activities within the political boundaries of the City; providing a method for determining which party shall bear the costs for the program; and obtaining acknowledgement and agreement from each party who shall pay for the ongoing operations expenses and maintenance of these activities.

WHEREAS, the City Council finds that entering into and supporting the Agreement is in the best interest of the citizens of South Ogden City; and,

WHEREAS, the City Council finds it will be beneficial to the City to enter into a contractual relationship with the Court for the provision of these mutually beneficial services; and,

WHEREAS, such agreements require the signature of an authorized official of the City; and,

WHEREAS, the City Manager of South Ogden is the chief administrative officer and representative of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH OGDEN UTAH THAT:

The City Council of South Ogden City, State of Utah, approves this Resolution and authorizes and empowers the City Manager of the City to execute the Agreement contemplated, which Agreement is attached hereto as **Attachment "A"** and incorporated by this reference, for the City, and resolves that the City shall be bound according to its terms; and, authorizes the City Recorder to sign any documents as required attesting to the City Manager having been duly authorized to enter into such arrangements for the City.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its passage.

SECTION 2 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part, repealed.

SECTION 3 - PRIOR RESOLUTIONS:

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION 5 - DATE OF EFFECT:

This Resolution shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY,
STATE OF UTAH, on this 21st day of June, 2016.**

SOUTH OGDEN CITY

James F. Minster
Mayor

ATTEST:

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

RESOLUTION NO. 16-21

A Resolution Approving And Authorizing The Execution Of An Interlocal Agreement Between The City And The State Of Utah, Second District Juvenile Court, Governing The Implementation And Management Of A Graffiti Removal Program Within The Boundaries Of South Ogden City; Authorizing The City Manager To Sign All Necessary Documents; And Providing For An Effective Date.

21 Jun 16

COMMUNITY PARTNER COOPERATIVE AGREEMENT

This agreement is dated as of _____, and is between SOUTH OGDEN CITY (the "City") and the UTAH STATE SECOND DISTRICT JUVENILE COURT (the "Court").

This contract is made in reference to the following facts:

The Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code 1953 as amended authorizes public agencies of the State of Utah, including courts, counties, and cities to enter into agreements with one another in order to exercise their powers, privileges, and authority on a joint, cooperative basis.

The City is authorized to assist in the protection of persons and property, to remove nuisances existing in public places, and to enforce laws relating to the suppression of offenses.

The City has noticed the existence of vandalism, graffiti, and a need for upkeep of public places, and is aware that timely remediation of these situations is an effective deterrent to crimes and nuisances.

The City wishes to contract with and authorize the Court to remove graffiti, repair vandalism, and to perform other public service activities for the City and the City property owners.

The Court has an established community service work program, administered and staffed by Court personnel and by volunteer and Court-ordered community service workers.

The Court and the City both wish to provide effective graffiti removal, vandalism repair, and public space improvement services to the City and to its property owners without either being subordinate to the other, without substantial additional program infrastructure cost or investment, and without removing the City's responsibility of investigation, documentation, and prosecution of any criminal offenses.

The parties therefore agree as follows:

1. Period and Termination

- (a) Period. This agreement is for the time period from the agreement date above through June 30, 2017, when the agreement will automatically terminate.
- (b) Voluntary Termination. Either party may, upon written notice to the other party, terminate the agreement at any time. The City shall pay the Court for all services rendered prior to the termination date.

- (c) Completion Termination. If the Court has provided, and the City has paid for, service that has reached the period cost limit designated in paragraph 3(e) and the parties do not increase the period cost limit in accordance with paragraph 3(e), this agreement is terminated by completion.

2. Duties of the Court

- (a) Tasks. The Court agrees to provide graffiti removal, vandalism repair, or other public-service activity for the City and on behalf of the City for owners of property within the City. The Court will provide this work until termination of the agreement in accordance with paragraph 1 of this agreement.
- (b) Beginning a Task. The Court agrees to begin a graffiti removal, vandalism repair, or other public service activity within one week of the City submitting a Service Needed Report to the Court's service work crew program supervisors. The Court begins a project by seeking waivers of liability, creating an estimate of cost if one is requested by the City, or any other substantive action towards the completion of the project. A blank copy of the Service Needed Report is attached to this agreement as **Exhibit A**. If the Court is unable to begin service within one week of receiving the Service Needed Report, the Court agrees to inform the City of the delay at the earliest opportunity.
- (c) Waiver of Liability Required. The Court requires owners of property within the City to agree to and sign a Waiver of Liability prior to the Court performing any graffiti removal, vandalism repair, or other activity under this agreement that is performed upon the personal or real property of the property owner. A copy of the signed waiver will be kept by the Court and available to the City upon request. The Court agrees to work with the City, if needed, to obtain the signed waiver. The Court will not perform any work unless and until the waiver is fully executed. A blank copy of the Waiver of Liability is attached to this agreement as **Exhibit B**.
- (d) Notification of Completion. The Court agrees to notify the City through the service work crew program staff or supervisors by email or telephone within one week when a graffiti removal, vandalism repair, or public space service activity has been completed under this agreement.
- (e) Billing Statement. The Court agrees to send a monthly Account and Billing Statement to the City on the first week of each month of the agreement period. This statement will reflect the amount of work performed under this agreement for the previous month and the amount due by the City to the Court for that work, as well as

any arrearage or credit. A blank copy of the Account and Billing Statement is attached to this agreement as **Exhibit C**.

- (f) Notification of Funding Limit. The Court agrees to inform the City should the annual amount of work performed by the Court under this agreement reach the maximum period cost designated in paragraph 3(e) prior to the end of the agreement term or termination. The Court will not charge the City for work performed in excess of the term cost limit set in paragraph 3(e) unless the maximum period cost has been increased in accordance with that same paragraph.

3. Duties of the City

- (a) Designation of the Court. The City hereby designates the Court as the graffiti removal and clean-up organization whose services are offered to owners of property within the City, including the City itself. Any recoupment from private insurance providers for the cost of graffiti removal, vandalism repair, or other project performed by the Court under this contract is solely the responsibility of the City.
- (b) Requesting Court Performance. The City agrees to submit to the Court a Service Needed Report, attached as **Exhibit A**, when it desires Court activity to be performed under this agreement. This report can be submitted either in writing, by email, or by telephone, as directed by **Exhibit A**.
- (c) Waiver of Liability Collection. The City agrees to work with the Court, when necessary, to obtain Waivers of Liability through action by City employees, including the City police department.
- (d) Monthly Payment. In consideration for the Court's services, the City agrees to pay the Court the amount indicated as due on the monthly billing statement within 30 days of receiving the Account and Billing Statement, attached as **Exhibit C**. Checks should be made out to "*The Second District Juvenile Court.*" If the City account becomes past due, the Court may elect to discontinue additional work under this agreement until the City has paid in full for work already done by the Court to that point.
- (e) Maximum Period Cost. The City is not responsible to pay the Court for work performed under this agreement in total excess of \$ 1,000.00 for the term of the agreement. If this amount is met and paid by the City to the Court prior to the termination of this agreement, the City may, with written notice to the Court, request to increase the amount of the maximum period cost for the remainder of the agreement period. If the Court agrees to the increase through written notice to the

City, the maximum period cost is increased to the agreed-upon amount and the City agrees to pay the Court for work performed up to the new maximum period cost.

