

**PLANNING COMMISSION
MEETING MINUTES**

August 6, 2025

The North Ogden Planning Commission convened on August 6, 2025, 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 Public Notice Website on July 31, 2025.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah Public Notice Website on December 11, 2024.

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/UCriqbePBxTucXEzRr6felhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Nicole Nancarrow	Chair	
Nissa Green	Vice Chair	
Johnson Webb	Commissioner	Excused
Cody Watson	Commissioner	
Chad Bailey	Commissioner	Zoom
Lorin Gardner	Commissioner	Excused
Steve Nabor	Commissioner	Excused

STAFF:

Jon Call	City Manager/Attorney
Ryan Nunn	Planner

VISITORS:

Chris Pulver
Jaran Nicholls

Chair Nancarrow called the meeting to order at 6:00 p.m. and Vice Chair Green offered the thought, shared a thought about the importance of gratitude, expressing her appreciation for the opportunity to serve the City. She noted her gratitude for getting to know fellow Commissioners and the City employees, describing them as fabulous.

She emphasized how meaningful it has been to use her skills and abilities to serve and do her best for the community. Commissioner Watson then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:29 Chair Nancarrow excused Commissioner Webb, Commissioner Gardner, Commissioner Bailey and Commissioner Nabor. All other Commission members were in attendance. Commissioner Bailey later joined via Zoom to make a quorum.

2. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:01:54 There were no disclosures made.

ADMINISTRATIVE ITEMS

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

4. SUB 2025-05 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, PRELIMINARY PLAT APPROVAL OF ALTURA SUBDIVISION, PHASE 1 (34 LOTS), LOCATED AT APPROXIMATELY 786 EAST NEBO AVENUE

0:03:44 Planner Ryan Nunn presented the preliminary plat for the Altura subdivision, Phase 1, consisting of 34 lots located just north of the previously approved Northview Estates Phase 10 subdivision and west of the North Ogden Cove subdivision. Originally submitted under the name Northview Estates Phase 11, the project name changed due to its location and its role as a gateway to future development. Planning staff thoroughly reviewed the plat to ensure compliance with lot width standards, particularly in cul-de-sacs, and confirmed adequate public utility easements due to the hilly terrain. Coordination with Engineering staff addressed drainage, slope, and other infrastructure concerns. Retaining walls will be required as in previous phases to make the lots buildable. A geotechnical report will be necessary at the final application stage due to the slope and the inclusion of a large detention basin. The City Engineer's memo requirements have been met. Staff recommends approval with conditions, including compliance with the Technical Review Committee memo, Engineering memo, Staff report conditions, a minimum 90-foot frontage at 30 feet back, and inclusion of all necessary public utility easements prior to final plat.

0:08:29 Vice Chair Green confirmed with Ryan Nunn that retaining walls will be constructed as development progresses to ensure the lots have a reasonable slope. Jon Call,

City Manager/Attorney, noted that the approach is similar to Northview Phase 10, where retaining walls were installed during subdivision development, creating clear, flat building areas that are preferred by builders. Commissioner Watson asked for clarification that the geotechnical report and retaining walls are conditions included in the Engineer's report, though not specifically listed in the Staff report. Ryan confirmed they are addressed in the Engineer's report.

0:10:00 Jaran Nicholls, applicant representing the Marriott family, explained that the retaining walls will be located on the downhill lots, with added depth to those lots and reduced depth on the uphill ones, allowing fences to be placed at the top. He added that the walls also aid with drainage. Commissioners agreed the proposal was straightforward and that their earlier questions had been resolved.

0:11:07 **Commissioner Watson made a motion to recommend preliminary plat approval for the Altura Subdivision, Phase 1 (34 lots), located at approximately 786 East Nebo Avenue, subject to the conditions in the Staff report. Vice Chair Green seconded the motion.**

Voting on the motion:

Chair Nancarrow	aye
Vice Chair Green	aye
Commissioner Webb	excused
Commissioner Watson	aye
Commissioner Bailey	aye
Commissioner Gardner	excused
Commissioner Nabor	excused

The motion carried.

5. PUBLIC COMMENTS

0:12:22 Chris Pulver, a North Ogden City resident, raised a broader question regarding future development as it progresses up the mountain. He acknowledged that if an applicant meets all zoning requirements, Staff must approve the project but expressed concern about the lack of flexibility for the City to require additional green space or parks under current zoning. He asked whether planning for such amenities is being considered for future development, clarifying that his question was more general in nature and not specific to the current project under discussion.

0:13:17 Chair Nancarrow noted that a joint work session with the City Council and Planning Commission is scheduled for September 2, 2025, where broader planning issues such as long-term development and green space will be discussed.

Jon Call clarified that the intent of the joint meeting is to engage in general long-term City planning, including how recreational spaces can be better integrated into developments rather than added to leftover parcels. Vice Chair Green expressed appreciation for the

forward-looking approach and emphasized the importance of shifting focus beyond just the applications at hand to include more proactive planning. She noted that while there are properties that could be beneficial to the City if used differently, current code does not allow for such flexibility, underscoring the need for a strategic planning process.

6. REMARKS - PLANNING COMMISSIONERS

0:15:28 Vice Chair Green suggested the inclusion of strategic planning items during lighter meeting agendas. Jon Call responded that at the upcoming joint Work Session with the City Council, he plans to ask that the Planning Commission be given authority to develop plans over several months before presenting them formally to the Council. This process would allow the Commission to vet ideas thoroughly, reducing back-and-forth, while the Council focuses on key principles and final input. Chair Nancarrow supported this approach, particularly for the geographic area under discussion, emphasizing its importance for future planning. Vice Chair Green agreed, noting that without such forward planning, the City is often left to approve developments without amenities like green space or targeted economic development. She reiterated that the Commission has several ideas and is eager to work in a way that aligns with City Council priorities.

7. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Ryan emphasized the importance of the upcoming joint meeting with the City Council next month to discuss long-term planning. This meeting will be held on Tuesday, September 2, 2025, at 6:00 pm. Jon Call added that the meeting will be held in the same room, likely at the back with everyone seated together at tables.

8. REMARKS – CITY MANAGER/ATTORNEY

Jon noted that the new Jersey Mike's building is currently under construction.

9. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting.

The meeting adjourned at 6:20 p.m.

Nicole Nancarrow 8/20/25

Nicole Nancarrow

Planning Commission Chair

Joyce Pierson

Joyce Pierson

Deputy City Recorder

August 20, 2025

Date Approved