

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES**

June 19, 2024

The North Ogden Planning Commission convened on June 19, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on June 13, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	excused
Nicole Nancarrow	Commissioner	
Johnson Webb	Commissioner	via Zoom
Cody Watson	Commissioner	
Nissa Green	Commissioner	
Chad Bailey	Commissioner	

STAFF:

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner

VISITORS:

Chris Pulver
Steve Flinders
Shauna Flinders

Chairman Thomas called the meeting to order at 6:00 p.m. Commissioner Green offered the thought, sharing her experience working with the Citizen Police Academy, which she and her husband recently completed. She described it as a fun, humbling, and gratitude-inducing experience. Commissioner Green emphasized the sacrifices made by officers, including their personal and family time, to serve the community. She encouraged everyone to participate in the Citizen Police Academy if given the chance, highlighting the North Ogden Police Department's involvement. She concluded by expressing gratitude for the police officers who are integral to the community. Commissioner Nancarrow then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:49 Chairman Thomas excused Vice Chairman Mason. All other Commission Members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE MAY 15, 2024, PLANNING COMMISSION MEETING MINUTES

0:02:16 Commissioner Nancarrow made a motion to approve the May 15, 2024, Planning Commission Meeting minutes. Commissioner Bailey seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:23 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

5. SPR 2024-08 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL FOR TOWNHOMES LOCATED AT APPROXIMATELY 2679 NORTH 450 EAST

0:03:16 Scott Hess, Community and Economic Development Director, explained that the project, located at 2679 North 450 East, is a subdivision under 10 blocks with no roadway right of way dedications. An administrative subdivision application will follow the Site Plan approval, which the Planning Commission is not required to weigh in on. The project started over three years ago with initial discussions and subsequent changes to the future Land Use Map. The City Council rezoned the area to residential multi-family on December 12, 2023. The current Site Plan approval process is a continuation of these efforts.

The half-acre site meets setback requirements with minor encroachments, specifically a proposed reduction of the front yard setback from 30 feet to 28 feet. The project includes mixed material units with alternating colors, designed to fit into the neighborhood's aesthetic. Each unit fronts 450 East with both a front door and a garage door. The required open space for the project exceeds 50%, and due to its proximity to public parks, additional playground equipment is not recommended. A small stormwater detention area is planned. The project meets all density and parking requirements, with each unit having two garage spaces and additional driveway parking.

A detailed landscaping plan is required and will be reviewed by Staff. Exterior lighting must be shielded to avoid disturbing neighbors. Staff recommends approval of the Site Plan, subject to the conditions outlined, including the reduction of the front yard setback, exclusion of playground equipment, and adherence to landscaping and lighting plans.

0:13:39 Discussion among the Commission Members centered on the request for a variance to reduce the front yard setback from 30 feet to 28 feet. It was suggested that enhanced landscaping, such as street trees between driveways, could justify the variance. Chairman Thomas emphasized the importance of high-quality building designs and suggested taller ground-level features to soften the neighborhood aesthetic. The presence of a City park across the street negated the need for additional playground equipment. The discussion concluded with the general agreement on the recommended conditions for approval, including the front setback variance and enhanced landscaping, with the final review delegated to Staff.

0:16:16 Commissioner Nancarrow made a motion to approve Site Plan for townhomes located at approximately 2679 North 450 East as discussed, including an enhanced landscape plan for the front to reduce the prior setback. Commissioner Watson seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

6. PUBLIC COMMENTS

There were no public comments.

7. REMARKS - PLANNING COMMISSIONERS:

0:18:10 Commissioner Watson raised the issue of a current ordinance limiting Airbnb occupants to 12 and questioned if similar regulations should apply to renting out swimming pools. He mentioned a specific case of a pool in North Ogden being rented out to as many as 60 people, raising issues about neighborhood impact, particularly regarding traffic and parking, and wondered if this is something the City wants to address.

The discussion centered around the regulation of various rental activities within the City, specifically addressing the current ordinance that limits Airbnb occupants to 12 persons. Concerns were raised about new rental activities such as renting out swimming pools, garages, and storage spaces through various online platforms. Planning Commission members debated whether to implement regulations similar to those for Airbnb and other home-based businesses. They discussed the potential requirement for rental business licenses for these activities to monitor and mitigate their impact. The primary concerns were the increase in traffic and parking congestion that could affect the neighborhood's quality of life.

Suggestions included aligning regulations with existing home occupation business requirements, which limit the number of vehicular trips to five per day, and possibly introducing parking requirements for short-term rentals. The Commission expressed a need for balancing the regulation to avoid over-regulation while allowing homeowners to monetize their properties responsibly.

0:33:15 Scott Hess, Community and Economic Development Director, agreed to investigate further, gathering information from other cities and potentially drafting a new ordinance. The Commission aimed to find a middle ground that would regulate significant impacts without stifling homeowners' ability to generate income. The need for more detailed information and community feedback was highlighted as essential steps before finalizing any new regulations.

0:36:25 Commissioner Green mentioned an unrelated issue regarding the height limitations of walls in manufacturing zones, which Staff would be addressing in a future meeting.

8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

There were no additional comments from Scott Hess or Ryan Nunn.


9. REMARKS – CITY MANAGER/ATTORNEY

0:37:23 Jon Call reminded everyone about the upcoming employee summer party next Wednesday at 6:30 pm, where families are invited for food and swimming. He asked attendees to RSVP via email if they didn't receive the initial invite. The event is free, and there will be prizes for contributors to the employment fund. Jon encouraged everyone to attend. Also, he reminded everyone that there would be no Planning Commission meeting on July 3rd because of the holiday week events.

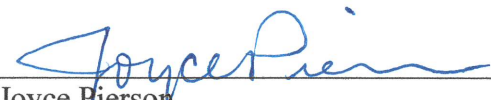
10. ADJOURNMENT

Commissioner Bailey motioned to adjourn the meeting.

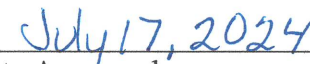
The meeting adjourned at 6:40 p.m.



Johnson Webb
Planning Commissioner



Joyce Pierson
Deputy City Recorder



Date Approved