4. Miscellaneous

- (a) Rate of Labor. The cost to the City of the on-site Court service work crew performed under this agreement will be calculated at \$40.00 for work up to the first hour, then \$20.00 for each 30 minutes of work completed after the first hour, per crew. Crews generally consist of six to eight youth volunteers and one or two deputy probation officers. The cost of materials and supplies needed to complete the project will be the responsibility of the Court and not passed on or billed to the City.
- (b) Joint Personal or Real Property. The City and the Court agree that there will be no joint personal or real property to be acquired, held, or disposed of as part of this agreement. Any equipment donated to the Court by the City will be returned to the City if not used and any materials or equipment acquired by the Court from sources other than the City for the purposes of this agreement that remain unused by the Court will remain property of the Court.
- (c) Separate Budget. This agreement and the actions performed under it shall not receive separate financing nor shall a separate budget be required by either party.
- (d) Indemnification. The City shall have no responsibility for the actions of the Court personnel and/or volunteers who perform services in the City under this agreement. The Court shall indemnify and save harmless the City, its officers, and employees from all suits, actions, or claims of any kind brought about because of any injuries or damage received or sustained by any person or property on account of the negligent operations of the Court or on account of or in consequence of any act or omission, neglect, or misconduct of Court personnel or volunteers. The City shall indemnify and save harmless the Court, its officers, employees, and volunteers from all suits, actions, or claims of any kind brought about because of any act or omission, neglect, or misconduct of City personnel, officers, employees, and representatives. By entering into this agreement, neither the Court nor the City waives their respective protections and immunities granted under the Utah Government Immunity Act, Utah Code section 63G-7-101.
- (e) Writing Requirement. This agreement embodies the entire agreement between the parties and shall not be altered except in writing signed by both parties.
- (f) Governing Law. This agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

(g) Authorization. The individuals executing this agreement on behalf of the Court and the City verify that they are authorized to enter into this agreement on behalf of the Court or the City.

(h) Copy of Agreement. During the period this agreement is in force, both the City and the Court agree to keep a copy filed with their respective official keeper of records.

(i) Addresses. All notices required under this agreement shall be delivered to the following addresses:

UTAH SECOND DISTRICT JUVENILE COURT
444 26TH STREET
OGDEN, UTAH 84401
801.628.1063

City Authorized Signatures

Name: _____

Title: _____

Court Authorized Signatures

Exhibit A

SERVICE NEEDED REPORT

SECOND DISTRICT JUVENILE COURT

COMMUNITY SERVICE TEAM

Community Service Team Contact:
Matt Tucker 801-920-3606 mattt@utcourts.gov

Graffiti Hotline: 801-629-8752

Site Address: _____ **City:** _____

Location Details: _____

Person Making Request: _____ **Date:** _____

Position: _____ **Organization:** _____

Tasks Requested:

Time Sensitive? _____ **Needed Completion Date:** _____

Reason for Time Sensitivity: _____

OFFICE USE ONLY

Date Received: _____	Estimated Hours Needed: _____
Date Completed: _____	Assigned DPO: _____

**WAIVER OF LIABILITY FORM
SECOND DISTRICT JUVENILE COURT
COMMUNITY SERVICE GRAFFITI REMOVAL**

Please Complete the Following Form and Return it to Court or City Personnel :

Name of the Property Owner or Manager: _____

Phone Number: _____

Email Address: _____

Address of Graffiti/Service Need: _____

Is this Property an Historic Building? _____

Graffiti removal may require various types of removal efforts. Please indicate if you object to and do not wish any of the following method to be used. Please understand that limiting the removal options may reduce the effectiveness of the graffiti removal:

- Chemicals Pressure Wash Paint
- Other; Please Explain: _____

This Waiver of Liability Form is to address an individual graffiti remediation event, which may require a single or multiple visits. This waiver expires upon the completion of that remediation event. Should a new graffiti removal need arise, a new Waiver of Liability Form must be completed.

Please Read the Following Before Signing

I, the owner or manager of the property above, having legal responsibility for the above property, request and authorize the Second District Juvenile Court Community Service graffiti Removal Team to remove, clean, and otherwise mitigate any graffiti on this property in any manner that i have not limited in this document. I understand that I may provide matching paint to cover the graffiti, and that if I do not provide matching paint and do not object to the use of paint, the Graffiti Removal Team may use the paint in their inventory that matches the closest with the surface. I will not be held responsible for the cost of paint used that I did not provide to the removal team.

I am aware that I have the final determination as to which of the available methods may be used to remove graffiti from my property and that I am encouraged, but not required, to be on location to supervise the removal process.

I understand that the results of the graffiti removal process are not guaranteed by the City or by the Juvenile Court. I understand that the removal process may not entirely remove all traces of graffiti due to permanent chemical damage and alterations caused by the graffiti. I am aware that some graffiti residue and trace may remain and that high pressure or chemical cleaning methods may have some impact on the surfaces being cleaned.

Graffiti Removal Team supervisors will always accompany the removal team and are well-trained and careful to reduce impact or damage caused by the graffiti removal process, However, as in any project of this type, I am aware that in spite of the care of the removal team, some impact may occur to the property and plant life proximate to the removal site due to spills, overspray, difficult to reach areas, or other challenges.

In the event of accidental damage related to the graffiti removal process, I take full responsibility for the damages and related costs for cleanup or repair and indemnify the City, its officers, and employes as well as the Court, its officers, and employees from all suits, actions, and claims or any kind brought about because of any injuries or damage sustained by any person or property on account of any negligent operations of the Community Service Removal Team or in consequence of any act or omission, neglect, or misconduct of City or Court personnel or volunteers.

Signature of Property Owner/ Manager

Title / Association with Property

Date

INVOICE

Second District Juvenile Court

165 20th Street
 Ogden, Utah 84401
 801-334-4777
sherik@utcourts.gov

STATEMENT NO. 1234 -
 INVOICE DATE August 14, 2015
 CUSTOMER ID YR CTY

BILL TO

Your City
 Corner of State and Main
 Your City, Utah
 Your Phone Number

COMMENTS

DATE OF SERVICE	LOCATION OF SERVICE			HOURS WORKED	INVOICE AMOUNT
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	INVOICE AMOUNT

Credits/Debits	
Statement #	1234 -
Credit to date	
Amount Due	
<i>Please Pay the Amount Due</i>	

Make all checks payable to Second District Juvenile Court
THANK YOU FOR YOUR BUSINESS!

City Council Staff Report



Subject: Medical Control Physician Agreement with
Dr. Scott Fredrickson
Author: Fire Chief Cameron West
Department: Fire
Date: 6/21/2016

Recommendation

It is recommended that the South Ogden City Council approve the medical control physician agreement with Dr. Scott Fredrickson.

Background

A medical control physician is required by State Statute to provide a license for prescription drugs that are required for service, quality control, training, liaison with all medical facilities within South Ogden City, and as a representative of South Ogden Fire Department on all medical boards and committees.

