

**PLANNING COMMISSION
MEETING MINUTES**

November 19, 2025

The North Ogden Planning Commission convened on November 19, 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 November 13, 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
Cody Watson	Commissioner
Chad Bailey	Commissioner
Lorin Gardner	Commissioner
Steve Nabor	Commissioner

STAFF:

Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Bryce Nelson	Administrative Services Manager

VISITORS:

Tonya Schmidt	Ben Berni	Heather Berni
Karen Rule	Doug Rule	Allen Christensen
Janis Christensen	DeAnn Burns	Kevin Burns
Terry Haines	Terrie Wolf	Doug Rule
Sharon Thinnies	John Telle	Kathy Bott
Kevin Bott	Cindie McDonel	John Harbert
Cynthia Shapton	Sheena Miles	Ilene Hooper
Ryley Shaum	Kim Klobberdanz	Kevin Klobberdanz
Kevin Berni	Kylie Phipps	Kyle Phipps

Tammy Bills	Sean Green	Jay D Dalpiaz
Jim Urry	Kodie Murray	Brent Call
Hub Blanchette	Wesley Lee	Art Stowers
Mindy Albee	Kathryn Evans	Katelyn Swenson
Elvis Swenson	Michelle Bognet	Michael Hufanu
Aimee Dussol	Kent Williams	Aaron Waters
Jenny Waters	Dean Shepherd	M. Stephenson
R. Stephenson	D. Mills	J. Mills
Cass Settlemire	Jackie Bowles	Cheryl Fodnes-Blanchette
Ken Svsiekely	Sarah Piirainen	Andy Piirainen
Douglas Nandel	Marilyn Partridge	Lynn Partridge
Marcia Decker	Teena Wallace	Kimberly Shaun
Joseph Deem	Malachi Deem	Trent Deem
Derek Terry	Kelly Ward	Diane Ward
Chris Pulver	Linda Stoddard	Alise Jensen
Nora Telle	Sheena Miles	Kim
Anna	Chad	

Chair Nancarrow called the meeting to order at 6:00 p.m. Commissioner Bailey offered the thought, thanking everyone for attending and acknowledging that they all care deeply about North Ogden. He noted that while people may disagree, everyone shares the goal of protecting the community and asked that everyone treat each other as neighbors, speak calmly, and show patience as the process moves forward. Commissioner Webb then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:45 Chair Nancarrow acknowledged that all Commission members were in attendance.

2. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:01:50 There were no disclosures made.

LEGISLATIVE ITEMS

3. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

0:03:08 There were no public comments made.

4. **ZTA 2025-08 PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION REGARDING A LEGISLATIVE AMENDMENT TO CONSIDER AMENDING NORTH OGDEN CODE TITLE 11-9: RESIDENTIAL AND CIVIC ZONES, REGARDING SMALL LOT SINGLE-FAMILY ZONES**

0:03:28 Scott Hess, Community and Economic Development Director, explained that the annexation has been appealed at the County level and the appeal process may take up to ninety days. Because of this, the applicant requested postponement of both the rezone item and a related agenda item until after the appeal period. Scott provided clarification that item five on the agenda had been mistakenly listed as a public hearing instead of a public meeting. The applicant confirmed that postponement of both items was desired.

Scott explained that the proposed zoning text amendment would create a new small-lot single-family zone, R-1-4, modeled largely on existing Quail Ponds planned unit development standards but with minor adjustments, including a minimum lot size of 5,000 square feet, consistent 15-foot rear setbacks, 30-foot maximum building height, and similar lot coverage standards. The intent is to have a zoning district ready to apply to the annexation area once the appeal is resolved. Clarification was provided regarding current City mechanisms for unique development requests, including the use of development agreements and planned unit developments, noting that the applicant chose to pursue a new zoning district rather than a development agreement.

