



Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action on a legislative action regarding an amendment to 11-10-23 Temporary Carnivals, Circuses, Revivals, Rodeos, Swap Meets, Outdoor Retail Sales and Similar Activities 4-1-9 Temporary Businesses, 11-8A- Uses and 11-8C-2 Permitted Uses to clarify the standards for temporary businesses

Agenda Date: September 2, 2014

Applicant: North Ogden City

File Number: ZTA 2014-07

STAFF INFORMATION

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APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-10-23 (Temporary Carnivals, Circuses, Revivals, Rodeos, Swap Meets, Outdoor Retail Sales and Similar Activities)
North Ogden Ordinance 4-1-9 (Temporary Businesses)
North Ogden Ordinance 4-1-1 (Definitions)
North Ogden Ordinance 11-8A-7 (Uses)
North Ogden Ordinance 11-8C-2 Permitted Uses

LEGISLATIVE DECISION

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

BACKGROUND

The North Ogden City Council held a public hearing on August 26, 2014. The City Council requested that there be some additional action provided and potential amendments to several sections.

All three amendments are in 4-1-9 Temporary Businesses:

B. The C-2 zone is added to allow temporary businesses.

C. The phrase, if applicable is added to the end of the first paragraph. Temporary businesses where food handling is being done requires that the Weber Morgan Health Department review these applications. By adding the 'if applicable' phrase only those needing the Health Department review will be processed.

D. Site Plan. The standard requiring 70 mph wind force has been deleted and replaced with language adopting the building code standard or giving the building official discretion on an acceptable design. This will give the building official the ability to treat each application appropriately.

SUMMARY OF CITY COUNCIL CONSIDERATIONS

- Are the draft amendments acceptable to the City Council?

PLANNING COMMISSION RECOMMENDATION

The Planning Commission is recommending that the City Council adopt the attached ordinance. If this language is acceptable Staff will revise the ordinance amendment to reflect these changes and bring the final ordinance back for approval at the next City Council meeting.

EXHIBIT

- A. Temporary Business Ordinance draft
- B. August 26, 2014 Staff report