Analysis

South Ogden has had the same medical control physician, Dr. Brett Earl, for nearly 10 years. He is currently unable to fulfil the requirement to remain our physician. References were solicited on other physicians in the area. A total of three doctors submitted a letter of interest to fill this valuable position. Dr. Scott Fredrickson was willing to take on the roll providing South Ogden the most value for dollar spent. He is highly recommended by both emergency room physicians and the other fire department he currently oversees as a medical control physician. The increased service and quality he is bringing to the table will strengthen South Ogden Fire and improve the level of service we are providing to the community which we serve.

Significant Impacts

South Ogden will be charged a fee of \$10,000.00 annually for the services provided by Dr. Scott Fredrickson.

Attachments

Medical Control Physician Agreement.

Resolution No. 16-22

RESOLUTION OF SOUTH OGDEN CITY APPROVING AND AUTHORIZING ENTERING INTO AN AGREEMENT WITH DR. SCOTT FREDRICKSON FOR MEDICAL DIRECTOR SERVICES; AUTHORIZING THE CITY MANAGER TO SIGN THE NECESSARY DOCUMENTS ON BEHALF OF THE CITY TO GIVE EFFECT TO THE INTENT HEREOF; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I - RECITALS

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") § 10-3-717 the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property and programs; and,

WHEREAS, the City Council finds it is necessary to contract with Dr. Scott Fredrickson ("Fredrickson") for Medical Director Services; and,

WHEREAS, the City Council finds that contracting with Fredrickson for Medical Director Services should be approved and adopted as necessary to the support the activities of South Ogden ambulance and emergency services as well as other events within the city; and,

WHEREAS, the City Council finds that City now desires to further those ends by contracting with Fredrickson for Medical Director Services; and,

WHEREAS, the City Council finds that the public convenience and necessity requires the actions contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION II - CONTRACT AUTHORIZED

That the **Agreement-Special Consulting Services** with Dr. Scott Fredrickson, Attached Hereto As **Attachment "A"** and by This Reference Fully Incorporated Herein, Is Hereby Approved and Adopted; and That the City Manager Is Authorized More Fully Negotiate Any Remaining Details under the Agreement On Behalf Of the City and Then to Sign, and the City Recorder Authorized to attest, any and all documents necessary to effect this authorization and approval.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their specific provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 21st day of June, 2016.

SOUTH OGDEN CITY

James F. Minster
Mayor

ATTEST:

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

Resolution No. 16-22

Resolution Of South Ogden City Approving And Authorizing Entering Into An Agreement With Dr. Scott Fredrickson For Medical Director Services; Authorizing The City Manager To Sign The Necessary Documents On Behalf Of The City To Give Effect To The Intent Hereof; And, Providing For An Effective Date.

21 Jun 16

AGREEMENT
SPECIAL CONSULTING SERVICES
for
SOUTH OGDEN CITY CORPORATION

THIS AGREEMENT is made of this _____ day of _____, 2016, between SOUTH OGDEN CITY, a municipal corporation of the State of Utah, ("City"), and _____, as MEDICAL CONTROL PHYSICIAN, ("Consultant").

WITNESSETH:

RECITALS

1. General Recitals

- a) Whereas, City desires to obtain assistance from Consultant in meeting certain of its needs relating to medical supervision of ongoing activities associated with Fire Department Operations (as set out in **Exhibit "A", Scope of Work** and referred to "the Project"); and,
- b) Whereas, Consultant is willing and able to assist City with the Project; and,
- c) Whereas, the parties desire to reduce to writing the agreement between them for Consultant's assistance with the Project;

NOW, THEREFORE, in consideration of the promises and covenants contained, it is agreed by and between the parties hereto as follows:

2. Services. The professional services contemplated under this Agreement and to be provided by Consultant comprise the services and requirements in **Exhibit "A", Scope of Work**, attached hereto and incorporated by reference. City makes no guarantee, implied or expressed, on the actual services that may be required from Consultant by and under this Agreement. Service requirements shall be determined by actual need. Consultant shall work at the direction of the Fire Chief or his designee who shall be the final arbiter of the actual services required under this Agreement. Consultant acknowledges Fire Chief's authority to designate

the final scope of services hereunder. Changes in the scope of services as set out in **Exhibit "A"** will be executed only after written authorization from the City is delivered to Consultant. The parties acknowledge that should changes to the scope of services be required, that the compensation due under this agreement, as set out in **Exhibit "B"** may require modification.

3. Compensation. For services rendered, Consultant shall be paid as specified in **Exhibit "B", Schedule of Fees**, attached hereto and incorporated herein by reference. Consultant shall furnish all materials, labor and equipment to complete the work required by this Agreement.

4. Term of Agreement. Consultant agrees to provide the services and meet the requirements listed in **Exhibit "A", Scope of Work**, for a period not to exceed one year commencing with the date of execution of this Agreement. The City shall have the option to extend this Agreement for an additional one year under the same terms and conditions as herein set forth. Notice of such an extension must be in writing and served upon the Consultant as set out below, at least thirty (30) days prior to the expiration of the original term of this Agreement. Consultant acknowledges and agrees this is a non-exclusive Agreement and that the City has and reserves the right to acquire the services contemplated, at its discretion, from sources other than Consultant during the term of this Agreement.

5. Billing. Consultant will submit invoices for services performed under this Agreement in the manner in **Exhibit "B", Invoicing and Payment** attached hereto and made a part hereof.

6. Payment. The City will use its best efforts to secure payment for the services performed under this Agreement, and billed as set out above, within thirty days after Consultant's invoice has been received by the City.

7. Ownership of Documents. All documents and records and other materials produced by Consultant for this Agreement, without limitation, shall become and remain the property of

the City. The City may use such documents and records without restriction or limitation and without further compensation or notice to Consultant.

8. Preservation of Records. For three years after final payment under this Agreement, Consultant will maintain all files, data, records and other materials relating to the performance of this Agreement and compensation received therefore, and shall produce the same upon request of the City.

9. Contract Changes. This Agreement is the only agreement or understanding between the parties, and may only be modified or amended by a written document signed by both parties.

10. Conflict of Interest. Consultant, by signing this agreement, discloses that the following conflict of interest (or potential conflict of interest) exists: **NONE**. Consultant will insure that s/he/it is recused from any business or activities which falls within, or reasonably might be deemed to fall within, the identified area of conflict of interest or any subsequent conflict of interest that might arise during completing the work required. It is not anticipated that Consultant's disclosed possible conflict of interest would inhibit Consultant from performing the services described in **Exhibit "A"**. However, if the City determines that an unresolvable and unacceptable conflict exists, Consultant agrees that City may terminate the Agreement.

11. Employment Status. Consultant agrees and acknowledges that the services rendered to City under this Agreement are not rendered by Consultant as an employee of the City. Further, Consultant acknowledges that amounts paid under this Agreement do not constitute employee compensation. Consultant agrees, and the City manifestly asserts, that under this Agreement, Consultant is operating in the capacity of a private contractor and the City assumes no liability for actions or decisions of the Consultant or its staff.