The Commission was informed that tonight's action would consist of holding the public hearing as required, taking public comments on the zoning text amendment, and then postponing the item to an undetermined future date pending the outcome of the County appeal. Staff recommended postponement rather than denial and noted that discussion and feedback from the Commission would still be appropriate, but no final recommendation is expected until the matter returns following resolution of the appeal.

a. **Chair Nancarrow opened the Public Hearing at 6:14 p.m.**

0:14:05 Kent Williams, builder and developer, expressed concerns about the impact of higher-density zoning on stormwater management. He stated that when water levels in the canal reach peak capacity, the City uses overflow routes across private property and requires property owners to keep those areas clear, which places a burden on adjacent landowners. He cautioned that increased density and hard surfaces could turn what is now an occasional, high-runoff event into a regular problem and questioned whether the proposed R-1-4 zoning is appropriate. Kent argued that existing planning rules limiting hard surface areas and requiring green space are intended to allow water to absorb naturally, and he warned that reducing green space will push more water downstream than the infrastructure can handle. He also described past flooding issues resulting from increased runoff and stated that higher-density development could increase liability for surrounding property owners. Kent presented a hand-drawn sketch showing an alternative development concept with larger lots, which he said would create less hard surface and better support water absorption.

The Commission clarified that the hearing was limited to discussion of the proposed zoning designation, and Kent affirmed that he opposed the R-1-4 zone because of density and runoff concerns.

0:21:24 John Telle, a North Ogden resident, commented that he sees two major flaws with the proposed R-1-4 zoning. First, he stated that the zone does not include protection for children related to increased traffic. Using a nearby proposal as an example, he said additional homes would significantly increase daily vehicle trips and funnel traffic directly into quiet residential streets where children regularly ride bikes and play outside due to limited access to parks. He noted that current streets see very little two-way traffic, and the addition of roughly 130 cars could increase traffic volume by a factor of ten, creating safety risks. Second, he stated that the proposed development does not blend with surrounding neighborhoods, which are predominantly single-story homes with scattered two-story homes. John described the new design as continuous two-story houses separated by only ten feet, which he felt would not match existing development patterns. He suggested that language be added to the R-1-4 zoning requiring adequate measures to protect children from increased traffic and ensuring new development is compatible with existing neighborhoods.

0:25:20 Brent Call, a North Ogden resident, commented that the proposed R-1-4 zoning is unnecessary and appears designed solely to accommodate a specific developer. He stated that the changes would effectively create a higher-density version of the existing R-1-5 zone by modifying standards used in the Quail Ponds PUD, and he argued that the City already has a process for such projects under the planned unit development provisions of City code section 11-13. Brent said that if a developer wants to pursue an alternative design, they should do so through the established PUD and development agreement processes, rather than creating a new zoning category without a compelling public need. He asserted that the proposal constitutes “zoning creep,” pointing to past developments where density increased over time and original open space plans were reduced or eliminated.

Brent described personal experience with Quail Ponds, noting that early plans showed wetlands and public paths that were later replaced with additional building lots. He warned that similar changes have occurred in other City projects and urged the Commission to treat code requirements as binding rather than as flexible guidelines. Brent emphasized that the Planning Commission’s responsibility is to recommend actions that protect health, safety, welfare, and community aesthetics, and to honor the General Plan. He urged the Commission to recommend denial of any zoning code change and stated that if the proposed development is viable, it should be pursued using current zoning tools and existing approval procedures.

0:34:29 Douglas Nandel, a North Ogden resident, expressed strong concerns regarding fire safety related to the proposed R-1-4 zoning. He noted that the reduced setbacks of 10 to 15 feet between houses create a significant risk, as a fire in one home could quickly spread to multiple neighboring homes, especially under windy conditions. Douglas cited past incidents in North Davis and Clearfield where closely spaced homes experienced multi-structure fires, emphasizing that this is a documented hazard rather than a theoretical concern.

