

**PLANNING COMMISSION
MEETING MINUTES**

October 1, 2025

The North Ogden Planning Commission convened on October 1, 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 September 25, 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	Excused
Cody Watson	Commissioner	Excused
Chad Bailey	Commissioner	
Lorin Gardner	Commissioner	
Steve Nabor	Commissioner	

STAFF:

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

VISITORS:

Chris Pulver

Chair Nancarrow called the meeting to order at 6:00 p.m. and Commissioner Nabor offered the thought, reflecting on his experience as a new Commission member, noting he was impressed with the City Council's engagement with the Planning Commission and recognized the growing sense of responsibility that comes with this role.

He shared that serving on the Commission influenced how he approached building a shed, ensuring he followed all proper steps with guidance from staff, even though it cost more, and expressed appreciation for the support he received. He then invited the group to proceed with the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:33 Chair Nancarrow excused Commissioner Webb and Commissioner Watson. All other Commission members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE AUGUST 20, 2025, AND SEPTEMBER 2, 2025, PLANNING COMMISSION MEETING MINUTES

0:03:01 Commissioner Gardner made a motion to approve the August 20, 2025, and the September 2, 2025, Planning Commission Meeting minutes. Vice Chair Green seconded the motion.

Voting on the motion:

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

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:03:25 There were no disclosures made.

ADMINISTRATIVE ITEMS

4. TRAINING AND DISCUSSION: GENERAL PLAN AND GROWTH IN NORTH OGDEN CITY

0:04:15 Chair Nancarrow commented that this agenda item would focus on the recent joint session with the City Council. She noted that while not all issues reached full agreement, the key role of the Commission is to concentrate on long term planning for the City over the next 10, 20, or 30 years, particularly regarding land use and vision.

Chair Nancarrow emphasized the importance of not being distracted by the challenges of short term implementation, but instead focus on setting a clear long term vision. She suggested that future work sessions be held in the conference room with maps and materials to allow for a more productive format where lines can be drawn and documents prepared to move plans forward.

0:07:28 Scott Hess, Community and Economic Development Director, thanked Chair Nancarrow and Vice Chair Green for their leadership and explained that staff prepared a presentation to introduce four key policy opportunities for the City. The discussion would include the Wasatch Choice 2050 regional vision map, covering transportation and land use planning across multiple counties, with a focus on long term legislative planning rather than short term administrative reviews. He emphasized that the Planning Commission's role is to set the vision for the City's future and let implementation follow later.

The session was structured as a one-hour State required training, with a facilitated discussion on future land use, zoning, commercial development, annexation, and open space policies. Scott reviewed State requirements for a General Plan, noting that it must cover land use, transportation, water, and moderate income housing, among other optional elements. Discussion summary is as follows:

General Plan Future Growth

- Emphasis on long-term planning for traffic and development over the next 20 years without needing to predict exact businesses.
- Recognition of increasing traffic from residential, commercial, and delivery services ("hidden traffic") and the need to plan road capacity accordingly.
- Discussion of older development agreements and the possibility of updating or renegotiating them to better align with current market demands.
- Consideration of policy tools such as rezoning or vesting to manage growth and guide development patterns.

Commercial in Residential Areas

- Current and future business areas need planning to accommodate traffic without focusing on specific tenants.
- Discussion on balancing sales tax revenue from commercial activity (including online sales like Amazon) with neighborhood impacts.
- Residential growth may occur in areas governed by older development agreements, with potential for legislative adjustments.
- The City evaluates traffic, density, and infrastructure needs when reviewing development proposals.

Annexation Policy

- The Annexation process begins with petitions at the City or County recorder, followed by departmental reviews, Planning Commission recommendation, and City Council approval.

- Annexation areas are primarily determined by the City's ability to provide water, sewer, and stormwater services.
- Policy allows voluntary annexation to respect private property rights; City Council has not historically forced annexations.
- Firm boundaries established with neighboring cities to prevent double annexation conflicts.
- Anticipated State legislation may require annexation of unincorporated islands by 2027, providing an impetus for proactive planning.

Open Space Preservation

- The current General Plan identifies parks and open space needs, with gaps in flat land suitable for sports fields and recreation.
- Strategies for preserving and acquiring land include fee-in-lieu contributions, rezoning agreements, negotiations with developers, and direct purchases.
- Commissioners emphasized mapping potential future park locations to guide long-term preservation.
- Importance of taking early action to secure land, even if development occurs decades later, to prevent loss of strategic open space.
- Balancing funding, developer contributions, and property rights is key in creating usable park and open space areas.

5. PUBLIC COMMENTS

There were no public comments.

6. REMARKS - PLANNING COMMISSIONERS

1:41:53 Vice Chair Green expressed support for moving forward with the future land use plan, specifically the commercial neighborhood center component. She stated the plan is ready for action, noting that existing boundaries from the Wasatch Community Regional Council can be used, and suggested Washington Boulevard as a potential area for inclusion.

1:43:32 Commissioner Gardner revisited the topic of the water element discussed during the joint session with the City Council, emphasizing the need to address secondary water issues, particularly at higher elevations. He suggested forming a subcommittee to coordinate with Pine View and Mountain View Irrigation on water management. Scott Hess explained that the City administers secondary water through building permits but does not own or expand the system, creating challenges. He noted that a draft of the water use element is underway and will be brought back to the Planning Commission before the end of the year, adding that other cities are on similar timelines. He referenced North Salt Lake's concise water plan as a model and said he plans to simplify North Ogden's version accordingly.

1:44:40 Commissioner Nabor asked about the progress of the City's fiber optics project, noting the rapid pace of installation. Scott Hess explained that the project operates under a franchise agreement and that the City does not own or manage the utility infrastructure.

Jon Call added that two companies are working in the City, often following one another to expand service options and improve internet speeds, though the work can temporarily disrupt front yards. He clarified that contractors are responsible for repairing any damaged sidewalks or private property and advised residents to report such issues through the City's website under the Public Works reporting system, Text My Gov. Commissioners commented on how quickly the work was being completed.

7. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:47:07 Scott Hess announced that the Utah APA Conference will be held next Thursday and Friday in Salt Lake City. He said Commissioner Gardner would be registered before any cost increases and noted that he and Ryan plan to carpool and attend both days. He reminded the Commission to add the Monday, October 27th meeting to their calendars and stated he would send a calendar invite and additional information.

8. REMARKS – CITY MANAGER/ATTORNEY

1:47:49 Jon Call reminded everyone to check their inboxes for the holiday party “save the date” invitation, scheduled for a Thursday night in December and open to attendees and their guests. He also noted that the City cleanup event is coming up on October 20th. He mentioned that the City's leaf truck is still operational but nearing the end of its lifespan, explaining that repairs are costly and replacement trucks are significantly more expensive, so the program may end when the current truck fails.

9. ADJOURNMENT

Chair Nancarrow motioned to adjourn the meeting.

The meeting adjourned at 7:51 p.m.



Nicole Nancarrow
Planning Commission Chair



Rian Santoro
City Recorder



11/6/2025

Date Approved