

**NORTH OGDEN PLANNING COMMISSION  
MEETING MINUTES**

December 18, 2024

The North Ogden Planning Commission convened on December 18, 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 December 12, 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      | Arrived at 6:36 pm |
| Brandon Mason    | Vice-Chairman |                    |
| Nicole Nancarrow | Commissioner  |                    |
| Johnson Webb     | Commissioner  | Excused            |
| Cody Watson      | Commissioner  | Excused            |
| Nissa Green      | Commissioner  |                    |
| Chad Bailey      | Commissioner  |                    |

**STAFF:**

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

**VISITORS:**

Luke Martineau  
Leslie Ann Meyer  
Chris Pulver

Vice Chairman Mason called the meeting to order at 6:00 p.m. Commissioner Green shared a thought of gratitude for the City of North Ogden. She acknowledged the hard work of the City Council, Mayor, and all City employees and their contributions to making the City great. She praised various departments, including Public Works, Planning, and Police, for their dedication and service, noting the City's smooth operation. Commissioner Bailey then led the Pledge of Allegiance.

## **CONSENT AGENDA**

### **1. ROLL CALL**

0:02:06 Vice Chairman Mason excused Commissioner Watson and Commissioner Webb and noted that Chairman Thomas would be arriving late. All other Commission Members were in attendance.

### **2. CONSIDERATION AND ACTION TO APPROVE THE OCTOBER 2, 2024, PLANNING COMMISSION MEETING MINUTES**

0:02:47 Commissioner Green made a motion to approve the October 2, 2024, Planning Commission Meeting minutes. Commissioner Bailey seconded the motion.

**Voting on the motion:**

|                        |         |
|------------------------|---------|
| Chairman Thomas        | excused |
| Vice Chairman Mason    | aye     |
| Commissioner Nancarrow | aye     |
| Commissioner Webb      | excused |
| Commissioner Watson    | excused |
| Commissioner Green     | aye     |
| Commissioner Bailey    | aye     |

**The motion carried.**

### **3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

0:02:55 Vice Chairman Mason 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. **SUB 2024-21 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, PRELIMINARY PLAT APPROVAL OF THE VIEWS AT ROCKWOOD SUBDIVISION, PHASE 2 (10 LOTS), LOCATED AT APPROXIMATELY 500 EAST 3825 NORTH**

0:04:21 Ryan Nunn, Planner, presented an overview on the Views at Rockwood Subdivision, Phase 2, located north of 475 East and near where Mountain Road will eventually be developed. This phase includes a 10-lot subdivision designed as a cul-de-sac in the Hillside Protection Zone (HP-1), which mandates 10,000 square foot lots with 90 feet of frontage.

Ryan noted that the Technical Review Committee (TRC) meeting has been held, and the City Engineer provided a memo with comments and updates required for the preliminary plat. It was confirmed that the lots meet the 10,000 square foot requirement. Updates were requested to verify the 90-foot frontage, ensuring that measurement at 30 feet back is accurately reflected in the plat. Additional updates requested by the Engineer include specifying snow storage locations and ensuring the cul-de-sac bulb meets Public Works standards. These requirements were set as conditions of approval. Additionally, the City Engineer has advised the developer to provide an escrow for the cost of Mountain Road's future development. While the road will not be built immediately, the escrow will secure funds for future construction and necessary infrastructure.

0:07:18 Luke Martineau, applicant, addressed the Commission regarding the Views at Rockwood, Phase 2. He expressed gratitude for the opportunity to work with North Ogden City and commended the staff for their support. He acknowledged the comments raised by the Technical Review Committee and confirmed that updated plans addressing these concerns were submitted to the City earlier that day. Luke emphasized the applicant's commitment to addressing any additional comments and questions and continuing to work collaboratively with the City.

0:08:32 Discussion ensued regarding the preliminary plat for a new subdivision, addressing key issues such as easements, access, and compliance with zoning requirements. Scott Hess, Community and Economic Development Director, clarified the differences between preliminary and final plat processes, emphasizing that the Planning Commission's role is to assess zoning compliance, street and lot configurations, and external factors. Concerns regarding easements, including a 1956 pole line and access easements, were discussed. It was noted that some lots may have restrictions due to these easements.

Chris Pulver, North Ogden City resident, commented about the complexity of easements and the need for clear mapping or staking of these areas to avoid future issues. Questions were raised about escrow for road construction and the potential cost implications if delayed. The applicant addressed these concerns, stating plans to underground utilities, collaborate with affected neighbors, and ensure easements are properly managed. Staff indicated that surveying and flagging of easements would be part of the process, and additional clarity on these could be requested for final plat approval.

Discussion also focused on compliance with zoning regulations for double-fronted lots. It was clarified that a lot's adjacency to a road without access does not count as frontage, and

reverse-fronted lots are allowed if the secondary road is an arterial or collector street. The group debated whether to include stipulations about Mountain Road right-of-way costs and easements in the approval. While some supported including these details, others felt it was unnecessary at the preliminary stage. It was agreed to add language about the Mountain Road costs, but avoid further amendments to the plat at this time.

