

MEMORANDUM

To: North Ogden City Council
From: Craig Barker, Community Development Director
Date: April 4, 2011
Subject: Site Plan Approval changes

The Planning Commission has created new types of signs for the Commercial Zones C-2 in the City. There will now be (if adopted by the City Council) five types of signs allowed. The Planning Commission felt that with this change, the Site Plan requirements should also change so that they may review the proposed signs for any new building site because the sign ordinance as proposed requires that the developer coordinate the sign design with the building design and materials. The Site Plan section of the zoning ordinance is proposed to change to reflect this new change to the sign types allowed.

ORDINANCE 2011-__

AN ORDINANCE OF NORTH OGDEN CITY AMENDING SECTION 11-10-27 OF THE NORTH OGDEN CITY ZONING ORDINANCE.

Section 1. The North Ogden City Zoning Ordinance is hereby amended as follows:
Chapter 11-10-27 shall be amended to read:

REGULATIONS APPLICABLE TO MORE THAN ONE ZONE

11-10-27: SITE PLAN APPROVAL REQUIRED:

- A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk and character of building, the provision for off street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit.
- B. A site plan shall include landscaping, fences and walls designed to further the purpose of the regulations for commercial, manufacturing and multiple housing zones, and such features shall

be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant. [The site plan shall include a comprehensive sign plan in accordance to section 11-22-5 of this title.](#)

- C. In considering any site plan, the planning commission shall endeavor to assure safety and convenience of traffic movement, both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods, and that the requirements of this title have been met.
- D. In approving site plans, the planning commission may act on a site plan submitted to it or may act on its own initiative in proposing and approving a site plan, including any conditions or requirements designated or specified therein or in connection therewith. (Ord. 2002-05, 4-9-2002; amd. 2006 Code)

SECTION 2. This ordinance shall take effect upon adoption.

PASSED and ADOPTED this ____ day of ____ 2011.

North Ogden City:

Richard G. Harris

North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Bigler:	___	___
Council Member Flamm:	___	___
Council Member Harris:	___	___
Council Member Taylor:	___	___
Council Member Turner:	___	___

(In event of a tie vote of the Council):

Mayor Harris: _____

ATTEST:

S. Annette Spendlove, CMC
City Recorder