12. Termination. This Agreement may be terminated at the option of either party upon 90 days written notice. If the City elects to terminate this Agreement, Consultant will be entitled to payment for that portion of the contract for which satisfactory services have been rendered up to termination and all obligations shall otherwise remain as set forth.

13. Applicable Law. This Agreement and Consultant's obligations and services are made and must be performed in compliance with applicable federal, State of Utah, and local laws. Consultant certifies that s/he may provide the requested services within the State of Utah.

14. Partial Invalidity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force without being impaired or invalidated.

15. Arbitration. Should any dispute arise between the City and the Consultant pertaining to any of the agreements contemplated, the parties agree that such dispute shall be submitted to binding arbitration under the latest Commercial Arbitration Rules of the American Arbitration Association or any agreed upon functional equivalent thereof. Any decision rendered by the arbitrator(s) after such arbitration shall bind on the City and the Consultant and shall have the full force and effect of an order of a court of law.

16. Public Interest Acknowledgment. Consultant, recognizing that the Services to be performed are affected with and will have an effect upon the "public interest," and that as a result thereof. Services and work product to be produced must be reviewed with and by certain boards, committees or other citizen-staffed bodies, agrees to make full and complete good-faith efforts to work with and through each and all which may legitimately have an interest in the processing or review of the work performed. City will utilize its best efforts to identify for

Consultant, each and all of the bodies Consultant shall work with and through as contemplated under this part.

2. DEFINITION OF WORDS AND PHRASES

- a) The use of the singular form of expression shall be construed to include the plural.
- b) The use of the masculine gender shall be construed to include the feminine gender.

3. CLAUSE HEADINGS

The clause headings appearing in this agreement have been inserted for convenience and ready reference. They do not purport, and shall not be deemed, to define, limit or extend the scope or intent of the clauses to which they appertain.

4. NOTICES

All notices under this agreement shall be in writing, and shall be sent by certified mail, return receipt to the parties at their respective addresses below given, or as changed, with notice of the change of address to be given to the other party within five (5) days of such change of address.

5. SEVERABILITY OF TRANSACTIONS

If more than one transaction is contemplated under this agreement, this agreement shall be severable on each transaction unless provided otherwise.

6. WAIVER AS EFFECTING FUTURE PERFORMANCE

No waiver of any breach of this agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided therein or by law.

7. NO PRESUMPTION.

The parties agree that no presumption shall be attached to this Agreement because one of the parties or one party's attorney may have prepared it.

8. INDEMNIFICATION

Contractor agrees to indemnify the City, its officers and employees against, and hold them harmless from, claims for liability for injury or damage caused by any negligent act or omission of any of Contractor's officers, employees, volunteers, or agents in the performance of this Agreement.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals the day and year first written above.

SOUTH OGDEN CITY CORPORATION

ATTEST:

CITY RECORDER

CONSULTANT

EXHIBIT "A"

MEDICAL CONTROL PHYSICIAN CONTRACT OUTLINE SCOPE OF WORK SCHEDULE

RESPONSIBILITIES OF CONSULTANT

The responsibilities of the Consultant shall include, but shall not be limited to, the following:

South Ogden City will provide:

1. South Ogden Fire Department will provide the training facility, audio-visual, copy expenses, and other tools for the training of Fire Department personnel performed by the Medical Director.

South Ogden City will not provide:

1. Malpractice insurance or increases in malpractice insurance as the result of performance as medical director.

Consultant will Perform or Provide the following Services:

1. Act as liaison with at least the following facilities: Mt. Ridge; Pineview; Manor Care; Mt. View; and the Veterans Administration facility (Expected amount of time is 5 hours per year).
2. Chart review of medical incidents both random and those submitted by the Medical Operations Manager (Expected amount of time is 24 hours per year).
3. Coordination with other medical directors and hospitals through Weber/Morgan Interhospital Committee (Expected amount of time is 12 hour per year).
4. Ensure proper training of Department personnel in intravenous therapy, airway, advanced EMS, and medical legal. (Expected amount of time is 8 hours per year).
5. Approval and review of EMS policy and procedures (Expected amount of time is 2 hours per year).

EXHIBIT "B"

MEDICAL CONTROL PHYSICIAN
CONTRACT OUTLINE
COMPENSATION AND FEE SCHEDULE

I. PRICING

Total Cost Contract. This Agreement is a "Total Cost Contract" and the contract rate set out shall include all of Consultant's costs and expenses associated with the provision of services outlined in Exhibit "A", including, but not limited to, telephone, printing and reproduction services, secretarial help, postage, delivery services, and all other costs associated with performing the services required under this agreement as those costs or expenses may be incurred by the Consultant.

For purposes of budgeting and encumbering funds, the total sum which may be paid to Consultant under this Agreement shall not exceed \$10,000.00, unless specifically agreed otherwise by both parties in writing.

II. INVOICING AND PAYMENT

Consultant will submit to the City an invoice for services performed during the contract period. Each invoice shall describe the services and work performed and a statement or estimate on the percentage of the total project completed.

The City shall pay the Consultant for services performed by Consultant under this Agreement. Consultant shall submit a written invoice for services rendered and the City shall pay the invoiced fee within thirty (30) days after receipt of the invoice as set out in the test of the Agreement itself, to which this Exhibit is attached. Consistent therewith, South Ogden City will provide:

1. Compensation of \$10,000 per year with \$5,000 to be paid in January and \$5,000 to be paid in July.
2. Travel expenses for the Medical Director for courses or training required by The State Department of Health, Bureau of Emergency Medical Services.
3. City will cover the expenses for a DEA license as needed.

Invoices shall be submitted to: South Ogden City Corporation
Cameron West, Fire Chief
3950 S Adams Avenue
South Ogden, Utah 84403

Anticipated Total Hours in a year: 50
Hourly rate (converted for analysis) \$200

June 7, 2016

South Ogden City Council
3950 S. Adams Ave.
South Ogden, Utah 84403

Re: City Beautification Request located at
South Ogden Nature Park maintenance approach

Ladies and Gentlemen of the Council,

The South Ogden Nature Park is comfortably nestled among many residential properties. In one specific area, access to the paved nature trail is necessary in order to facilitate various maintenance requirements. This approach is located on a residential street, Park Vista Drive. The approach is between parcel #07-691-0011 (6043 S. Park Vista Drive), and parcel #07-691-0012 (6024 S. Park Vista Drive). (Please see attached addendum A and B, highlighted area.) It is about this referenced area, per the council's request, that I continue to bring updates on the progress of the suggested landscape development.

As you know, for several years now, this referenced area has been relatively neglected, casting a negative presence to the associated neighborhood. The disrepair includes uncontrolled weeds, causing a potential fire hazard to the local residents, as well as a severely broken sidewalk, causing potential harm to passers by. In addition, vehicles using the access road in this area may not be authorized to do so, causing a potential threat to trail users and local residents. The specific purpose of this letter is to request South Ogden City to provide funding for landscaping along the approach, thereby reducing associated risks, as well as providing neighborhood beautification.

