

ORDINANCE 2020-02

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE NORTH OGDEN CITY ZONING MAP BY CHANGING PROPERTY AT 193 E PLEASANT VIEW DRIVE FROM SINGLE FAMILY RESIDENTIAL ZONE R-1-10 TO SUBURBAN RESIDENTIAL ZONE RE-20, PROPERTY LOCATED AT APPROXIMATELY 850 E AND 2600 N FROM SUBURBAN RESIDENTIAL ZONE RE-20 TO SINGLE-FAMILY RESIDENTIAL ZONE R-1-8, AND OTHER PROPERTY IN THIS SAME AREA FROM SINGLE-FAMILY RESIDENTIAL ZONE R-1-8 TO SUBURBAN RESIDENTIAL ZONE RE-20, PROPERTY AT APPROXIMATELY 1401 E 3100 NORTH FROM SINGLE FAMILY RESIDENTIAL R-1-10 TO HILLSIDE PROTECTION ZONE HP-2, AND PROPERTY AT APPROXIMATELY 100 E AND 1825 N FROM THE ROYLANCE FARMS PHASE II PLANNED RESIDENTIAL UNIT DEVELOPMENT ZONE TO SINGLE FAMILY RESIDENTIAL ZONE R-1-8

WHEREAS; the Planning Department conducts an annual update to correct, update or otherwise adjust the zoning district for properties where issues have been discovered with regards to their assigned zoning districts; and

WHEREAS; North Ogden City has adopted a General Plan, and that Plan has specified various Zoning and Land-Use Policy Guidelines, in particular that zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones) and illogical boundaries should be redrawn to follow property or established geographical lines; and

WHEREAS; many of these changes will enable the assigned zoning district designation for these properties, and the boundaries between zones in these areas, to be brought into conformity with these guidelines; and

WHEREAS; the primary uses for most or all of these properties are already in place, or developments have already received preliminary approval, at minimum; and this adjustment will occasion no change in those uses.

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

SECTION 1: The property on Attachment A at approximately 193 E Pleasant View Drive is hereby changed from R-1-10 to RE-20 as shown on Attachment A, comprising all of the property in Weber County parcel 180480030, and some adjacent property in the street shown on Attachment A. Contains approximately 1.85 acres.

The property on Attachment B at approximately 850 E 2600 N is hereby changed from RE-20 TO R-1-8, as shown on Attachment B, comprising all of the property in Weber County parcels 170740041, 170740040, 170740047, 170740046, 170740031,

170740030, 170740024, 170190022, 170190007, 170190006, and adjacent property in the street as shown on Attachment B. Contains approximately 4 acres +/-.

The property on Attachment C at approximately 850 E 2600 N is hereby changed from R-1-8 to RE-20 as shown on Attachment C, comprising all of the property in Weber County parcels 180270002, 180270003, 180270005, and adjacent property in the street as shown on Attachment C. Contains approximately 1.42 acres.

The property on Attachment D, at approximately 1401 E 3100 N is hereby changed from R-1-10 to HP-2, as shown on Attachment D, comprising all of the property in Weber County parcel 160490067, and adjacent property in the street as shown on Attachment D. The boundary between the Single Family Residential R-1-10 and R-1-12.5 zones and the HP-2 zone is adjusted to the east and north of this parcel, so that the R-1-12.5 zone extends to the center of the street, as shown on Attachment D. Contains approximately 1.86 acres.

The zoning district boundary between the Single-Family Residential R-1-8 zone and the R-1-8 PRUD Roylance Farms zone (designated in the City Code as the Roylance Farms Phase II Planned Residential Unit Development Zone) is hereby changed so that the all of the property within the building lots which are addressed 112 East 1825 North and 80 East 1825 North, after the recording of the Roylance Farms P.R.U.D – Phase II 5th Amendment, as shown on Attachment E, is fully within the Single-Family Residential R-1-8 zone. Property being added to the Single Family Residential R-1-8 zone contains approximately 1/5 acre.

SECTION 2: The North Ogden City Zoning Map, shown as Attachment F, is hereby updated (as shown on Attachment F) and adopted, for the purpose of implementing the foregoing changes addressed in this ordinance. The designation as Attachment F on the map shall be not be included when used as the North Ogden City Zoning Map. The date of adoption shall be added to the North Ogden City Zoning Map.

SECTION 3: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 11th day of February, 2020.

