



PLANNING COMMISSION MEETING

DECEMBER 17, 2025 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AMENDED AGENDA

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the Webinar: <https://us02web.zoom.us/j/89766977424>

Webinar ID: 897 6697 7424

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 Webb

Pledge of Allegiance: Commissioner Watson

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the [November 5, 2025](#), [November 19, 2025](#), and [December 3, 2025](#), Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

ADMINISTRATIVE ITEMS

4. Public comments for items not on the agenda*
5. SPR 2025-04 Consideration and action regarding an administrative application, [Site Plan approval for Sherwin-Williams paint store, located at approximately 2155 North 400 East](#).
Presenter: Scott Hess, Community and Economic Development Director

LEGISLATIVE ITEMS

6. ZMA 2025-03 Public Hearing, consideration and action regarding a [Legislative application to rezone property at 600 East 2100 North from Rural Residential \(RE-20\) to Small Lot Residential \(R-1-5\) and Multi-family Residential \(R-4\)](#).
Presenter: Ryan Nunn, Planner
 - a. Public Hearing
 - b. Consideration and recommendation
7. GPTA 2025-01 Public meeting, consideration and action 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 ensures that both culinary and secondary water needs are properly and accurately planned for in the future](#).
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 11th day of December, 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. Public Comments*
9. Remarks - Planning Commissioners
10. Report - Community and Economic Development Director
11. Remarks - City Manager/Attorney
12. Adjournment

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.