



PLANNING COMMISSION MEETING
JANUARY 21, 2026 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/85751667975>

Webinar ID: 857 5166 7975

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/UCrigbePBxTucXEzRr6fclhQ/videos>

Welcome: Chair Nancarrow

Invocation or Thought: Chair Nancarrow

Pledge of Allegiance: Commissioner Webb

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the [December 17, 2025](#), Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

LEGISLATIVE ITEMS

4. ZTA 2026-01 Public Hearing to consider regulations permitting limited food establishments within public uses and associated buildings located in residential, commercial, and civic zones – **This item will be re-noticed and tabled until the February 4, 2026, Planning Commission Meeting. Public comment will still be heard at tonight's meeting.**
Presenter: Ryan Nunn, Planner
5. ZTA 2026-02 Public Hearing, consideration and recommendation on a [legislative amendment to consider amending North Ogden Code 11-26-8; Secondary Water System to consider unavailable infrastructure and deferral agreement requirements](#).
Presenter: Scott Hess, Community and Economic Development Director
 - a. Public Hearing
 - b. Consideration and recommendation
6. ZTA 2025-06 Public meeting (Public Hearing was held on November 5, 2025), consideration and action on a [legislative amendment of North Ogden Code 11-10A-2: Permitted Uses in Commercial Zones, to consider regulations for Massage Establishments, as well as NOC 11-7: Definitions, to update the definition of Massage Establishments](#).
Presenter: Scott Hess, Community and Economic Development Director
7. Public Comments*
8. Remarks - Planning Commissioners

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 15th day of January, 2026, 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 10, 2025. 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.

9. Report - Community and Economic Development Director
10. Remarks - City Manager/Attorney
11. 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.