He argued that the proposed density and proximity of homes under the R-1-4 zoning is unsafe and cautioned that approving such a zone would set a precedent affecting the entire City. Drawing on his experience on a previous Planning Commission, he stressed the importance of careful consideration in zoning changes to avoid compromising safety.

0:37:13 Alise Jensen, a North Ogden resident and Red Cross disaster response volunteer, spoke in support of fire safety concerns regarding the proposed R-1-4 zoning. She noted that the neighborhood plan provides only two points of egress, creating a potential hazard if a major fire occurs, as hundreds of residents could be forced to exit through a single remaining route. Elise also raised concerns about the width of the proposed roads, suggesting they may be too narrow to accommodate multiple emergency vehicles simultaneously, which could impede fire response efforts. She characterized the zone's design as a public health and safety issue and urged the Commission to carefully consider these risks.

0:39:51 Mindy Albee, a North Ogden resident, expressed concern over the proposed R-1-4 zoning and the process by which it was introduced. She stated that the neighborhood had not been given input on the new zoning code and that the Planning Department did not provide advance notice, creating a sense that the "goal posts were moved" mid-process. She noted that neighbors, who are unpaid citizens, have invested significant time trying to understand the proposal and related codes. Mindy highlighted inconsistencies between the proposed R-1-4 standards and existing Quail Ponds zoning, including differences in building height, front, side, street-side, and rear setbacks, emphasizing that the proposed changes represent substantial departures from what has previously been approved and marketed as similar development. She requested that the Commission either deny the proposal outright or continue the item to allow the community more time to review and provide informed feedback.

0:42:33 Nora Telle, a North Ogden resident, expressed concern that the proposed R-1-4 development would primarily attract families rather than elderly residents. She noted that Green Acres Elementary school is already overcrowded and mentioned discussions about potentially closing the school, raising concerns about where the additional children from the new development would attend school.

0:43:40 Sheena Miles, a North Ogden resident and PTO president at Green Acres Elementary, expressed concern about the impact of high-density housing on local schools. She noted that the district plans to close Lomond View Elementary, which will increase enrollment at surrounding schools, and questioned whether the City is coordinating development approvals with school capacity planning. Sheena emphasized the need for transparency and collaboration with the Weber School District to ensure that classrooms do not become overcrowded and urged the Commission to evaluate future developments with consideration for actual school capacity and long-term community planning.

0:44:59 Michael Hufanu, a North Ogden City resident, commented on the proposed R-1-4 zoning, noting that the Staff report for this item included fewer detailed recommendations compared to previous projects, such as the Atkinson property. They observed that the proposal appears based on the Quail Ponds template but is tailored to the developer's specific needs.

Michael emphasized that, since this zoning change would apply Citywide, the Commission and community should take adequate time to review and consider its broader implications before moving forward.

0:46:26 Allen Christensen, a long-time North Ogden resident with extensive experience as a developer, building inspector, and City Council member, expressed opposition to the proposed R-1-4 zoning and any relaxation of requirements that would allow higher-density housing. He emphasized the importance of thoughtful planning for the City's future and cautioned against the negative impacts of excessive high-density development. Allen urged the Commission to keep high-density housing to the minimum legally permissible and commended the Commission for their time and dedication to North Ogden.

0:48:55 Lynn Partridge, a North Ogden resident, expressed concern that the proposed R-1-4 zoning represents a continuation of "zoning creep" similar to what occurred with Quail Ponds. He urged the Commission to consider what has already been lost in the area, including larger lots and open spaces, rather than potential future impacts. Lynn also highlighted environmental concerns, noting that a flock of white-faced ibis that once frequented local spring ponds no longer visits the area, suggesting that higher-density development contributes to the loss of wildlife habitat. He cautioned against further reductions in lot sizes and open space.

