

**PLANNING COMMISSION
MEETING MINUTES**

August 20, 2025

The North Ogden Planning Commission convened on August 20, 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 State Public Notice Website on August 15, 2025.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State 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/UCriqbePBxTucXEzRr6fclhQ/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	Zoom
Cody Watson	Commissioner	Excused
Chad Bailey	Commissioner	Excused
Lorin Gardner	Commissioner	Zoom
Steve Nabor	Commissioner	

STAFF:

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

VISITORS:

Chris Pulver

Chair Nancarrow called the meeting to order at 6:00 p.m. Commissioner Webb offered the thought, reflecting on the recent hillside fire, noting its significance and the community's strong response. He expressed gratitude for the firefighters, City staff, and residents who worked together efficiently to prevent damage to homes, and emphasized it as a reminder of how precious safety and life are, while appreciating the strength of the community. Chair Nancarrow then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:14 Chair Nancarrow excused Commissioner Watson and Commissioner Bailey. Commissioners Webb and Gardner were joining via Zoom. All other Commission members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE JULY 16, 2025, AND AUGUST 6, 2025, PLANNING COMMISSION MEETING MINUTES

0:02:45 Vice Chair Green made a motion to approve the July 16, 2025, and August 6, 2025, Planning Commission Meeting minutes. Commissioner Nabor seconded the motion.

Voting on the motion:

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

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:03:14 There were no disclosures made.

LEGISLATIVE ITEMS

4. GPTA 2025-01 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE APPLICATION TO ADD A CHAPTER TITLED “WATER USE AND PRESERVATION ELEMENT OF THE GENERAL PLAN” TO NORTH OGDEN CITY CODE. THIS PLAN IS REQUIRED BY THE STATE CODE AND FOCUSES ON THE ENTIRE CITY TO ENSURE CULINARY AND SECONDARY WATER ARE ACCURATELY PLANNED FOR IN THE FUTURE

0:05:12 Scott Hess, Community and Economic Development Director, explained that this item before the Planning Commission was to formally open the public hearing on the General Plan process. He stated that staff's recommendation was to postpone action to a future, undetermined date since the plan is not yet complete, but emphasized the need to begin the process. He noted that State code requires all cities to adopt a water use and preservation element by December 31, 2025, and the draft plan will focus on reducing water demand for future and existing development, as well as planning for culinary, secondary, and stormwater resources. Scott explained that the current General Plan, adopted in 2015, already contains many elements related to water-wise landscaping and water planning that can be used in this process. He said the purpose of tonight's discussion was primarily to allow public input and for Commissioners to provide additional comments. He noted that the next step will be meeting with secondary water providers, as those systems are not owned by the City, but rather managed by Mountain View Irrigation and Pineview Water Systems, and coordination will be required. He concluded by inviting public comments and questions.

a. Chair Nancarrow opened the Public Hearing at 6:08 p.m.

No public comments were made.

Vice Chair Green motioned to close the Public Hearing. Commissioner Webb seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:09 p.m.

0:09:23 Vice Chair Green suggested the City should lead by example with water conservation on government-owned properties by incorporating low-flow fixtures and landscaping practices. She expressed concern that some recommendations in the General Plan, such as participation in the "slow the flow" program or neighborhood competitions, may be unrealistic given staffing and enforcement limitations, and suggested focusing only on achievable measures. She also raised the idea of prohibiting grass in park strips, though acknowledged it may be too bold. Scott Hess noted the City is already implementing xeriscaping in parks and that State code now prohibits requiring turf grass in narrow areas, including park strips, overriding HOA restrictions. He also explained limitations on enforcement for private development. Commissioner Nabor shared observations from Weber State University water management, highlighting issues with system leaks. Jon Call, City Manager/Attorney explained that the State requires monitoring of water loss and that the City has automated meter systems with daily monitoring to identify leaks, sometimes even assisting residents directly with repairs.

b. Consideration and recommendation

0:17:08 Commissioner Nabor made a motion that the Staff continue to work on this item and continue discussions in future meetings. Vice Chair Green seconded the motion.

Voting on the motion:

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

The motion carried.

5. **GPTA 2024-02 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE APPLICATION TO ADD A CHAPTER TITLED “ACTIVE TRANSPORTATION AND WAYFINDING SYSTEM PLAN” TO NORTH OGDEN CITY CODE. THIS PLAN FOCUSES ON THE ENTIRE CITY TO ENHANCE PEDESTRIAN, BIKE, AND ACTIVE TRANSPORTATION FACILITIES**

0:18:08 Scott Hess, Community and Economic Development Director, explained that the Active Transportation Plan was previously reviewed by the Planning Commission on October 2, 2024, and received a positive recommendation for adoption by the City Council. After a delay due to his personal circumstances, the plan is being brought back with the intention of presenting it to the City Council as part of a package of General Plan amendments for efficiency. The plan includes a detailed map, a priority project list with cost estimates reviewed by the City Engineer, and covers both bicycle and sidewalk networks, including safe routes to school. Scott emphasized the plan is complete, realistic, and ready for adoption, and this meeting provides another opportunity for public comment.

