

**PLANNING COMMISSION
MEETING MINUTES**

December 3, 2025

The North Ogden Planning Commission convened on December 3, 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 21, 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	Excused
Lorin Gardner	Commissioner	Excused
Steve Nabor	Commissioner	

STAFF:

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

VISITORS:

Kevin Burns
John Telle
Chris Pulver
Anthony Loffredo
Ally
Susan

Chair Nancarrow called the meeting to order at 6:00 p.m. Vice Chair Green offered the thought, noting gratitude for the opportunity to serve on the Planning Commission, stating that despite assumptions from the public about the difficulty of the role, she finds the work rewarding and appreciates collaborating with fellow Commissioners and City staff. She encouraged continued education to support effective service and recommended two public resources for learning more about planning and development issues: Strongtowns.org for general planning topics and training, and plannersweb.com for planning commission–focused articles and information. Commissioner Nabor then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:03:37 Chair Nancarrow excused Commissioner Gardner and acknowledged that Commissioners Bailey, Watson and Webb were absent. With only three Commission members present, a quorum was not achieved, and no decisions could be made.

2. CONSIDERATION AND ACTION TO APPROVE THE NOVEMBER 5, 2025, PLANNING COMMISSION MEETING MINUTES

Approval of minutes was tabled.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

There were no disclosures made.

ADMINISTRATIVE ITEMS

4. QUARTERLY TRAINING: HOUSING OVERLAY ZONES AND NEIGHBORHOOD COMMERCIAL

0:05:10 The Planning Commission participated in a training led by Scott Hess, Community and Economic Development Director, on affordable housing overlay zones and neighborhood commercial development as part of the City’s required annual training. The purpose of the discussion was to consider land use decisions that support North Ogden’s long-term fiscal stability, housing needs and community character. Scott explained how housing policy influences the City’s financial balance between property taxes, sales taxes, and service fees, noting that North Ogden is at a tipping point where residential growth must be matched with commercial planning to maintain revenue stability. The training highlighted a new State option allowing cities to adopt an affordable home ownership density bonus, which would permit modest increases in density if developers provide deed-restricted, owner-occupied units and meet State-defined affordability criteria.

Commissioners discussed potential locations where smaller lot single-family housing could be appropriate and expressed interest in balancing market realities, neighborhood compatibility, and incentive effectiveness.

The second portion of the training addressed neighborhood commercial zoning, defined as small-scale commercial uses embedded within residential areas to serve daily needs. Scott presented examples from Utah communities and reviewed existing permitted uses in the City's code, emphasizing that while regulations already exist, the City has not yet designated locations for this type of development. Commissioners reviewed maps, compared historical planning documents, and discussed possible areas for future neighborhood commercial zones, especially along Monroe Boulevard and in City-owned property near the Equestrian Park. Commission members noted the importance of planning in advance for commercial nodes and weighing their potential fiscal benefit to the City. The training session closed with support for returning to future work sessions with large maps to continue identifying suitable areas and refining recommendations for updates to the General Plan.

5. PUBLIC COMMENTS

1:24:53 John Telle, a North Ogden resident, referenced a City Council priority pyramid and initially believed public safety had been placed at the bottom, but City staff clarified that public safety remains the Council's top priority. He then raised issues regarding the Atkinson development, stating that while he supports meeting State housing density requirements, the parcel has only two access points through residential neighborhoods with small roads, which he believes are inadequate for the proposed number of units. John also expressed concerns about development pressure from the Governor and emphasized the need for checks and balances to protect neighborhoods. He said the surrounding areas are predominantly low-density zones and referenced past claims of promised benefits such as trail systems that did not materialize. The Commission informed him that a recommendation on the Atkinson property had already been made and forwarded to City Council, with final review scheduled for January. He was encouraged to share his comments at that meeting and to monitor the City website and Facebook page for public notices and agendas.

6. REMARKS - PLANNING COMMISSIONERS

No remarks were made.

7. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:31:56 Scott Hess announced that there are two openings on the Planning Commission and encouraged interested individuals to submit applications by December 31. Interview appointments for the positions will be made early next year.

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

1:32:27 Jon Call reminded the Commissioners that the City holiday party is scheduled for next week.

9. **ADJOURNMENT**

Chair Nancarrow motioned to adjourn the meeting.

The meeting adjourned at 7:34 p.m.



Nicole Nancarrow
Planning Commission Chair



Joyce Pierson
Deputy City Recorder



Date Approved