North Ogden City:



S. Neal Berube
North Ogden City Mayor

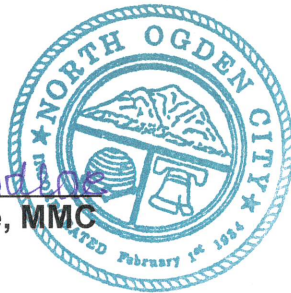
CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u> X </u>	_____
Council Member Cevering:	<u> X </u>	_____
Council Member Ekstrom:	<u> X </u>	_____
Council Member Stoker:	<u> X </u>	_____
Council Member Swanson:	<u> X </u>	_____
(In event of a tie vote of the Council):		
Mayor Berube	_____	_____

ATTEST:



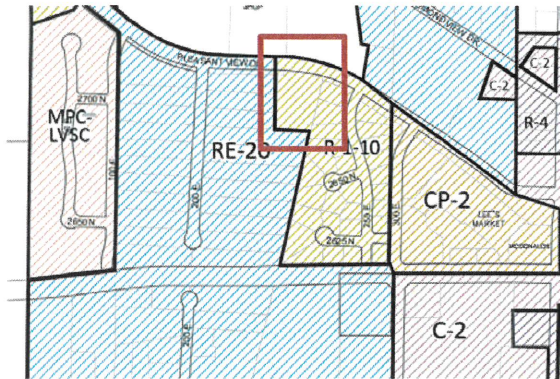
S. Annette Spendlove, MMC
City Recorder



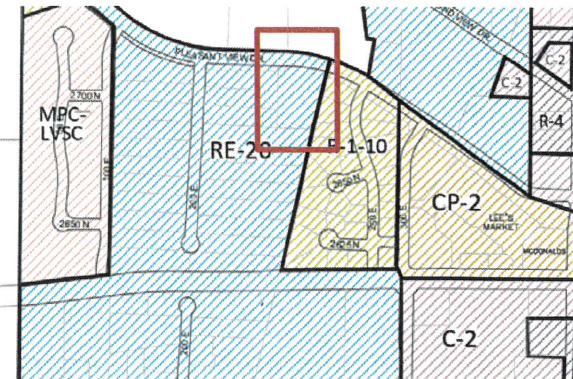
Attachment A: 193 E Pleasant View Drive

Address: 193 E Pleasant View Drive
Land Area: Approximately 1.85 acres
Newly Adopted Zoning District: RE-20
Previous Zoning District: R-1-10
Parcel ID: 180480030

Prior to Ordinance:



Newly Adopted Change:



Attachment B: Approximately 850 E 2600 N

Approximate Address: 850 E 2600 N

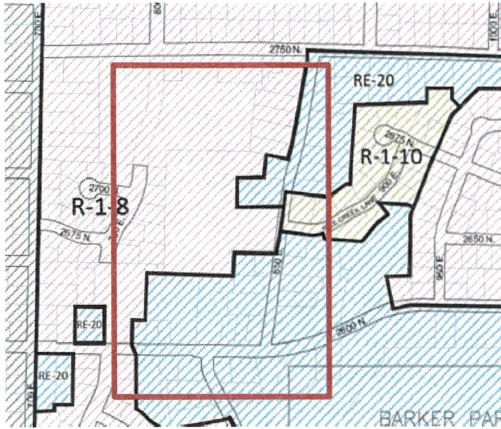
Project Area: Total area of approximately

Newly Adopted Zoning District: R-1-8

Prior Zoning District: RE-20

Parcel ID's: 170740041, 170740040, 170740047, 170740046, 170740031,
170740030, 170740024, 170190022, 170190007, 170190006

Prior to Ordinance:



Newly Adopted Change:



Attachment C: Approximately 850 E 2600 N

Approximate Address: 850 E 2600 N

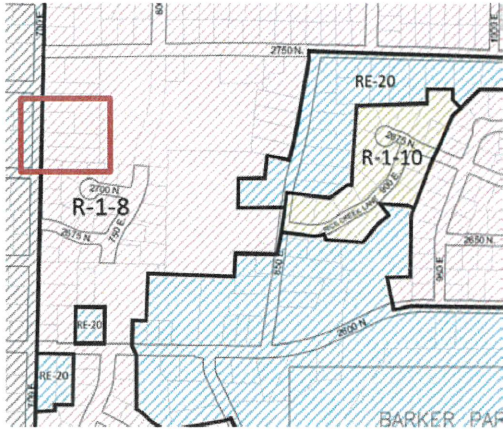
Project Area: Approximately 1.42 acres

Newly Adopted Zoning District: RE-20

Previous Zoning District: R-1-8

Parcel ID's: 180270002, 180270003, 180270005

Prior to Ordinance:



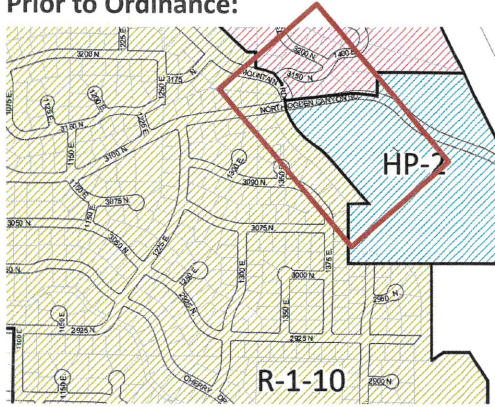
Newly Adopted Change:



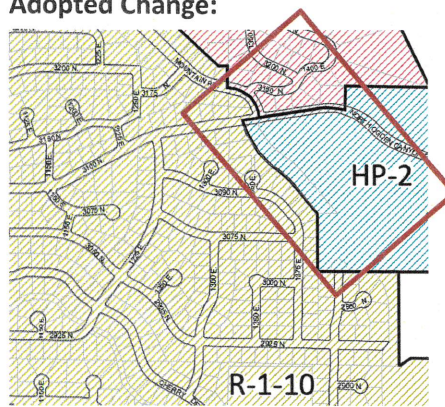
Attachment D: Approximately 1401 E 3100 N

Approximate Address: 1401 E 3100 N
Project Area: Approximately 1.86 Acres
Newly Adopted Zoning District: HP-2
Previous Zoning District: R-1-10
Parcel ID: 160490067

Prior to Ordinance:



Adopted Change:



Attachment E: Approximately 100 E 1825 N

Approximate Address: 100 E 1825 N

Project Area: Approximately .2 Acres being added to R-1-8 zone

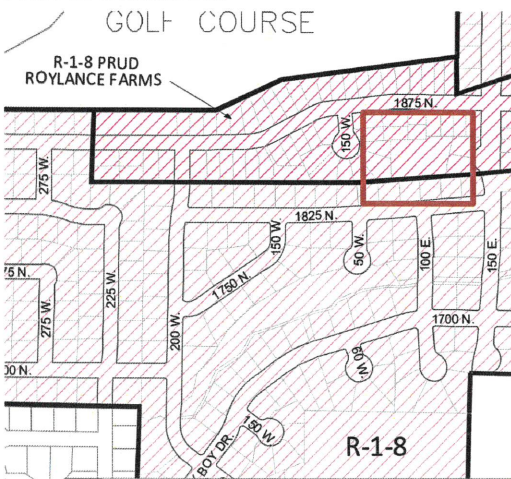
Newly Adopted Zoning District: R-1-8

Previous Zoning District: Roylance Farms PRUD Zone (shown in City Code as the Roylance Farms Phase II Planned Residential Unit Development Zone (PRUD))

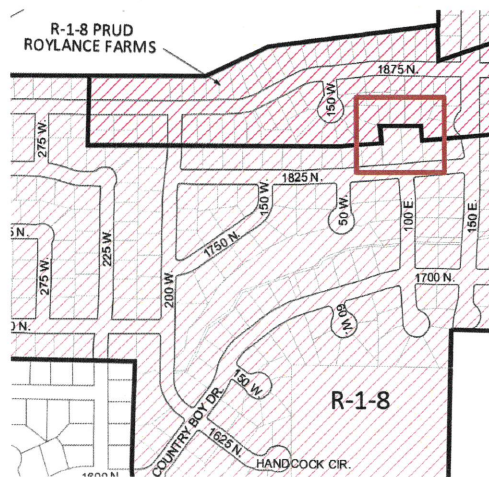
Building Lots Being Brought Fully Into R-1-8 Zone At Following Addresses:

- 112 East 1825 North
- 80 East 1825 North

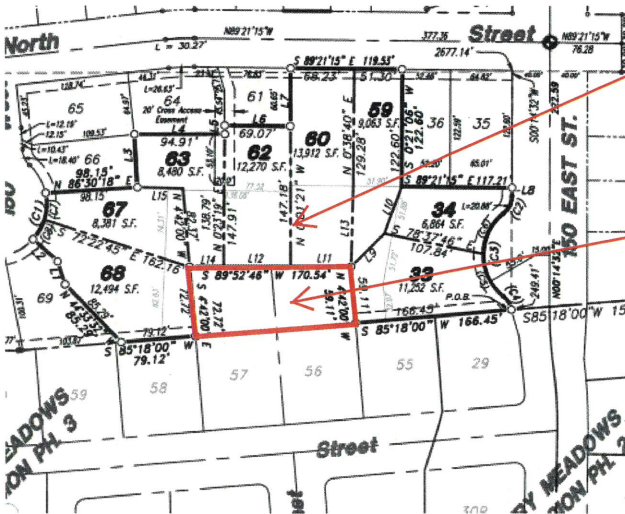
Prior to Ordinance:



