
**NORTH OGDEN CITY
MEMORANDUM**

TO: NORTH OGDEN CITY COUNCIL
FROM: CRAIG BARKER, COMMUNITY DEVELOPMENT
DIRECTOR
SUBJECT: VACATING UNITS 202 AND 203 OF THE NORTH OGDEN
BUSINESS CENTER CONDOMINIUMS
DATE: 12/7/2012

The owners of the North Ogden Business Center Condominiums, located at approximately 2300 North Washington Blvd. (rear), which has four units, desires to change the interior unit arrangement for unit 202 and unit 203. The Utah State Law treats condominiums similar to subdivisions when approval to change them is proposed. Staff reviewed the proposal with the Weber County Recorder's Office as to their view with regard to the changes proposed. The Planning Commission has reviewed the proposal and approved the interior changes at their meeting on December 5, 2012. The City Council will need to pass an ordinance which vacates the original plat of the two units and have the ordinance recorded at the Weber County Recorder's Office along with the revised plat approved by the Planning Commission. The minutes from the December 5, 2012 Planning Commission meeting have been included, but have not been approved.

**6. CONSIDERATION TO APPROVE NORTH OGDEN BUSINESS
CENTER PHASE I AMENDMENT I.**

Craig Barker explained that this project is a condominium plat where Zion's Bank is located. Your Valet Fine Dry Cleaning also recently moved to the North Ogden Business Center. The owners of the North Ogden Business Center would like to remodel units 202 and 203. He explained that

condominiums are similar to subdivisions in the fact that they have to go through an approval process to create a vacating ordinance. He said he spoke with the County Recorder because the condominium language is not quite as clear as what it is for subdivisions. The County Recorder worked out a process to create a vacating ordinance, which will need to be approved by the City Council. He then stated the North Ogden Business Center would just like to change the interior wall between units 202 and 203, and that there are four units in the condominium. He said the two interior units are exchanging a small amount of unit space to accommodate the two uses that are there. He recommends that the Planning Commission approve Amendment I. He explained that the back wall behind unit 203 goes around the utility room. He said Amendment I will take that wall and pull it back to go straight across. Craig Barker explained that the Planning Commissions' motion would be to approve the North Ogden Business Center Phase I Amendment I. Then the City Council will need to pass the ordinance. When the ordinance is passed to vacate the original plat and the amended plat will be recorded. He informed the Planning Commission that Mr. Froerer was there to answer questions.

Vice-Chairman Dalpias stated the width of the section behind unit 203 said 100 feet and asked if it should be 10 feet. Craig Barker confirmed it was the 10 feet and that was a misprint.

Commissioner Quinney made a motion to approve the North Ogden Business Center Phase I Amendment I. Commissioner Brown seconded the motion.

Voting on the motion:

Vice-Chairman Dalpias yes

Commissioner Brown yes

Commissioner Quinney yes

Commissioner Residori yes

Commissioner Thomas yes

The motion passed unanimously.