Residents in the associated neighborhood have had the opportunity to meet to discuss the possibilities of developing and/or landscaping this referenced area. Since there is not a neighborhood homeowners association immediately adjacent to the referenced area, a neighborhood lease for the improvements of the referenced area is not currently an option. However, local residence would be more than willing to commit to participate in the weekly maintenance of an already improved area. Since the local residents are so eager for this beautification project to ensue, we have taken it upon ourselves to design and bid a beautification project for the referenced area. We have attached the landscape design for your reference. (Please see attached addendum C.) In addition, we have also attached a bid to have the most of the materials supplied, and the majority of the work completed. (Please see attached addendum D.) South Ogden City's involvement could be minimal, simply providing approval of the plan, as well as funding for the suggested improvements.

It would be possible to break the landscape project into two separate pieces, phase A and phase B, as referenced on the landscape design (addendum C), allowing for some of the less expensive landscaping to be completed expeditiously, while allowing the city to budget and plan ahead for some of the more expensive landscaping. Currently, in the referenced area, some landscaping has already been provided. This landscaping includes grading, weed control, land

retention, landscape boulders, a small grassy area, and some irrigation. In the suggested landscape design, it would be possible to tie into the existing landscape improvements in phase A, allowing for irrigation for the new grassy area. The irrigation is currently being provided by the adjacent lot owners, Chris & Rebecca Gurnee. They agree to provide irrigation to the new grassy area as well. In addition, more landscape boulders and some road base are being offered for this project by Chris & Rebecca Gurnee, allowing for the completion of phase A of the landscape design with minimal costs to South Ogden City.

If you will notice phase B on the landscape design is more expensive to install, as it is a dryscape area. This dryscape area has two purposes; 1) lack of water supply in the area, and 2) minimal labor and maintenance costs required for upkeep. Although the initial cost of installation may be higher, long term labor and maintenance would be significantly less, pulling less on our precious resources, and less on the financial responsibility for it's upkeep.

At this time, it is important to discuss the maintenance road located in the landscape area referenced. The maintenance road is often used by unauthorized users. This traffic has broken up the adjacent sidewalks, trespassed into neighboring yards, and vehicles have dragged rocks, dirt and debris from the access road into the street and trails. During this beautification project, it would be appropriate to replace the broken sidewalk, provide an approach to the maintenance road, pave the maintenance road, as well as potentially provide a minor off-street parking area for trail users. In order to minimize unauthorized traffic, an access gate/chain is also suggested. These specific action items are requested to be provided by South Ogden City. This information is also outlined on the landscape design.

Upon the completion of the landscape project in the referenced area, neighborhood residents agree to provide weekly maintenance of the area. This volunteer labor would include weed control, mowing, fertilizing, and watering. This volunteer service and labor would save money for South Ogden City.

As a note, the landscaper providing the bid for this project will be providing landscape services for Chris & Rebecca Gurnee, the neighboring lot, from June 13th through June 24th. Since they landscaper will already be on site with all of their equipment, it may be possible to complete this requested beautification project at the same time, reducing potential labor costs. Therefore, an expeditious response to this proposal is requested.

Thank you in advance for your consideration of this request. If you have any further questions concerning this request, I would be happy to make myself available to you.

Very Truly Yours,

Alisha Rebecca Gurnee
6043 S. Park Vista Drive
South Ogden, Utah 84405
(801) 628-4700

APPENDUM B

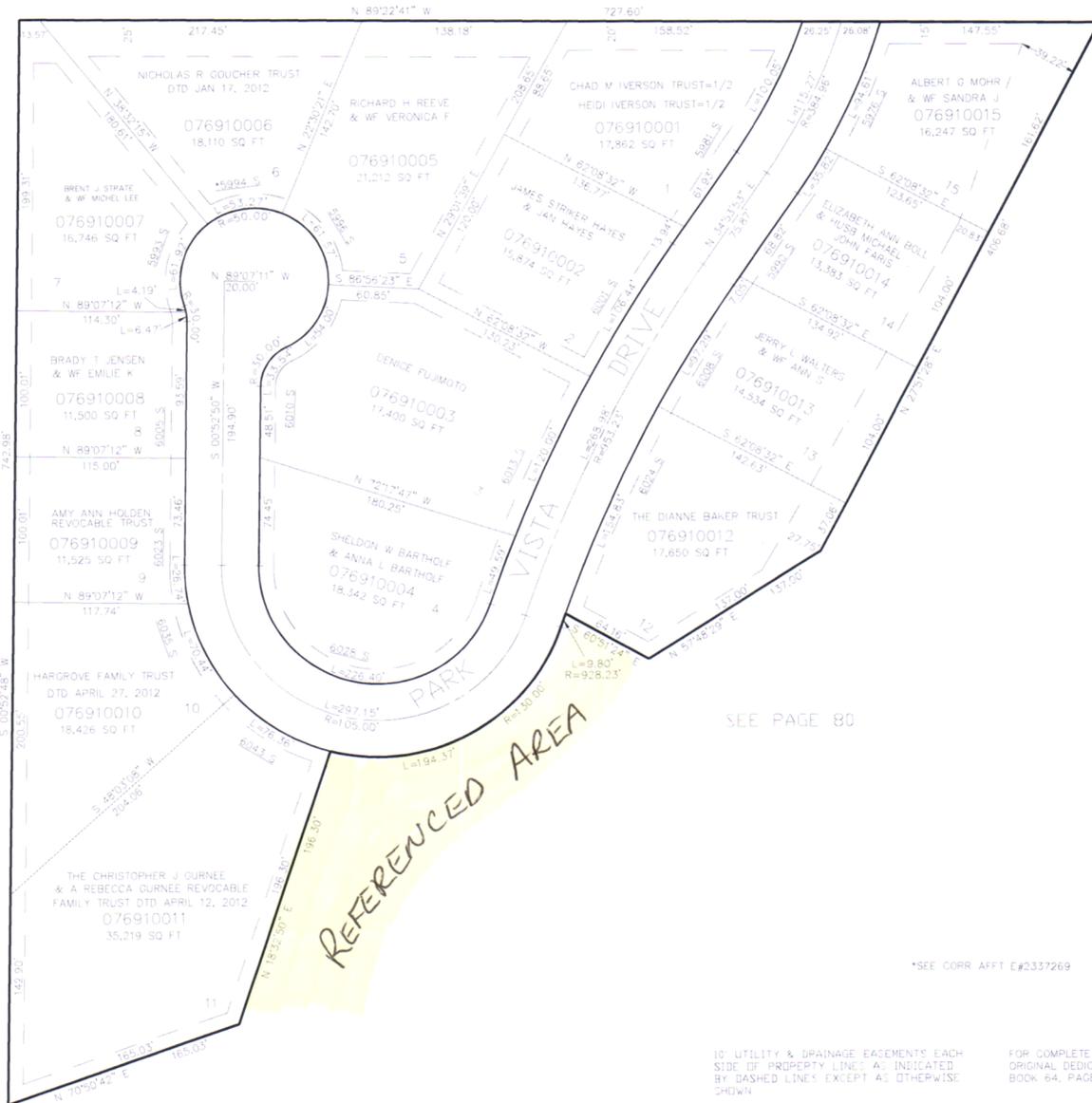
PART OF THE SE.1/4, OF SECTION 21, T.5N., R.1W., S.L.B. & M. PARK VISTA No. 1, AMENDED

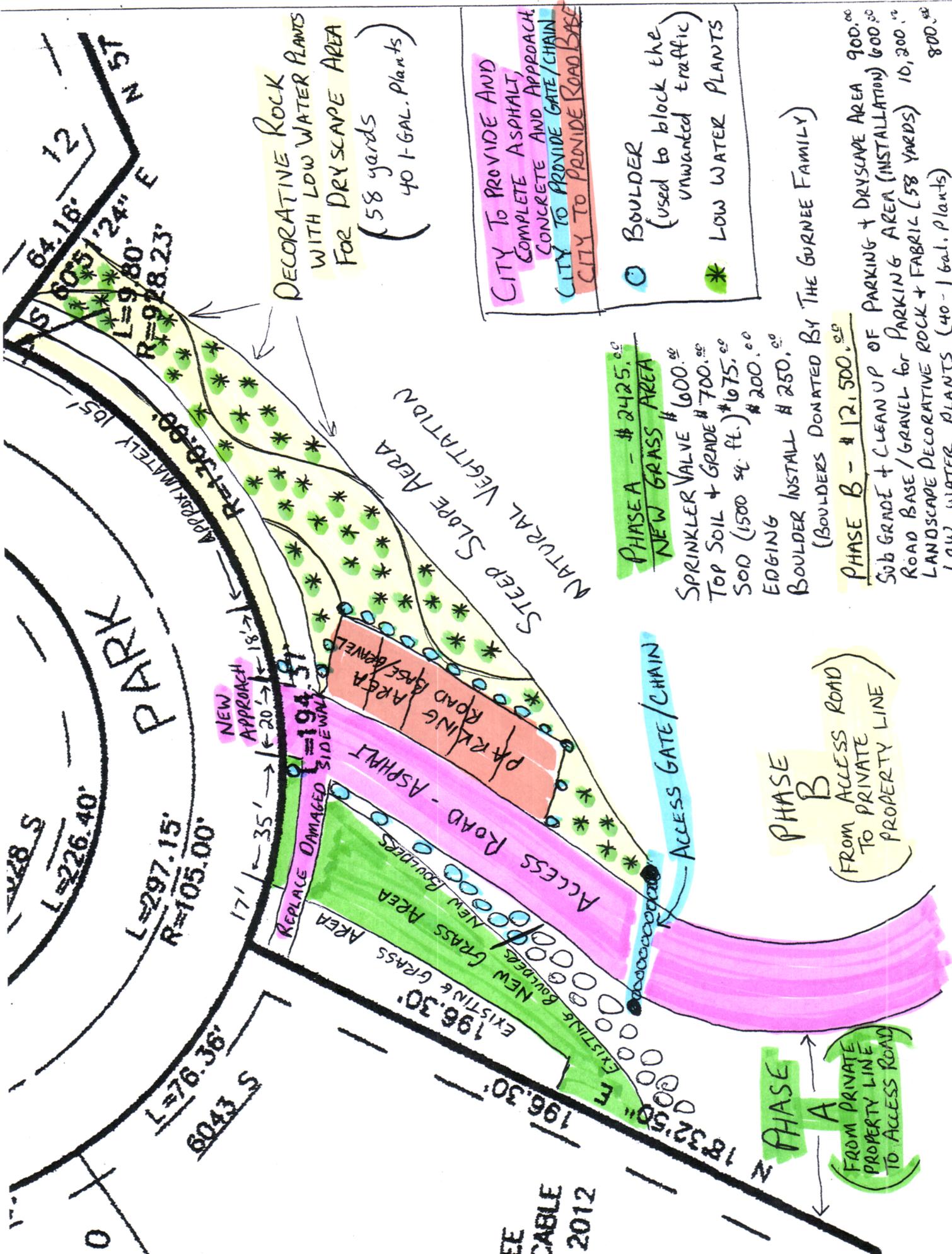
691

IN SOUTH OGDEN CITY
SCALE 1" = 80'

TAXING UNIT: 27

SEE PAGE 80





APPENDUM C



NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

Tuesday, June 21, 2016 – 6:00 p.m.

Notice is hereby given that the South Ogden City Community Development and Renewal Agency Board will hold a meeting on, Tuesday, June 21, 2016, beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. Any member of the board may be joining the meeting electronically.

- I. **CALL TO ORDER** – Board Chair James F. Minster
- II. **CONSENT AGENDA**
 - A. Approval of June 7, 2016 CDRA Minutes
- III. **DISCUSSION/ACTION ITEMS**
 - A. Consideration of **CDRA Resolution 16-03** – Adopting the FY2017 Budget
- IV. **ADJOURN**

Posted and faxed to the Standard Examiner June 17, 2016

The undersigned duly appointed Community Development and Renewal Agency Board Secretary hereby certifies that a copy of the foregoing notice and agenda was posted in three public places within the South Ogden City limits on June 17, 2016. These public places being: the State of Utah Public Notice Website, the Municipal Center (1st and 2nd floors), and on the City's website (southogdencity.com). Copies were also provided to the governing body.


Leesa Kapetanov, Board Secretary

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the board secretary at least 72 hours in advance of the meeting.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA



**MINUTES OF THE
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY BOARD MEETING**

TUESDAY, June 7, 2016 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

Acting Chair Russell Porter, Board Members Brent Strate, Sallee Orr, Bryan Benard, and Adam Hensley

STAFF MEMBERS PRESENT

City Attorney Ken Bradshaw, Police Chief Darin Parke, Fire Chief Cameron West, Parks and Public Works Director Jon Andersen, Finance Director Steve Liebersbach, Assistant to the City Manager Doug Gailey, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Matt Dopp, Liz Bailey, Matt Lowe, Walt Bausman, Paul Christenson, Carly & Matt Peterson, Tyler DeGroot, Parker DeGroot, David Dance, Carson Cundick, Kegan Cundick, Jake Blazzard, Matt Pearson, Benjamin Claycomb, Joseph Gonzalez, Alexander Gonzalez, Brigham Cox, Wesley Stewart, Tony Dailey, Elijah Dailey, Leigh Dean, Kirk Dean, Joyce Hartman, Chris & Rebecca Gurnee, Blake Fessler, Jerry Cottrell, Mike Adams

(Motion from city council meeting to enter CDRA Board Meeting:)

Council Member Hensley moved to adjourn the public hearing and convene as the Community Development and Renewal Agency Board. The motion was seconded by Council Member Strate. The voice vote was unanimous in favor of the motion.

I. CALL TO ORDER

Acting Chair Russell Porter called the meeting to order at 6:42 pm and moved to the first item on the agenda.

II. CONSENT AGENDA

A. Approval of May 3, 2016 CDRA Minutes

The acting chair asked if there were any comments on the minutes, and seeing none, he called for a motion to approve the consent agenda.

Board Member Benard moved to approve the consent agenda, followed by a second from Board Member Orr. All present voted in favor of the motion.