**Commissioner Nancarrow made a motion to approve preliminary plat of the Views at Rockwood Phase 2 Subdivision, subject to the conditions of the Engineer's report, Technical Review Committee memo, and the conditions noted in the Staff report. Also, include agreement for Mountain Road right-of-way costs. Commissioner Green seconded the motion.**

**Voting on the motion:**

|                               |                |
|-------------------------------|----------------|
| <b>Chairman Thomas</b>        | <b>excused</b> |
| <b>Vice Chairman Mason</b>    | <b>aye</b>     |
| <b>Commissioner Nancarrow</b> | <b>aye</b>     |
| <b>Commissioner Webb</b>      | <b>excused</b> |
| <b>Commissioner Watson</b>    | <b>excused</b> |
| <b>Commissioner Green</b>     | <b>aye</b>     |
| <b>Commissioner Bailey</b>    | <b>aye</b>     |

**The motion carried.**

**6. STATE REQUIRED 1-HOUR PLANNING COMMISSION TRAINING**

**0:36:20** Scott Hess, Community and Economic Development Director, provided an overview of the training requirements for Planning Commission members, noting the State-mandated 4 hours of annual training. The evening's training would feature a video presentation from the Land Use Academy of Utah, focusing on creative housing solutions beyond standard townhomes and apartments. This aligns with State requirements for moderate-income housing plans and addresses trends in housing applications. The video, recorded in Salt Lake County, highlights form-based codes and innovative development strategies, encouraging members to consider updates to local codes for R-3 and R-4 zones or future infill projects. Scott emphasized the importance of engaging with the material to spark creative thinking about housing development in the community, and how the ideas could apply locally.

**Video Presentation – “Missing Middle Housing in Utah” by Daniel Parolek**

**1:12:17** Following the video presentation, the Commission discussed housing development in North Ogden, particularly the need for more variety in housing types. Scott Hess highlighted that the City is open to different types of housing and has seen significant multi-family development. However, there is a concern that many new projects are similar in design. The idea of focusing on the "box on the ground" instead of the number of units

was raised, suggesting that the form and variety of housing types, such as duplexes or cottage courts, could be more important than just density.

Vice Chairman Mason pointed out that housing should be owner-occupied to maintain upkeep and prevent issues with absentee landlords. Commissioner Bailey emphasized the importance of walkability and access to amenities, suggesting that any density increase should be tied to commercial or public spaces, not just residential development. He also mentioned that North Ogden is car-dependent, and any changes should reflect this.

Scott Hess discussed the challenges of meeting housing affordability goals, especially with rising land and construction costs. He suggested considering creative zoning changes, such as revisiting duplexes or implementing a menu of design options for high-density zones. The City could explore case studies or pilot projects to test innovative ideas, including partnerships with private developers.

Commissioner Green raised concerns about the homogeneity of new developments and suggested that a more diverse range of housing styles could enhance the City's aesthetic and attract more residents. She referenced successful examples, like Cherry Springs Villas, as potential models for future projects.

Jon Call, City Manager/Attorney, pointed out that some areas of the City, including certain City-owned properties, could be used for more creative housing solutions. However, he acknowledged the challenges of balancing public sentiment and development needs.

The discussion concluded with a call to identify areas in the City that could benefit from increased housing options and a more flexible approach to zoning. Staff is open to ideas from the Planning Commission for future initiatives and projects.

## **7. PUBLIC COMMENTS**

1:34:32 Chris Pulver, North Ogden City resident, expressed concern regarding the lack of commercial development, particularly between Smith's and Walmart, describing it as a "food desert." Chris emphasized the challenge of creating a walkable community without basic amenities like a convenience store in that area. He expressed frustration with the slow development of commercial spaces despite ongoing residential development, noting that the Planning Commission's role is limited to planning, with developers ultimately driving the progress. He concluded by highlighting the issue of more housing being built without accompanying commercial options, which leaves residents with fewer choices for local services.

## **8. REMARKS - PLANNING COMMISSIONERS**

1:37:04 Commissioner Green inquired about the two Planning Commission openings, asking for clarification on who would be exiting. Scott Hess responded that the commissioners whose terms end on January 31, 2025, are Brandon Mason and Eric Thomas. He mentioned that they had received five applications, but one applicant from

Ogden City would be disqualified, leaving four eligible applicants. Scott encouraged the audience to spread the word and suggest potential candidates for the Planning Commission, as they are seeking more applicants. He further explained that the Mayor conducts interviews and that they aim to have a new Commissioner trained in time for the first February meeting. Scott reiterated the importance of ensuring a strong pool of applicants for the two available seats.

**9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

1:39:33 Scott Hess announced that there would be no meeting on the first of January but the following week would feature a Work Session with the City Council, which is scheduled for Tuesday, January 7<sup>th</sup>, 2025, at 6:00 p.m. Scott also confirmed that the Planning Commission should plan on meeting on January 15<sup>th</sup>, noting that several subdivisions have gone through the Technical Review Committee and are expected to submit updated engineering documents by mid next week.

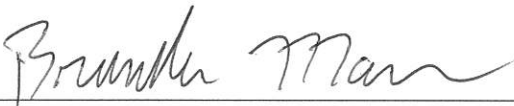
**10. REMARKS – CITY MANAGER/ATTORNEY**

1:40:33 Jon Call, City Manager/Attorney, reported that the City Council approved the West States Development Agreement, which includes 315 units. The development will feature a City park, owner-occupied townhomes on the northwest side, and apartments on the east side, located between 300 East and Washington Boulevard. The townhomes on the east side are expected to be rental properties, although there is potential for them to be sold. The approval followed feedback from the Planning Commission regarding adjustments and changes to the plan.

**11. ADJOURNMENT**

**Commissioner Nancarrow motioned to adjourn the meeting.**

**The meeting adjourned at 7:45 p.m.**

  
\_\_\_\_\_  
Eric Thomas      VICE  
Planning Commission Chair  
BRANDON MASON

  
\_\_\_\_\_  
Joyce Pierson  
Deputy City Recorder

1/15/2025  
\_\_\_\_\_  
Date Approved