0:51:25 Derek Terry, applicant, stated that he had no additional comments but suggested that the Planning Commission could proceed with making a recommendation on both the zoning text amendment and the annexation request. He expressed that, based on public sentiment, the recommendation would likely be negative, and making a decision now would prevent repetitive public comment at future Planning Commission meetings. He indicated that any matter needing further consideration could then be forwarded directly to the City Council for review. Derek further clarified that he would like the Planning Commission to move forward and provide recommendations on both items rather than postponing them.

0:54:05 A North Ogden resident, name unknown, stated that she is a Weber State student studying affordable housing and spoke in opposition to the proposed R-1-4 zoning, acknowledging the Statewide housing shortage but emphasizing that dense development in this particular area poses environmental concerns. She noted ongoing flooding issues from the Atkinson property affecting her home and neighboring properties, and cautioned that additional dense housing may not adequately handle runoff, especially given the area's proximity to the mountains and heavy seasonal water flow. She also mentioned the strong winds coming out of the canyon and urged consideration of environmental safety alongside housing needs, stating that while affordable housing is necessary, there are more suitable locations in Utah for higher-density development.

Vice Chair Green motioned to close the Public Hearing. Commissioner Nabor seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:55 p.m.

0:56:19 Planning Commission members reviewed their prior discussion and reiterated concerns that the proposed development remains too far outside existing standards, with too many exceptions to current zoning rules. They noted that the revised submittal showed no substantial changes from what was previously presented. Several Commissioners emphasized that creating a new R-1-4 zoning designation tailored to a single project is not appropriate, as zoning changes apply Citywide and should not be crafted for one development. They stated that existing tools, such as a PUD or development agreement, already allow for case-by-case consideration of unique properties. Commissioners indicated a lack of support for recommending approval, with comments reflecting a preference to issue a negative recommendation to the City Council on the proposed zoning text amendment.

b. Consideration and recommendation

1:00:52 Vice Chair Green made a motion to forward a negative recommendation to the City Council on the proposed legislative amendment to North Ogden Code Title 11, Chapter 9, concerning small lot single-family residential zones. Commissioner Watson seconded the motion.

Commissioners briefly discussed the motion. It was clarified that a yes vote would support a negative recommendation to City Council, meaning R-1-4 would not be considered an appropriate zoning designation anywhere in the City. Commissioners emphasized separating the zoning text amendment from the specific annexation request, noting that the present decision was solely about whether the R-1-4 zone should be created for general use. Staff explained how new zoning text amendments apply Citywide and may not be tied to a specific zoning map at the time of approval, referencing a previous example involving the Century Farm zone.

Voting on the motion:

Chair Nancarrow	aye
Vice Chair Green	aye
Commissioner Webb	nay, later clarified as abstained
Commissioner Watson	aye
Commissioner Bailey	aye
Commissioner Gardner	aye
Commissioner Nabor	aye

The motion passed 6-1.

5. **ANX 2025-02 PUBLIC HEARING, CONSIDERATION, DISCUSSION AND WORK SESSION ON THE ANNEXATION REQUEST FOR THE ATKINSON-PAULING PROPERTY, LOCATED AT APPROXIMATELY 1978 NORTH 1150 EAST**

1:09:00 Scott Hess, Community and Economic Development Director, clarified that after consulting the City attorney, annexations follow different requirements under State code and does not require the Planning Commission to hold a public hearing. He explained that in many land use matters a public hearing is held at the Planning Commission level before moving to a public meeting at City Council, but annexation is treated separately. State statute requires the municipal body to hold a public hearing on the annexation policy plan that has been recommended by the Planning Commission, meaning the public hearing will occur at the City Council level rather than during the Planning Commission session. The City Recorder has already sent 809 mailers providing notice. The original annexation hearing planned for December 9 was delayed due to protests and will be rescheduled. Scott stated that although no Planning Commission public hearing is required, the Commission may still discuss the item, make a recommendation, and hear from the applicant if desired, while the formal annexation public hearing will take place before the City Council.