44 **III. PUBLIC HEARING**

45 **A. To Receive and Consider Comments on the FY2017 CDRA Budget**

46 Acting Chair Porter indicated it was time to enter into a public hearing and called for a
47 motion to do so.

48
49 **Board Member Orr moved to close the CDRA Board Meeting and convene into a public**
50 **hearing. Board Member Strate seconded the motion. The voice vote was unanimous to**
51 **open the public hearing.**

52
53 Mr. Porter then invited anyone who wished to comment to come forward.

54
55 **Walt Bausman, 5792 S 1075 E** – Mr. Bausman said the Hinckley RDA was scheduled to
56 expire in 2016, but was included in the FY2017 budget. He then gave the expiration dates for
57 several other RDA areas as well. He asked why the Hinckley RDA appeared in the budget
58 and if the length of the project area had been extended; if so, who had approved the
59 extension. He pointed out the funds from the RDA areas were legally restricted for specific
60 purposes. He wondered why the Washington Boulevard funds were transferred last year.

61
62 There were no other public comments. The acting chair entertained a motion to leave the
63 public hearing, adjourn the CDRA meeting and reconvene as the City Council.

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66 **IV. ADJOURN**

67 **Board Member Benard moved to adjourn the public hearing, adjourn the CDRA Board**
68 **Meeting, and convene as the South Ogden City Council. The motion was seconded by Board**
69 **Member Strate. The voice vote was unanimous in favor of the motion.**

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71 The meeting adjourned at 6:46 pm.

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88 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community
89 Development and Renewal Agency Board Meeting held Tuesday, May 3, 2016.

90
91 
92 Leesa Kapetanov, Board Secretary

93 Date Approved by the Board _____

CDRA Board Staff Report



Subject: FY 2017 Budget Adoption
Author: Steve Liebersbach
Department: Finance
Date: CDRA meeting 6/21/2016

Background

State law requires the governing body adopt the budget prior to June 22

Analysis

None

Recommendation

Adopt the budget as presented

Significant Impacts

None

Attachments

FY 2017 Budget document

RESOLUTION NO. 16-03

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH
OGDEN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY,
UTAH, ADOPTING THE BUDGET FOR FY 2016-2017; AND
PROVIDING THAT THIS RESOLUTION SHALL TAKE EFFECT
IMMEDIATELY UPON ITS ADOPTION AND DEPOSIT WITH THE
BOARD RECORDER.**

SECTION 1 - RECITALS

WHEREAS, under the Uniform Procedures act, Utah Code (“UC”)§10-6-101, et. seq., as amended, and UC §17A-2-1216, the Board Administrator of the Board of Directors of the South Ogden City Community Development and Renewal Agency, (“Administrator” or “Board Administrator”) submitted to the Board of Directors of South Ogden City Community Development and Renewal Agency the proposed Operating Budget; and other required fund budgets and schedules and his budget message, all for the fiscal year of July 1, 2016 to June 30, 2017, as required by the statutes; and,

WHEREAS, the said proposed or tentative budget and all supporting schedules were received by the Board of Directors during a regular Board of Directors meeting during May, 2016, the required public hearing thereon was initially fixed to be held during the regularly scheduled Board of Directors meeting of June, 2016. Those proposed budgets were, more than ten (10) days prior to the public hearing, deposited with the Board Recorder as a public record where they have remained until this date; and,

WHEREAS, UC §10-6-118, as amended, requires that before the 22nd day of June each year, or August 17th, with a budget enacting a property tax increase under UC §59-2-919 through §59-2-923, the Board of Directors shall by resolution or ordinance, adopt a budget for the ensuing fiscal year for each fund for which a budget is required; and,

WHEREAS, after due publication of notice at least seven (7) days prior thereto, which notice was published in the *Ogden Standard Examiner* on the Board of Directors held a public hearing on the budget which public hearing commenced on or about 6: 00 p.m.

WHEREAS, the Board of Directors, in their public meeting, received and considered adjustments to the Board Administrator's recommended or tentative budget, said adjustments having been the proper subject of consideration at the public hearing, and subsequent modification by the Board of Directors; and,

WHEREAS, the adopted tentative budget contains a revenue appropriation amount for the General Fund for anticipated property tax revenues to conform to the Weber County Clerk Auditor's projections at the current certified tax rate, if and ; and,

WHEREAS, all conditions precedent to the adoption of the final budget have been accomplished;

NOW, THEREFORE, BE IT RESOLVED BY the Board of Directors of South Ogden City Community Development and Renewal Agency:

SECTION 2 – ADOPTION OF BUDGET

That the budget as set out in **Attachment “A”** and dated as of the 21st day of June, 2016, attached hereto, and incorporated as if fully set out, ought to be, and the same are, adopted and enacted as the fiscal year 2016-2016 Budget for the Agency by the Board of Directors of the South Ogden City Community Development And Renewal Agency

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its passage.

SECTION 3 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the Board, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 4 - PRIOR RESOLUTIONS:

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 5 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such reason shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the Board of Directors of South Ogden Board Community Development And Renewal Agency.

SECTION 6 - DATE OF EFFECT:

This Resolution shall be effective on the 21st day of June, 2016, and after publication or posting as required by law.

**PASSED AND ADOPTED BY THE BOARD OF DIRECTORS OF SOUTH
OGDEN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY, STATE OF
UTAH, on this 21st day of June, 2016**

**SOUTH OGDEN COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY**

James F. Minster
Board Chair

ATTEST:

Leesa Kapetanov, CMC
Board Recorder

ATTACHMENT “A”

CDRA RESOLUTION NO. 16-03

A Resolution Of The Board Of Directors Of The South Ogden Community Development And Renewal Agency, Utah, Adopting The Budget For FY 2016-2017; And Providing That This Resolution Shall Take Effect Immediately Upon Its Adoption And Deposit With The Board Recorder.

21 Jun 16

[Attachment to be provided by CDRA’s Financial Officer]

