

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
November 1, 2023**

The North Ogden Planning Commission convened in a regular meeting on November 1, 2023, at 6:00 p.m. The meeting was also held on Zoom. 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 October 26, 2023. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2022.

COMMISSIONERS:

Eric Thomas	Chairman
Brandon Mason	Vice-Chairman
Scott Barker	Commissioner
Nicole Nancarrow	Commissioner
Johnson Webb	Commissioner
Cody Watson	Commissioner
Nissa Green	Commissioner

STAFF:

Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner

VISITORS:

Chris Pulver	Logan Hunt	Emily Seang
Melissa Fryer	Bob Wallace	

Chairman Thomas called the meeting to order at 6:00 p.m. Commissioner Watson offered the invocation and Commissioner Webb led the Pledge of Allegiance.

1. ROLL CALL

Chairman Thomas conducted roll call and indicated all Commissioners were present.

2. MINUTES CONSIDERATION

- a. Consideration and action to approve the September 6, 2023 Planning Commission Meeting minutes**
- b. Consideration and action to approve the October 4, 2023 Planning Commission Meeting minutes**

Commissioner Nancarrow made a motion to approve the September 6, 2023 and October 4, 2023 Planning Commission Meeting minutes. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

No disclosures were made.

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

PRESENTATION

5. SOUTH TOWN COMMERCIAL AREA PROJECT PRESENTATION

Community and Economic Development (CED) Director Hess introduced representatives of MHTN Architects, Logan Hunt, Emily Seang, and Melissa Fryer, who used the aid of a PowerPoint presentation to facilitate discussion with the Commission and staff regarding the development of the South Commercial Area Plan; the public engagement process commenced at the Chalk It Up event at North Ogden Plaza on August 26 and small group interviews were held from October 1 to November 15. Tonight's workshop meeting is the first public meeting discussion of the matter, and the purpose tonight is to discuss concepts and options for the area. Next will be an open house on November 15 at City Hall, followed by a public survey inviting feedback from the community. Redevelopment Agency (RDA) materials for the project will be

created the week of November 27, and an additional workshop to discuss the preferred concept will be held on November 29. The draft Project Area Plan document will be created the week of December 18 and finalized the week of January 8. The presentation referenced the existing conditions report for the project area, which examined sales leakage, assets and weaknesses at the site, and opportunities. Five guiding principles have been identified for the site; these principles will be tested to determine if planning efforts for the area are on the right track:

- Nature reawakened: daylighting Coldwater Creek and highlighting the mountain views from the site will enhance the connection to nature, creating a unique destination.
- Paths unite: Increased walkability and strategic interface with Washington Boulevard will foster easy, intuitive movement and provide mobility choices through and to the area from surrounding neighborhoods.
- Preservation meets innovation: Celebrate iconic historical buildings while forging a path for a modern thriving commercial area.
- Stroll, shop, and plan: Enhanced public amenities offer fun and relaxing space encourages visitors to park once and walk around to enjoy a wide variety of offerings and experiences.
- Gateway to gathering: Establish a welcoming gateway to the City, transforming the area into a community focal point that is appealing to both visitors and residents.

Mr. Hunt then stated that MHTN has developed two project concepts, he referring to one as “Town Square” and the other as “Nature Reawakened”. He provided a site layout in each concept and highlighted the right of way improvements for Washington Boulevard as well as the following potential uses of the site: dining, retail, entertainment/recreation, sports/exercise, professional office, ‘middle’ housing, outdoor venue, playground, food truck plaza, community plaza, farmer stand, and nature trail. He identified the following considerations for both of the concepts:

- Washington Boulevard improvements as a key element.
- Market supported and highest and best use.
- A phased approach.
- Destination tenant to activate project area.
- Increased business visibility and activity.
- Improved walkability.
- Realistic parking elements.

The Commission then separated into small groups and visited with different representatives of MHTN to provide their specific feedback regarding the two conceptual layouts and key elements of each concept.

The group reassembled on the dais and Chairman Thomas thanked MHTN for their presentation and indicated he looks forward to the public open house.

6. PUBLIC COMMENTS

Bob Wallace, North Ogden resident, stated he lives near the Bona Vista property, which contains a water tank. He has been working with CED Director Hess on the matter of an accessory building he started building on his property. He got a bit ahead of himself and did not obtain a

building permit and he did not have enough direction. The structure is 10 feet away from the property line, which is the distance he believed it needed to be setback, but he found that because of the height of the structure, it must be further than 10 feet away. It is four feet taller than allowed and it should be set back by 15 feet. He approached Bona Vista to talk to them about the issue and they said they are not concerned about the building height and the proximity to their property. He asked if he could purchase five feet of their property and they said they were actually looking to acquire more property because they want to build another water tank on the site in the future. He applied for a variance and that was rejected, and Mr. Hess suggested that he approach the Commission to see if there is any way to provide him with an exemption based upon his property being located next to the Bona Vista property and not another residential property.

Vice Chairman Mason asked if the height is the wall height or the total building height, to which Mr. Hess answered the total building height. Vice Chairman Mason asked if the Bona Vista property is uphill from Mr. Wallace's property, to which Mr. Wallace answered yes.

There was brief discussion among the Commission, staff, and Mr. Wallace regarding the details of the matter and any opportunity the Commission has to help address Mr. Wallace's situation. Mr. Wallace stated that Bona Vista is willing to write a letter communicating they are not opposed to his building, and he asked if the Commission could consider an ordinance amendment that would allow shorter setbacks for properties that abut something other than another residential property. Chairman Thomas stated the problem with that would be that the City cannot regulate the future use of all properties; a property's use may be changed at some point in the future and converted to residential. He suggested that Mr. Wallace approach Bona Vista about trading five feet of property for a 15-foot easement. Mr. Wallace stated that he has applied for a zone text amendment to come before the Commission in a future meeting and his purpose for attending tonight was simply to provide the Commission with information about the matter

7. REMARKS - PLANNING COMMISSIONERS

Vice Chairman Mason and Commissioner Nancarrow indicated they are not able to attend the next Planning Commission meeting.

8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

CED Director Hess discussed training requirements for Planning Commissioners, after which he introduced the City's newest Planner, Ryan Nunn. Mr. Nunn took a minute to provide the Commission with a brief overview of his professional experience and his personal background.

Mr. Hess then reviewed the Commission's meeting schedule for the remainder of the calendar year.

9. REMARKS – CITY MANAGER/ATTORNEY

City Manager/Attorney Call was not present.

10. ADJOURNMENT

Vice Chairman Mason made a motion to adjourn the meeting. Commissioner Nancarrow seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Barker	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye

The motion carried.

The meeting adjourned at 7:20 p.m.



Eric Thomas
Planning Commission Chair



Joyce Pierson
Deputy City Recorder

01-17-2024

Date Approved