

Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action regarding an administrative application and site plan approval of the North Ogden City Water Works Park located at approximately 346 E Pleasant View Dr.

Agenda Date: April 3, 2024

Applicant: North Ogden City

File Number: SPR 2024-06

PUBLIC NOTICE:

Mailed Notice: None

City Website: March 28, 2024

PROPERTY INFORMATION

Address: 346 E. Pleasant View Dr.

Project Area: 0.70 Acres Approximately

Current Zoning: Civic Zone (C)

Proposed Land Use: Civic Use – Public Park

Parcel ID: Portions of 18-055-0044, 18-055-0035, 18-055-0006, 18-055-0039, and 18-055-0007

ADJACENT LAND USE

North: Residential

East: Civic & Residential

South: Commercial

West: Residential

STAFF INFORMATION

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APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-2-9 Site Plan Review

North Ogden Zoning Ordinance 11-9L Civic Zone C

North Ogden Zoning Ordinance 11-9M-15 Residential Fence Regulations

North Ogden Zoning Ordinance 11-11-6 Exterior Lighting

North Ogden Zoning Ordinance 11-19 Parking and Loading; Traffic and Access

North Ogden Zoning Ordinance 11-20 Landscaping

TYPE OF DECISION

When the Planning Commission is acting in an administrative capacity, it is acting as a land use authority and has limited discretion. Examples of administrative applications are conditional use permits, design

reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

North Ogden City has designed the Water Works Park through a private-public partnership of donated land and funds with city funds from a RAMP Grant.

ZONING ORDINANCE COMPLIANCE

The Planning Commission will be considering how this proposal meets the North Ogden City Zoning Ordinance:

11-2-9 (SITE PLAN APPROVAL REQUIRED)

- B. Site Plan Approval Required. Site plans are required for all permitted and conditional uses. Permits for signs also require a site plan. Site plan applications are available on-line and at the City Offices.
- D. Approval Criteria. To promote appropriate development of property within the City, no application for site plan review shall be approved unless it is demonstrated that the application meets the standards of this Title, including performance criteria in 11-2-8 (E).

Staff Comment: The site plan is required to be reviewed by the Planning Commission and is included as an exhibit (See Exhibit A).

11-9L (CIVIC ZONE C)

The civic zone is specifically intended to regulate civic uses within the City. This zone identifies the standards for public land and structures that are developed and set aside for the use and benefit of the public.

Staff Comment: The Civic Zone is intended for all North Ogden City owned and operated parcels and facilities. The property rezone request was approved by North Ogden City Council on February 8, 2022.

11-9M-15 RESIDENTIAL FENCE REGULATIONS

- B. Front, Side, and Rear Yards. no fence, hedge or other similar structure shall be erected in any required front yard of a lot to a height in excess of three feet (3'); nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet (6'), or as stated in other provisions in this Title.
- H. Security Fencing. Chain link may only be used as approved by the Planning Commission for security.

Staff Comment: Fence height is restricted to six feet (6') for the park fence and the security fencing surrounding the pumphouse. This standard is met in the site plan design.

11-11-6 (EXTERIOR LIGHTING):

- A. All fixtures must be fully shielded or full cutoff and downward directed so that no light is projected above the horizontal plan of the fixture.
- B. The color temperature rating of fixtures lamps shall not exceed 2000 Kelvin.
- C. All lighting fixtures shall limit horizontal light levels such that no direct light falls onto adjacent property.

Staff Comment: Currently no lighting is proposed for the Water Works Park. Future lighting must be designed to shield excess glare from surrounding residential properties. Lights shall be downward pointing and shielded from excess glare.

11-19 (PARKING AND LOADING; TRAFFIC AND ACCESS):

11-9L-10: Parking: Uses within the Civic zone are subject to CCNO 11-19. The number of required parking stalls shall be approved by the Planning Commission as part of the site plan review approval process.

11-19-2: GENERAL REGULATIONS:

A. Parking Space Size:

1. Regular Parking Space: A regular parking space shall mean an area of not less than one hundred seventy one (171) square feet, with a minimum width of nine feet (9'), and minimum depth of nineteen feet (19'), which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.

Staff Comment: This standard has been met. The current striping plan shows 9-foot wide with 19-foot depth stalls plus a curb pan.

11-19-3: DESIGN AND LOCATION OF PARKING SPACES:

(Full list of requirements have been reviewed but not added to this staff report)

Staff Comment: There are a myriad of parking standards in this section of Code. The standards have been met for location of parking, setback from streets, and drive aisle widths and locations.

11-19-4: SCHEDULE OF REQUIRED OFF STREET SPACES:

Staff Comment: The schedule of required off-street parking spaces for parks requires the National Recreation and Parks Association guidelines will be consulted for the number of required stalls. The Planning Commission shall approve the number of onsite and offsite stalls after evaluation of the park uses and needs. The 8 off-street parking stalls and overflow parking in the old public works space are provided for the few uses of the Water Works Park.

RECOMMENDED CONDITIONS OF APPROVAL

- Lighting must be designed in a way to shield excess glare from surrounding residential properties. Parking lot lights shall be downward pointing and shielded from excess glare.
- Confirmation with the City's Engineering Department that all standards are met with the construction of the park.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as: "Down Town Mixed Use." Civic uses including parks, trails, and access points are consistent with that designation.

PLANNING COMMISSION CONSIDERATION

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

RECOMMENDATION

Staff recommends approval of the site plan subject to the conditions listed in this staff report.

EXHIBITS

- A. Water Works Design -Plan
- B. Water Works Park Design – Landscaping
- C. Delta Water Lab
- D. Poligon Small Shelter

AREA MAP (approximately)

