



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request: Public hearing, consideration, and recommendation on a legislative amendment to consider amending the parking setback and landscape buffer requirements.

Agenda Date: September 10, 2024

Applicant: Planning Department

File Number: ZTA 2024-03 (formerly ZTA 2022-01)

PUBLIC NOTICE:

Mailed Notice: N/A

Newspaper: N/A

City Website: February 29, 2024 (PC Meeting)
September 5, 2024 (CC Meeting)

STAFF INFORMATION

Presented by:
Scott A. Hess
shess@nogden.org
801-737-9841

APPLICABLE ORDINANCES

11-19-3 Design and Location of Parking Spaces (Section C. 5.)

LEGISLATIVE DECISION

When the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. 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, require compatibility with the general plan and existing codes.

BACKGROUND

When the City Land Use Code re-organization was completed, the section addressing reduced parking and landscape buffers for roads other than Washington Boulevard was inadvertently left out of the Code. The current ordinance reviewed by the Planning Commission aims to reinstate that ordinance.

(Background from ZTA 2022-01)

Staff has been reviewing the requirements for parking lot setback and landscape buffer requirements, both from City rights-of-way, property lines, and bordering properties for commercial and civic uses.

ANALYSIS

Some zoning standards are prepared based on an overall design aesthetic. Over time, this design aesthetic may impose an excessive burden on applicants. In other words, it is often possible to maintain a quality-built environment while reducing the impact of certain design standards, that are encouraged by a zoning code's design aesthetic.

Staff is of the opinion that our current parking setback and landscape buffer standards could use adjustment. Currently, they require a 20-foot distance from a street right-of-way generally, and 20 feet from all property lines.

Staff proposes leaving the 20-foot setback requirement in place for Washington Boulevard, and other arterials or collectors in the North Ogden City General Plan, while reducing the parking lot setback to 14 feet from back of curb along other neighborhood streets. Additionally, we believe that requiring a 10-foot landscape buffer for parking lots from all property lines is more reasonable, while the current City Code requires a 20-foot landscape buffer.

CONFORMANCE WITH THE GENERAL PLAN

Goals from the General Plan that may relate to this proposed ordinance amendment identified by Staff are as follows:

Downtown Area Goal:

- Create a unique, pedestrian friendly "Downtown" near the intersection of 2700 North and Washington Boulevard with amenities, resources, attractions, and programming that makes this area function as the "heart of the community."
- Create places, especially in the Northeast quadrant, where people can walk, shop, work, and recreate.
- Staff is of the opinion that the Planning Commission can find that the amendment is consistent with the General Plan, but that the Commission should provide any thoughts they have, and consider this ordinance in open discussion.

Southtown Area Goals:

- Increase safety along Washington Boulevard

Strategies:

- Evaluate existing crossings for pedestrian use and safety through a traffic study.
- Provide more handicap ramps, bulb outs, medians, and pedestrian activated signals.

Coldwater Area Goals –

- Improve sidewalks where appropriate

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

There are some guiding principles that should be considered before there is a change in code standards.

- Is the request a positive change for the City?
- Is there additional language that is appropriate for this ordinance?
- Is the proposal consistent with the General Plan?

PLANNING COMMISSION RECOMMENDATION

The Planning Commission conducted a public hearing on March 6, 2024, considered the information, and unanimously recommended approval to the City Council to reinstate the ordinance language.

CITY COUNCIL RECOMMENDATION

Staff recommends that the City Council review the information attached, and motion to approve the ordinance amendment to reinstate the parking setback reduction language as presented.

EXHIBITS

- A. Draft Proposed Amended Ordinance
- B. Planning Commission Minutes, March 6, 2024 (See Item 7)