



PLANNING COMMISSION MEETING

NOVEMBER 5, 2025 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the Webinar: <https://us02web.zoom.us/j/82677003399>

Webinar ID: 826 7700 3399

Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656

YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Chair Nancarrow

Invocation or Thought: Commissioner Gardner

Pledge of Allegiance: Vice Chair Green

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the [October 1, 2025, Planning Commission Meeting minutes](#)
3. Ex parte communications or conflicts of interest to disclose

LEGISLATIVE ITEMS

4. Public comments for items not on the agenda*
5. ZMA 2025-02 Public Hearing, consideration and recommendation regarding a [Legislative amendment to consider re-zoning property at approximately 715 East 2100 North from Rural Residential \(RE-20\) to a Small Lot Residential \(R-1-5\), Multi-family Residential \(R-4\), and Neighborhood Commercial \(CN\)](#)
Presenter: Ryan Nunn, Planner
 - a. Public Hearing
 - b. Consideration and recommendation
6. ZTA 2025-07 Public Hearing, consideration and recommendation regarding a [Legislative amendment to consider amending North Ogden City Code 11-7 and 11-14 to define, permit, and regulate Cottage Kitchens](#)
Presenter: Ryan Nunn, Planner
 - a. Public Hearing
 - b. Consideration and recommendation
7. ANX 2025-02 Discussion and consideration on an [Annexation request for the Atkinson-Pauling property located at approximately 1978 North 1150 East](#)
Presenter: Scott Hess, Community and Economic Development Director

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 30th day of October, 2025, at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2025 meeting schedule was posted on December 11, 2024. Rian Santoro, City Recorder

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.

8. ZTA 2025-06 Public Hearing, consideration and recommendation regarding a [Legislative amendment to consider amending North Ogden City Code 11-10A-2: Permitted Uses in Commercial Zones, to consider regulations for Massage Establishments, as well as 11-7: Definitions, to update the definition of "Massage Establishments"](#)
Presenter: Scott Hess, Community and Economic Development Director
 - a. Public Hearing
 - b. Consideration and recommendation
 9. ZTA 2025-09 Discussion and consideration on a [Legislative amendment to consider amending North Ogden City Code 11-9: Residential and Civic Zones, to add an Overlay Zone as defined in Utah State Code 10-9a-403.2: Affordable home ownership density bonus for single-family residential units](#)
Presenter: Scott Hess, Community and Economic Development Director
 10. Public Comments*
 11. Remarks - Planning Commissioners
 12. Report - Community and Economic Development Director
 13. Remarks - City Manager/Attorney
 14. Adjournment
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Public Comments During Meeting

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to **five (5) minutes each**.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.