



# Petition to Amend Ogden City Zoning Map

Ogden City Development Services  
2549 Washington Blvd. Suite 240  
(801) 629-8930

Please print legibly and complete all areas:

The following checklist will help you prepare your petition for a rezone request. To help you understand the possibility of rezoning, review the General Plan with a City Planner to determine whether your request is consistent with options given in the General Plan for the property involved.

## Petition Checklist

- Review request with a City Planner. The City Planner is to accompany petitioner when filing with City Recorder's office.
- Submit a plat(s) from the Weber County Recorder's Office highlighting the property proposed to be rezoned.
- Provide a copy of the legal description(s) from the Weber County Recorder's Office of the property involved.
- Pay the appropriate fee at the City Cashier Desk, as outlined below (please check one):
  - \$2,812.05 ~ Standard fee
  - \$3,936.87 ~ If a development agreement is required
  - \$4,218.07 ~ If a general plan amendment is required to consider the rezoning

## Petitioner Contact Information

Name:

Address:

City:

State:

Zip:

Phone:

E-mail Address:

## Petition to Rezone

I (we) the undersigned property owner(s) do respectfully request that the Ogden City Zoning Map be amended by rezoning the property located at \_\_\_\_\_  
(address)

Parcel #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_; \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_; \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

From \_\_\_\_\_ to \_\_\_\_\_ Submittal date: \_\_\_\_\_

Proposed use of rezoned property, if granted: \_\_\_\_\_

Petitioner's name \_\_\_\_\_  
(please print)

Petitioner's signature \_\_\_\_\_

Petition number \_\_\_\_\_  
By \_\_\_\_\_  
Date \_\_\_\_\_  
Fee \_\_\_\_\_ Invoice # \_\_\_\_\_

## **Procedure for Processing a Zoning Map Amendment Ogden City, Utah**

1. Submit the petition for review to the Ogden City Planning Staff either at the Customer Service counter, second floor, 2549 Washington Boulevard, Suite 240 or by email to [Planning@ogdencity.com](mailto:Planning@ogdencity.com) . Pay fees at City Cashier Desk if submittal is in person or planning will send an invoice and payment then made online to the City Cashier.
2. Petition is placed on the Planning Commission agenda and the petitioner is notified of time and date of the public hearing. At least 10 days' public notice of time and place of such hearing is required to be posted.
3. The Planning Commission reviews the petition in a public hearing and makes a recommendation to the City Council.
4. The Council reviews the Planning Commission recommendation and may override a denial or approval recommendation of the Planning Commission. If the Commission recommends approval of the petition, an ordinance is drafted, and a public meeting is scheduled. The City Council makes the final determination on the petition considering the recommendation of the Planning Commission.
5. If the City Council passes an Amendment to the Zoning Map in the public meeting, the ordinance is signed by appropriate City officials. The ordinance becomes effective immediately upon posting after final passage.

**Additional questions regarding this process may be directed to the Ogden City Planning Staff at (801) 629-8930.**

## General Statement about the Property and Intentions

Provide the information below.

General description of the property (include size, access, topography, and current uses)
Why do you want the zone change? What is the intended use?

## Statement of Consistency of the General Plan

Provide the information below. You may respond on the form below or on separate sheets.

<b>A petition to amend the zoning map must meet the goals and vision strategies of the <a href="#">General Plan</a>. Include evidence, drawings, maps, or other information to substantiate the proposed rezone.</b>
What goals/vision strategies of the general plan will this rezone be supporting?
<b>A petition to amend the zoning map must meet the land use policies found in Chapter 8, Section E.1 of the <a href="#">General Plan</a> (page 129-30). Please provide how the following criteria for the proposed rezone has been met. Include evidence, drawings, or other information to substantiate the proposed rezone. ***</b>
If the criterion is not applicable, please mark NA.
1. A definite edge and buffering between types of uses should be provided to protect the integrity of each use.

2. The zoning should reflect the prevailing character of an overall district/neighborhood, with consideration to the use and characteristics of individual properties.
3. Properties that face each other across a local street should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.
4. Zoning boundaries should not cut across individual lots or developments. Boundaries should be drawn along property lines.
5. (For corner lots) The primary frontage and land uses should be considered in establishing boundaries on corner lots.
6. To draw edges on types of uses, the City may choose to use multiple family or professional office zoning as a buffer to the commercial, transitioning the neighborhood from commercial to apartments to single family developments.
7. Concepts for development should reflect neighborhoods and how residents within those neighborhoods will interact. A concern is to avoid a development pattern that would divide a neighborhood area.
8. Avoid isolating neighborhoods.
9. Utilize vacant inner block parcels and corner lots for higher densities, avoiding disruption of lots on a street having primarily single-family homes. New inner block developments should be compatible with the surrounding single-family homes.

10. Multiple density developments should be phased, i.e., let vacant land develop first and consider rezoning single-family areas only as demand increases and multiple family developments creep closer to single family homes.
11. Discourage small lot developments of multiple density uses.
12. The intensity and location of commercial zoning should be based on market patterns, circulation, traffic counts and space requirements considerations.
13. Commercial zonings should be located on collector and arterial streets, avoiding local streets that serve residential zones. Access to commercial and manufacturing uses also should avoid local streets within residential zones.
14. Existing businesses on collector and arterial streets may be allowed to expand while providing an adequate buffer with adjacent residential neighborhoods. The expansion of businesses abutting a local street in a residential zone should be considered if a landscaped setback comparable to that of the existing homes on the street is provided and no access is allowed from the local street to the business.

15. Encourage commercial uses to be developed as centers rather than as strip commercial.

## **Statement of Consistency of the Community Plan**

Provide the information below. You may respond on the form below or on separate sheets.

A petition to amend the zoning map must meet the goals and vision strategies of the [community and district plan](#) the subject property is part of. Include evidence, drawings, or other information to substantiate the proposed rezone.

What community is the subject property in ([Use the community map to determine](#))?

What goals/vision strategies of the community plan will this rezone be supporting?