0:20:16 Commissioner Nabor asked whether the priority list in the Active Transportation Plan was intended as a ten-year plan. Scott explained that general plans typically have a ten to fifteen-year horizon, with reviews recommended about every five years. He noted that while sidewalk funds and B & C road funds are allocated annually, there is currently no dedicated capital facilities line item for bike lanes or pedestrian improvements unless tied to larger road projects. The plan will allow City staff to incorporate bicycle and pedestrian infrastructure into road improvements when they occur, gradually building a network over time. Commissioner Nabor suggested the City Council consider allocating a specific budget amount toward the plan. Jon Call responded that it would be a good recommendation for the Council to discuss funding priorities.

a. Chair Nancarrow opened the Public Hearing at 6:23 p.m.

No public comments were made.

Vice Chair Green motioned to close the Public Hearing. Commissioner Gardner seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:24 p.m.

b. Consideration and recommendation

0:25:33 Vice Chair Green made a motion to recommend adding a chapter titled Active Transportation and Wayfinding System Plan to the North Ogden City Code as presented, with the added recommendation that the City Council allocate and identify funding sources to begin implementation. Commissioner Webb seconded the motion.

Voting on the motion:

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

The motion carried.

6. **GPTA 2024-01 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE APPLICATION TO ADD A CHAPTER TITLED “NORTH OGDEN SOUTH TOWN COMMERCIAL AREA PLAN” TO NORTH OGDEN CITY CODE. THIS PLAN FOCUSES ON THE AREA OF WASHINGTON BOULEVARD FROM 1900 NORTH TO 2050 NORTH**

0:26:54 Scott Hess, Community and Economic Development Director, explained that this item was originally reviewed on October 2, 2024, and received a recommendation to move forward for adoption into the General Plan. The plan was funded through a \$400,000 grant from the Wasatch Front Regional Council with a City match and included significant public input. The focus area covers the northwest cannery site, extends east across to Kirt’s drive-in and the old Macey’s Plaza area, and south along 1900 North, including the commercial properties on the west side of Washington Boulevard. The plan outlines possible future projects without obligating property owners to make changes, instead providing a vision for potential improvements. Concepts included daylighting Coldwater Creek, reconfiguring parking, and phased development that shows incremental

improvements leading to larger changes over time as property owners choose to redevelop. Staff recommends adoption of the plan into the General Plan to guide future development and assist property owners.

0:28:46 Commissioner Webb asked about extending the study area from 1900 North to 1700 North due to redevelopment potential. Scott noted it was not included but agreed the area will likely change and could be guided by future planning. Vice Chair Green clarified whether the plan belongs in City code or the General Plan, with Jon Call confirming it is integrated into the General Plan. Commissioner Nabor inquired how redevelopment would occur, and Scott explained it could involve City-owned property or private development guided by the plan. Commissioners agreed the plan is not prescriptive but provides leverage to shape projects toward the City's vision. Discussion included daylighting Coldwater Creek, creating a festival street for community events, and phasing improvements over 20 years. The Commissioners noted the opportunity to preserve or emulate iconic older buildings, expressing overall support for the plan to guide redevelopment and strengthen the area's character.

a. Chair Nancarrow opened the Public Hearing at 6:37 p.m.

No public comments were made.

Commissioner Nabor motioned to close the Public Hearing. Vice Chair Green seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:38 p.m.

b. Consideration and recommendation

0:38:39 Commissioner Nabor made a motion to recommend submitting the chapter titled North Ogden South Town Commercial Area Plan to the City Council for adoption into the General Plan. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion carried.

7. **PUBLIC COMMENTS**

There were no public comments.

8. **REMARKS - PLANNING COMMISSIONERS**

There were no remarks made.

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

0:40:11 Scott Hess reported that a new development is progressing on 2600 North with construction going vertical and signage expected soon. The City has received a site design plan, though it is not yet public. Vice Chair Green confirmed this refers to the project approved across from Lee's Marketplace area, Barker Depot, which she agreed was exciting.

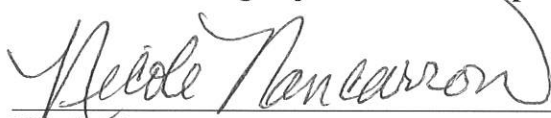
10. **REMARKS – CITY MANAGER/ATTORNEY**

0:40:44 Jon Call gave an update on the recent fire, thanking the Fire Department, State officials, and surrounding communities for their assistance. He reported that no residential structures were lost, though some City water equipment in Rice Creek was damaged. The fire is considered 75% contained, with the remaining 25% located on difficult-to-access eastern cliffs. While the fire is essentially out, monitoring will continue to ensure no flare-ups occur, and officials are confident the risk of spread is minimal.

11. **ADJOURNMENT**

Commissioner Nabor motioned to adjourn the meeting.

The meeting adjourned at 6:42 p.m.



Nicole Nancarrow
Planning Commission Chair



Joyce Pierson
Deputy City Recorder

October 1, 2025
Date Approved