1:10:40 Commissioner Webb stated a desire to change his vote to abstain for the previous vote and asked that this be noted in the record. He explained that he thinks this item should come back to the Planning Commission if needed and that he feels like this particular piece of land has some challenges and wanted his reason for voting differently to be clearly documented in the meeting minutes as the matter proceeds to the City Council.

1:12:05 Scott Hess, Community and Economic Development Director, explained that although public comment was taken earlier, no formal public hearing was required for the annexation item. Chair Nancarrow noted that the Commission delayed its recommendation previously to allow for a zoning option more consistent with existing City zones and public feedback. Scott clarified that the Planning Commission's only responsibility is to recommend a zoning district for the property requesting annexation, not to decide whether annexation occurs. He reviewed available zoning options and emphasized that the City Council will hold the public hearing, review input from multiple City departments, decide on annexation, and determine whether to accept the Planning Commission's zoning recommendation.

1:18:27 Vice Chair Green asked whether the original proposal's plan to build two-story homes without basements could still be achieved under a different zoning designation, noting concerns about high groundwater. Scott responded that the City has no rule prohibiting basements, so that feature could not be enforced through zoning. Vice Chair Green commented that the no-basement approach had been one advantage of the original plan. Scott explained that most City zones allow a maximum building height of 35 feet, with some exceptions such as the R-1-5 zone, and that private streets, like those proposed in the earlier concept, are common in several developments. Scott noted that while recent nearby projects feature many single-story homes, zoning does not prevent taller homes from being built if the market supports it.

1:20:34 Derek Terry, applicant, offered input, noting that the zone under consideration would likely be the one recommended to the City Council. He suggested that an alternative zoning option could be R-1-8, which surrounds the property, and indicated that this would be his recommendation for consideration.

1:21:17 Chair Nancarrow noted that after discussion, the Commissioners were leaning toward recommending R-1-8 zoning but agreed to remain open to creative solutions from the developer, such as designs similar to a senior community with no basements. She highlighted ongoing concerns about water management in the area and referenced prior discussions about drainage improvements that could benefit the flood-prone site. Scott clarified that the Planning Commission's role is limited to applying zoning rules and regulations and does not guarantee specific project designs. He emphasized that stormwater management and other infrastructure requirements must be addressed during development, with the City Engineer ensuring compliance, but these considerations do not affect the zoning recommendation itself.

1:26:22 Commissioner Watson made a motion to recommend annexation of the Atkinson-Pauling property, located at approximately 1978 North 1150 East, and to apply R-1-8 zoning. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion passed.

6. PUBLIC COMMENTS

1:28:21 Mindy Albee, a North Ogden resident, expressed appreciation for the Commission's unpaid service and contributions, acknowledging their time, effort, and commitment despite occasional intense discussions.

1:29:39 A North Ogden resident, name unknown, expressed appreciation for the attendees and commented on a development issue, noting that the final phase of Quail Ponds has not yet been built. He suggested that the developer could potentially create an additional road exit by connecting through that area, offering an opportunity for improved access.

7. **REMARKS - PLANNING COMMISSIONERS**

1:31:12 Vice Chair Green commented that it is heartwarming to live in a City where residents are so passionate.

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

1:31:39 Scott Hess informed the public that two Planning Commission seats will soon be available and encouraged attendees to apply by December 31. He noted that one current member is cycling off and one term is ending, inviting interested community members to join the Commission and participate in making recommendations.

Scott announced that the Planning Commission will meet on Wednesday, December 3, and Wednesday, December 17. He noted that the City Council will hold a work session on December 2 and a meeting with only one agenda item on December 9, while the December 23 meeting will be canceled due to the holiday week.

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

No remarks were made.

10. **ADJOURNMENT**

Commissioner Watson motioned to adjourn the meeting.

The meeting adjourned at 7:31 p.m.



Nicole Nancarrow
Planning Commission Chair



Joyce Pierson
Deputy City Recorder



Date Approved