

NORTH OGDEN PLANNING COMMISSION

MEETING MINUTES

May 3, 2017

The North Ogden Planning Commission convened in a regular meeting on May 3, 2017 at 6:30 p.m. in the North Ogden City Municipal Building, 505 E. 2600 N. North Ogden, Utah. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on April 28th, 2017. Notice of the annual meeting schedule was published in the Standard-Examiner on January 1, 2017.

COMMISSIONERS:

Don Waite	Chairman
Eric Thomas	Vice-Chairman
Brandon Mason	(Excused)
Steven Prisbrey	(Excused)
Nicole Nancarrow	Commissioner
Blake Cevering	(Excused)
Scott Barker	Commissioner

STAFF:

Brandon Bell	Planner 1
Monalisa Wald	Planning Assistant
Jon Call	City Attorney/Administrator

VISITORS:

None

REGULAR MEETING

Chairman Waite called the meeting to order at 6:28 p.m. Commissioner Thomas offered the invocation and Chairman Waite led the audience in the Pledge of Allegiance.

1. **ROLL CALL**

Chairman Waite conducted roll call and indicated Commissioners Cevering, Mason, and Prisbrey have been excused from the meeting.

2. **MINUTES APPROVAL**

Chairman Waite stated that line 1094 includes an error; Vice-Chairman Thomas is referred to as Vice-Chairman Nelson and that should be corrected.

Planning Assistant Wald stated that the minutes also give indication that Commissioner Prisbrey was recusing from voting on an item, but they do not show that he actually left the room; she will amend the minutes to reflect the fact that he left the room and did not vote. She will also amend the minutes to identify when he returned to the meeting.

Commissioner Thomas moved to approve the minutes of the April 19, 2017 meeting as amended. Commissioner Barker seconded the motion; all voted in favor.

Voting on the motion:

Commissioner Barker	yes
Chairman Waite	yes
Vice-Chairman Thomas	yes
Commissioner Nancarrow	yes

The motion carried.

3. **OPENING MEETING STATEMENT**

The opening meeting statement was not read as no public was in attendance.

4. **EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

There was no discussion of ex parte communications or conflicts of interest given the fact there were no action items listed on the meeting agenda.

5. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

6. **REMARKS FROM PLANNING COMMISSIONERS**

Chairman Waite inquired as to the fee an applicant would be charged to request a text amendment in the City's Planning Code. Mr. Bell stated that he believes the fee is \$800. He stated that staff work in response to an application for a text amendment is very involved. Chairman Waite asked that staff provide the Planning Commission with a report of the various planning application fees charged by the City. City Administrator/City Attorney Call stated staff would be happy to facilitate a review of the fee schedule and he noted that efforts have been made to ensure that fees are only covering the City's costs rather than generate revenue for the City. Brief discussion centered on past discussions regarding zoning text amendments, with a focus on whether the properties for which the text amendment was applied would have qualified for a variance. Reference was made to recent discussions with a resident who has approached the Planning Commission regarding his inability to construct an accessory structure on his property as he desires because the building would be located in the middle of his backyard if he were to meet all required setbacks. The Planning Commission acknowledged that a field trip has been scheduled to allow the group to visit various properties in the City that would be impacted if the zoning code were amended as requested by the resident.

7. **REPORT OF THE CITY PLANNER**

Planner Bell provided the Planning Commission with a brief update on the status of the form based code project. He then reported that he and other members of City Administration are attending the American Planning Association (APA) Conference, which will be held in New York City next week.

8. **REMARKS FROM CITY ATTORNEY**

Mr. Call stated that negotiations regarding the Stone Crest development continue and he believes that an updated application will be presented to the Planning Commission soon.

9. **ADJOURNMENT**

Commissioner Nancarrow moved to adjourn the meeting. Vice-Chairman Thomas seconded the motion. All voted in favor.

Voting on the motion:

Commissioner Barker	yes
Chairman Waite	yes
Vice-Chairman Thomas	yes

Commissioner Nancarrow

yes

The motion carried.

The meeting adjourned at 6:56 p.m.

Don Waite

Planning Commission Chair

Monalisa Wald

Monalisa Wald
Planning Assistant

May 17th, 2017

Date approved