

ORDINANCE NO. 13-21

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING VARIOUS SECTIONS OF THE CITY CODE OF SOUTH OGDEN; CREATING TITLE 3 CHAPTER 1 SECTION 6 OF THAT CODE TO AUTHORIZE A “GOOD LANDLORD” TRAINING PROGRAM WITHIN THE CITY; MAKING NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

Section 1 - Recitals:

WHEREAS, SOUTH OGDEN City (“City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with the provisions of Utah Code (“UC”) §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with the provisions of UC §10-3-717, and UC §10-3-701, the governing body of the city has previously adopted a City Code which, among other things, deals with how certain types of businesses and their operations are defined, licensed, and regulated within the city; and,

WHEREAS, the City Council finds that South Ogden City Code, is based on and adopted in conformance with the authority granted to the City by UC Title 10; and,

WHEREAS, the City Council finds that it is in the public interest to manage and regulate how certain types of businesses and their operations are defined, licensed, and regulated within the city including but not limited to residential rental property businesses; and,

WHEREAS, the City Council finds that South Ogden City Code, has previously been amended by the addition of Chapter 11 of Title 3 governing how residential rental property businesses are defined, licensed, and regulated within the city; and, ,

WHEREAS, the City Council finds that South Ogden City Code, should be amended by the addition of Section 6 to Chapter 1 of Title 3 to provide for the establishment and management of a Landlord Training Program and certain other aspects of residential rental property businesses operating within the City; and,

WHEREAS, the City Council finds that the requirements herein should be effective upon passage of this Ordinance; and,

WHEREAS, the City Council finds that the public safety, health and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that the City Code be changed and amended to as follows:

Amended Sections:

Upon the adoption of this Ordinance, Title 3 Chapter 1 of the city code is amended and a Section 6 added and adopted to read as follows:

3-1-6: LANDLORD TRAINING PROGRAM.

The City Manager, or his/her designee, is authorized and directed to establish a "Landlord Training Program" to operate with South Ogden City's good landlord incentive. The goal of the program provides assistance to participating landlord in implementing the objectives of the city's good landlord program.

The City Manager may take such other steps or actions as may reasonably be necessary to fully implement the good landlord program or to discharge his duties associated therewith.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Ordinance, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of any and all prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are hereby reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Ordinance and the provisions of this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

Section 5 - Date of Effect

This Ordinance shall be effective on the 15th day of October, 2013, and after publication or posting as required by law.

DATED this 15th day of October, 2013

SOUTH OGDEN, a municipal corporation

by: _____
Mayor James F. Minster

Attested and recorded

Leesa Kapetanov
City Recorder