

## MEMORANDUM

**TO:** Mayor and City Council Members

**FROM:** Craig Barker, Community Development Director

**DATE:** October 15, 2010

**RE:** Ordinances of North Ogden City amending North Ogden City Land Use Ordinances.

The North Ogden City Planning Commission has reviewed and recommended that the City Council approve the following ordinance amendments. Section 10-9A-205 of the LUDMA law requires that the City Council hold public hearings on amendments to any Land Use Ordinance.

Mayor Harris requested that the Planning Commission review all chapters of the Zoning Ordinance for clarity, errors, omissions, redundancies, and/or needed additions. The staff began this process with the Planning Commission at its last meeting, taking on the Home Occupation chapter. Its revision is now ready for the City Council to consider.

The City Trails Committee has recommended that two sections of the City Code be amended; Planned Residential Unit Development (PRUD) and Subdivision Regulation, to include the City Trails recommended in the City Trails Plan. The desired public trails are to be part of the required improvements if they traverse the property proposed for development. These additions require changes to the Zoning Ordinance and Subdivision Ordinance.

Past revisions of the City Zoning Ordinance have, for an unknown reason, eliminated agriculture as an allowed use in North Ogden City. This means that land heretofore never farmed, gardened or used for an orchard could not be brought into production in most areas of the City. It also means that historically farmed areas where agricultural uses have been given up could not be brought back under cultivation. As is readily discernable, the keeping track of this could be a nightmare. It seems both practical and desirable, with the agricultural heritage of this community, that this use should remain a valued use of land.

The Economic Development Committee has been in the process of reviewing certain elements of the sign regulations of the City. It has been recommended that A-Frame signs be allowed with certain conditions where they have not been allowed at present. The Committee has also revised the section regarding banners and suggested that they be allowed for special sales or events at the retail establishments for a limited number of weeks annually.