South Ogden City

FY 2017

CDRA Final

Budget Adopted

June 21, 2016

Resolution – 16-03

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
Community Developmnt & Renewal					
REVENUE					
61-30-100	Tax Inc. - Washington Blvd.	22,058	.00	184-	.00
61-30-110	Tax Inc. - 36th Street	107,338	105,000	106,216	107,000
Budget notes:					
~2017 Project area set to expire at the end of 2021					
61-30-120	Tax Inc. - Wall Ave. NW Proj.	.00	.00	.00	.00
61-30-130	Tax Inc. - Hinckley Project	.00	.00	.00	.00
61-30-160	Interest - Washington Blvd	.00	.00	.00	.00
61-30-170	Interest - 36th Street	.00	.00	53	.00
61-30-180	Interest - Wall Ave. NW	.00	.00	.00	.00
61-30-190	Interest - Hinckley	.00	.00	.00	.00
61-30-200	Interest Income	.00	.00	.00	.00
Total REVENUE:		129,396	105,000	106,085	107,000
Source: 39					
61-39-400	Appropriation of Fund Balance	.00	.00	.00	.00
Total Source: 39:		.00	.00	.00	.00
Total Revenue:		129,396	105,000	106,085	107,000
EXPENDITURES					
61-40-400	Professional	5,973	5,500	3,861	1,633
61-40-401	Professional- Hinckley Proj	.00	.00	.00	.00
61-40-402	Professional- Northwest Proj	.00	.00	.00	.00
61-40-600	New RDA Projects	.00	68,600	.00	.00
61-40-700	Payment to Costco/Kimco	.00	.00	.00	.00
61-40-710	Charge for Services - G/F	6,470	4,913	4,499	5,367
61-40-810	Bond Principal Payment	.00	.00	.00	.00
61-40-820	Loan Interest Expense	.00	25,987	.00	.00
61-40-830	Transfer to City Hall CPF	.00	.00	.00	.00
61-40-835	Transfer to Escrow Agent	.00	.00	.00	.00
61-40-840	Loan Payment to General Fund	.00	.00	.00	40,000
61-40-841	Loan Payment to Water Fund	.00	.00	.00	30,000
61-40-842	Loan Payment to Sewer Fund	.00	.00	.00	30,000
61-40-850	Transfer to Debt Service Fund	.00	.00	.00	.00
Total EXPENDITURES:		12,442	105,000	8,360	107,000
Total Expenditure:		12,442	105,000	8,360	107,000
Community Developmnt & Renewal Revenue Total:		129,396	105,000	106,085	107,000
Community Developmnt & Renewal Expenditure Total:		12,442	105,000	8,360	107,000
Net Total Community Developmnt & Renewal:		116,954	.00	97,725	.00

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
CDRA - NW Project Area					
Revenue					
67-30-100	Tax Increment	312,149	700,000	317,523	<u>700,000</u>
Budget notes: ~2017 Project area set to expire at the end of 2016					
67-30-200	Sales Tax Revenue	182,295	165,000	122,187	<u>90,000</u>
67-30-300	Interest Income	.00	75	164	<u>100</u>
67-30-500	Transfer in from Housing Fund	.00	.00	.00	<u>.00</u>
67-30-800	Appropriation of Fund Balance	.00	.00	.00	<u>.00</u>
Total Revenue:		<u>494,444</u>	<u>865,075</u>	<u>439,874</u>	<u>790,100</u>
Total Revenue:		<u>494,444</u>	<u>865,075</u>	<u>439,874</u>	<u>790,100</u>
Expenditures					
67-40-400	Professional & Technical	6,254	18,200	3,145	<u>19,493</u>
67-40-450	Payment to Costco/Kimco	95,000	95,000	95,000	<u>95,000</u>
67-40-475	Tax Increment Incentives	125,000	125,000	.00	<u>125,000</u>
67-40-480	Sales Tax Incentives	182,295	165,000	.00	<u>90,000</u>
67-40-500	Charge for Services - G/F	15,607	15,000	13,750	<u>15,607</u>
67-40-600	New CDRA Projects	.00	446,875	.00	<u>445,000</u>
67-40-700	Transfer to Debt Service Fund	.00	.00	.00	<u>.00</u>
Total Expenditures:		<u>424,157</u>	<u>865,075</u>	<u>111,895</u>	<u>790,100</u>
Total Expenditure:		<u>424,157</u>	<u>865,075</u>	<u>111,895</u>	<u>790,100</u>
CDRA - NW Project Area Revenue Total:		<u>494,444</u>	<u>865,075</u>	<u>439,874</u>	<u>790,100</u>
CDRA - NW Project Area Expenditure Total:		<u>424,157</u>	<u>865,075</u>	<u>111,895</u>	<u>790,100</u>
Net Total CDRA - NW Project Area:		<u>70,287</u>	<u>.00</u>	<u>327,979</u>	<u>.00</u>

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
CDRA - Hinckley Project Area					
Revenue					
68-30-100	Tax Increment	48,188	150,000	52,992	<u>110,000</u>
Budget notes: ~2017 Project area set to expire at the end of 2016					
68-30-200	Delinquent Tax Increment	.00	.00	.00	<u>.00</u>
68-30-300	Interest Income	.00	.00	19	<u>.00</u>
Total Revenue:		<u>48,188</u>	<u>150,000</u>	<u>53,012</u>	<u>110,000</u>
Total Revenue:		<u>48,188</u>	<u>150,000</u>	<u>53,012</u>	<u>110,000</u>
Expenditures					
68-40-400	Professional & Technical	.00	7,000	901	<u>7,591</u>
68-40-450	Transfer to Hinckley Housing	9,638	31,300	.00	<u>22,000</u>
68-40-475	Increment Reimbursements	.00	.00	.00	<u>.00</u>
68-40-500	Charge for Services - G/F	2,409	2,000	1,837	<u>2,409</u>
68-40-600	New CDRA Projects	.00	109,700	.00	<u>78,000</u>
Total Expenditures:		<u>12,047</u>	<u>150,000</u>	<u>2,738</u>	<u>110,000</u>
Total Expenditure:		<u>12,047</u>	<u>150,000</u>	<u>2,738</u>	<u>110,000</u>
CDRA - Hinckley Project Area Revenue Total:		<u>48,188</u>	<u>150,000</u>	<u>53,012</u>	<u>110,000</u>
CDRA - Hinckley Project Area Expenditure Total:		<u>12,047</u>	<u>150,000</u>	<u>2,738</u>	<u>110,000</u>
Net Total CDRA - Hinckley Project Area:		<u>36,141</u>	<u>.00</u>	<u>50,274</u>	<u>.00</u>

Account Number	Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual	2016-17 Future year Budget
CDRA Hinckley Housing Fund					
REVENUE					
85-30-400	Transfer from Hinckley CDRA	9,638	31,300	.00	<u>22,000</u>
85-30-410	Transfer from NW Proj. CDRA	.00	.00	.00	<u>.00</u>
85-30-800	Appropriation of Fund Balance	.00	.00	.00	<u>.00</u>
Total REVENUE:		<u>9,638</u>	<u>31,300</u>	<u>.00</u>	<u>22,000</u>
Total Revenue:		<u>9,638</u>	<u>31,300</u>	<u>.00</u>	<u>22,000</u>
EXPENDITURES					
85-40-100	Housing Expenditures	.00	31,300	.00	<u>22,000</u>
85-40-500	Transfer to NW Project Area	.00	.00	.00	<u>.00</u>
Total EXPENDITURES:		<u>.00</u>	<u>31,300</u>	<u>.00</u>	<u>22,000</u>
Total Expenditure:		<u>.00</u>	<u>31,300</u>	<u>.00</u>	<u>22,000</u>
CDRA Hinckley Housing Fund Revenue Total:		<u>9,638</u>	<u>31,300</u>	<u>.00</u>	<u>22,000</u>
CDRA Hinckley Housing Fund Expenditure Total:		<u>.00</u>	<u>31,300</u>	<u>.00</u>	<u>22,000</u>
Net Total CDRA Hinckley Housing Fund:		<u>9,638</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
Net Grand Totals:		<u>233,019</u>	<u>.00</u>	<u>475,978</u>	<u>.00</u>