Adopted Change:

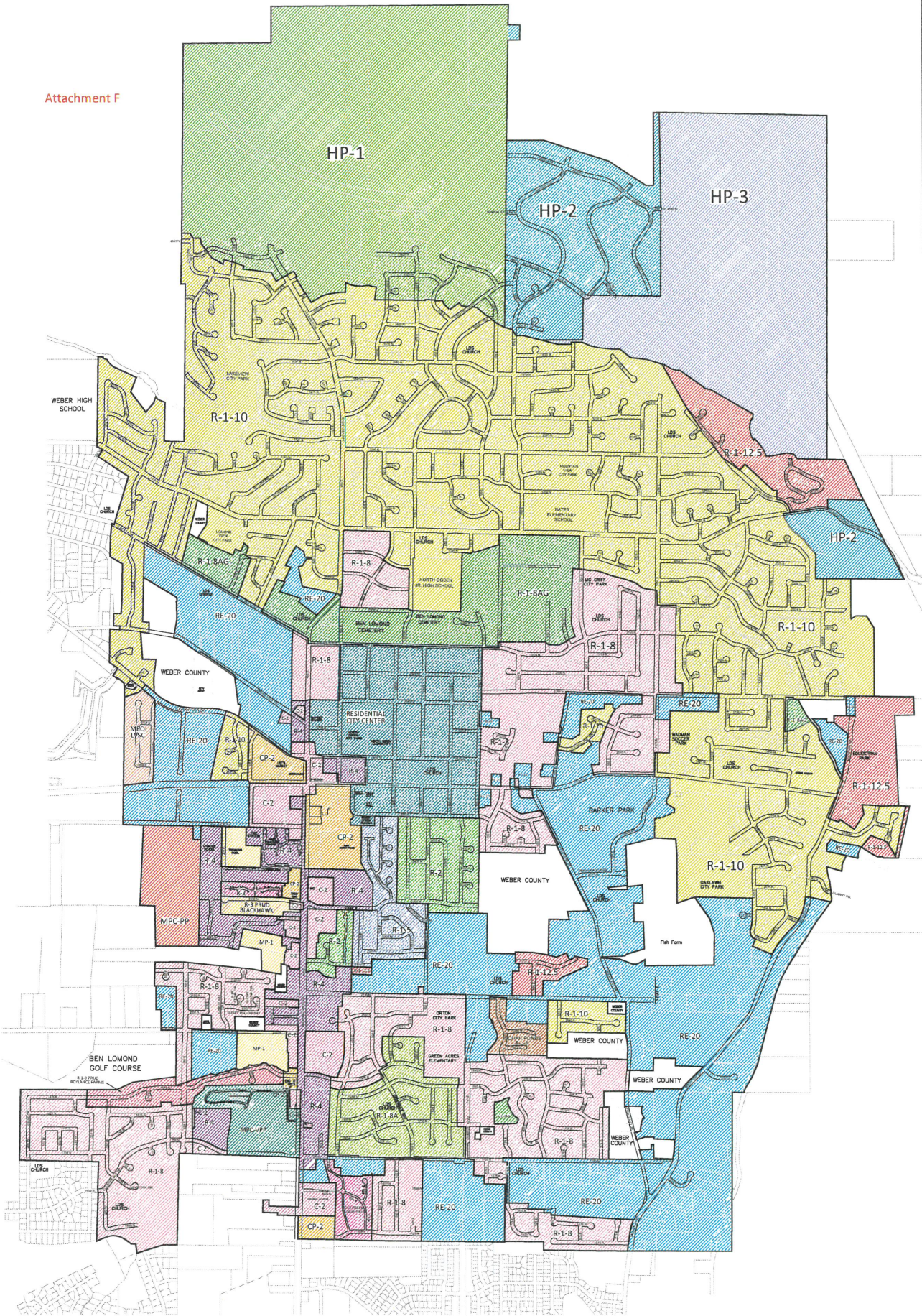


Further Detail Regarding Adopted Change:



Property used as Common Space on Parcel # 174160001 was dissolved into surrounding lots, with a portion added to the expanded lots referred to in this attachment.

The R-1-8 zone is expanded to include the entirety of the building lots addressed 112 East 1825 North and 80 East 1825 North (after the recording of the Roylance Farms P.R.U.D. - Phase II 5th Amendment)



North Ogden City Zoning Map

SCALE: NONE

ADOPTED: