

**PLANNING COMMISSION
MEETING MINUTES**

December 17, 2025

The North Ogden Planning Commission convened on December 17, 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 December 11, 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 | Excused |
| Lorin Gardner | Commissioner | |
| Steve Nabor | Commissioner | |

STAFF:

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

VISITORS:

| | | |
|----------------|----------------|------------------|
| Kent Williams | Rod Southwick | Kevin Burns |
| Susan R. Riggs | Chris Remkes | Sheldon Nelson |
| Ron Smith | Pam Smith | Meagan Hull |
| Paul Merrill | Brent Anderson | Susan Thompson |
| Lance Lewallen | Jenny Waters | Aaron Waters |
| Mindy Albee | Chris Cave | Kyle White |
| Ally Andersen | Mary Beus | Ronald M. Silver |
| Brent Call | Carson Jones | Matt McWhirter |
| Derek Terry | Sean Green | Roslyn Dunsmore |

Lynette
Mike Hufano
John Telle
Erin

Jay D Dalpiaz
Philip Swanson
Kodie Murray

Colton
Chris Pulver
Cynthia Hampton

Chair Nancarrow called the meeting to order at 6:00 p.m. Commissioner Webb offered the invocation and Commissioner Watson led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:18 Chair Nancarrow excused Commissioner Bailey and acknowledged that all other Commission members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE NOVEMBER 5, 2025, NOVEMBER 19, 2025, AND DECEMBER 3, 2025, PLANNING COMMISSION MEETING MINUTES

0:01:40 Commissioner Watson made a motion to approve the November 5, 2025, November 19, 2025, and December 3, 2025, Planning Commission Meeting minutes. Commissioner Webb seconded the motion.

Voting on the motion:

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

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:05 There were no disclosures made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

0:03:53 Mindy Albee, a North Ogden resident, asked whether the staff could provide an update on the Atkinson annexation proposal. Scott Hess, Community and Economic Development Director, responded that the annexation process is handled by the City Recorder's office and that the item is expected to be scheduled for a City Council meeting in mid-January, likely on January 13 or January 27, as one of the first formal meetings after the start of the new year.

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

0:04:54 Scott Hess, Community and Economic Development Director, explained that the item before the Planning Commission is an administrative land use matter, meaning the Commission serves as the land use authority and is tasked with applying existing code rather than making a recommendation to the City Council. The application was reviewed against Title 11 land use code and applicable Public Works Standards, including design standards, lighting, trash enclosures, streetscape, parking, loading, and landscaping. Scott noted that the proposed building is set back approximately 20 feet from Washington Boulevard, which is appropriate given the infill location between a power substation and storage facility and the non-pedestrian-oriented nature of the use. Building height and architectural standards are met, and while the main entrance is not directly on Washington Boulevard, staff found the intent of the code to be satisfied due to the full glass façade and the site context. Landscaping and streetscape improvements along Washington Boulevard meet Public Works Standards, including a required 10-foot-wide sidewalk and primarily low-water xeriscaping. The use is consistent with the General Plan's commercial designation for the area. Staff recommends approval of the site plan subject to conditions, including compliance with technical and engineering review memos, provision of two site amenities along the frontage, approval of the trash enclosure design at building permit stage, and installation of the 10-foot-wide sidewalk.

0:10:24 Commissioner Gardner asked clarifying questions regarding the placement of the proposed 10-foot sidewalk along Washington Boulevard and how it would relate to the curb and right-of-way, with Scott explaining that the exact placement would be determined by a forthcoming survey and could fall within the park strip or west of the sidewalk. Questions were also raised among the Commission about the lack of secondary water in this portion of Washington Boulevard, and Scott explained that culinary water with drip irrigation and xeriscaping is the established and administratively accepted approach for this area. Additional discussion addressed whether the business had been actively recruited by the City, with Scott noting the applicant approached the City independently and that the use is well suited for the site from an economic development standpoint.

Matt McWhirter, the applicant, confirmed comfort with all staff-recommended conditions, and Commissioners expressed support for the project, noting the building's glass façade and overall design as a positive addition to the City.

0:16:22 Vice Chair Green made a motion to approve the Site Plan of Sherwin-Williams paint store, located at approximately 2155 North 400 East, subject to the conditions outlined in the Staff report. Commissioner Watson seconded the motion.

Voting on the motion:

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

The motion carried.

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 A SMALL LOT RESIDENTIAL (R-1-5) AND MULTI-FAMILY RESIDENTIAL (R-4)

0:18:12 Planner Ryan Nunn presented a rezoning request for an approximately 15-acre property located near 600 East and 2100 North, currently zoned rural residential, with the applicant requesting a mix of R-1-5 and R-4 zoning. He explained that many development-related questions such as stormwater, road design, and site layout would be addressed later during the subdivision and site plan review and that the current discussion should focus on appropriate land use and zoning. The request was reviewed for consistency with the General Plan, noting nearby R-1-5, R-2, R-1-8, and RE-20 zones, as well as the property's proximity to 2100 North, a major collector corridor that can serve as a logical boundary for zoning transitions. Ryan also noted the City's moderate income housing plan and stated that the proposed zoning would help meet adopted goals related to providing appropriate densities for moderate income housing. Staff recommended opening a public hearing and forwarding a recommendation to the City Council in support of the requested rezoning.

0:22:23 The Commission discussed the proposed rezoning of the 15-acre property, noting that about 2.7 acres would be zoned R-4 multifamily and the remainder R-1-5 small lot single-family, with a canal area retained as open space. Staff clarified that the concept plan is illustrative only and that the Commission's role is limited to zoning and land entitlement, with detailed development reviewed later.

Questions were addressed regarding townhome-style multifamily housing, private internal streets maintained by an HOA, the City's responsibility for the public street, and the surrounding single-family zoning context.

0:27:13 The applicant's representative, Chris Cave, stated that the development concept includes approximately ten townhome units, primarily to help the City meet its moderate-income housing goals. He explained that the townhomes are centrally located within the project and intentionally surrounded by single-family lots to create a buffer and maintain compatibility with the surrounding neighborhood, so residents are adjacent to similar housing types. All interior roads within the development would be private and maintained by a Homeowners Association, while 2200 North would function as the primary public street. The concept plan also illustrates a potential future connection to 2175 North, though this was shown as a possible connection rather than a finalized design element.

a. Chair Nancarrow opened the Public Hearing at 6:28 p.m.

0:28:45 John Telle, a North Ogden resident, raised concerns about the proposed development's impact on school capacity, child safety, and neighborhood compatibility. He questioned whether nearby schools could accommodate additional students and suggested school district review as part of the approval process. He noted the lack of on-site playgrounds and bike or walking paths, expressing concern that children would have to cross busy streets for recreation. He also questioned access locations, future adjacent development, and building height transitions, recommending limits on two-story homes to better match surrounding single-story neighborhoods.

0:34:00 Rod Southwick, a North Ogden resident living near 2250 North, raised concerns about street naming and addressing if the road is extended east, noting that inconsistent addresses have already caused emergency response delays. He emphasized the need for clear and logical street naming to avoid confusion for fire and ambulance services. He also expressed concerns about snow removal pushing snow onto adjacent properties, driveway lengths being sufficient to prevent vehicles from blocking sidewalks, and past problems with on-street and sidewalk parking in nearby developments. Additional concerns included heavy pedestrian and dog-walking traffic along 600 East and the need for construction controls to limit dust, debris, and impacts to neighboring homes.

0:40:11 Pam Smith, a North Ogden resident living on 2200 North, expressed concerns about increased traffic and questioned whether the proposed affordable housing would be government subsidized, citing negative experiences with R-4 developments over time and noting that there is currently no nearby R-4 zoning in the immediate area. Staff clarified that the City has no funding for subsidized housing and that the project is not a government-funded low-income development. Pam also asked whether 600 East would be improved with sidewalks, and staff confirmed that the developer would fully improve their frontage with curb, gutter, and sidewalk.

0:41:58 Chris Remkes, a North Ogden resident, expressed concerns about proposed development plans. He noted that most of the property is currently zoned R-1 or R-1-20, and believes development should align with these densities. While he is not opposed to development, he feels that R-4-style development does not match the existing environment or scenery, and that the property owner could achieve reasonable returns with R-1-8 or R-1-10 development. He also raised concerns about incomplete street improvements in the area, citing Fruitland Drive as an example. Overall, he hopes for a development that is both beautiful and consistent with the surrounding neighborhood.

0:43:36 Kevin Burns, a North Ogden resident, asked how the City's moderate-income housing plan would be negatively impacted without the proposed townhomes, as the applicant suggested. Scott Hess explained that the City's plan, required by Utah State Code, includes options like rezoning for higher densities to make moderate- or affordable housing possible. Townhomes are one option, as are smaller-lot single-family homes, but there's no guarantee they would be truly affordable. "Affordable" is generally defined as 120–125% of the area median income (around \$90,000 per year), which would price these townhomes in the high \$400,000s to low \$500,000s. Kevin clarified that this specific set of townhomes wouldn't meet the moderate-income need, and Scott responded that it depends on the type of townhome project that is built.

0:45:19 Brent Call, a North Ogden resident, expressed strong opposition to the proposed rezone, disagreeing with staff's recommendation that it aligns with the General Plan. He argued that the proposed R-1-5 and R-4 zoning is not compatible with surrounding areas, noting that R-4 zoning does not exist nearby except potentially for moderate housing goals, which he questioned. Brent emphasized that adjacent developments, including a senior community to the west and an ongoing development to the east, have different designs, street layouts, and preserved green space, making the proposal inconsistent with the neighborhood. Brent also criticized the applicant for only partially responding to required questions and for claiming that access to Monroe Boulevard and 2100 North justified mixed-use development, calling it unrealistic since Monroe Boulevard is decades away from becoming a major collector and 2100 North is not listed in the general plan. He concluded that the project would create a disconnected "island" of unique zoning and does not fit the area.

0:50:50 Kodie Murray, a North Ogden resident, raised concerns about the use of an HOA with very narrow private streets, noting that such designs often lead to ongoing parking and snow removal problems that the HOA must enforce rather than the City. He explained that garages are frequently used for storage, resulting in cars being parked in driveways and on streets, which complicates parking enforcement and winter maintenance. He questioned where snow would be placed given the limited street width and expressed concern that restrictions like painted curbs are difficult to enforce without City involvement. While acknowledging that the property will likely be developed, he urged the Commission to require street designs that better match surrounding neighborhoods, even if that reduces developer profitability, and to avoid overly dense layouts that do not fit the existing zoning pattern.

0:54:32 Alison Andersen, a North Ogden resident, opposed the proposed high-density and multifamily zoning, stating that a petition against it has grown to 730 signatures. She agreed with earlier concerns about public safety and sidewalks and argued that the proposed R-1-5 and R-4 zoning does not align with the City's General Plan or the existing low-density character of the surrounding neighborhood, noting that similar multifamily development does not exist in North Ogden or comparable communities like Pleasant View. She raised concerns about inadequate stormwater infrastructure north of 2100 North and the potential for increased flooding impacting nearby homes, citing an example of significant property damage. She questioned whether the project truly addresses affordable housing needs, citing limited townhome sales, high prices, and HOA costs. She recommended rezoning the property to R-1-8 or R-1-10 to better match surrounding development, keeping multifamily housing along Washington Boulevard, and suggested considering alternative uses such as recreational facilities on nearby City-owned land.

0:58:21 Kent Williams, a North Ogden resident and developer, expressed opposition to the proposed rezoning, noting that the surrounding properties are zoned R-20 and arguing the concept plan is not feasible. He raised concerns about sewer service limitations, excessive impervious surface, and the project's ability to meet City standards for hard surfacing and water absorption, stating there is insufficient green space to comply with existing code requirements. He questioned why long-standing development standards would be relaxed for this project and emphasized his own experience complying with strict permitting and service requirements. He opposed multifamily zoning on the site and recommended a minimum of R-1-8 zoning to better match surrounding development and support a higher-quality neighborhood transition.

1:01:14 Cynthia Hampton, a North Ogden resident, stated that although she does not live adjacent to the property, the development would significantly impact her neighborhood by greatly increasing traffic, particularly school-related traffic, on streets with limited access. She expressed concern that two different unit counts have been discussed and that once zoning is changed there is no guarantee the lower-density plan would be built. She questioned changing zoning to benefit developers when high-density housing is not selling and argued that increased density would reduce neighborhood safety and quality of life. She urged the Commission to consider the long-term livability and safety of the community, especially for families and children.

1:03:18 Mindy Albee, a North Ogden resident, stated that many objections raised for a nearby parcel also apply to this proposal and should be considered part of the record. While acknowledging a positive design element that places higher density toward the center of the project, Mindy said the overall density remains inappropriate for the location and suggested dialogue between the developer and neighbors to explore improvements. Key concerns included setting a precedent for incompatible high-density development, excessive building height that would dominate surrounding single-family neighborhoods, inadequate parking and private street designs that do not meet City standards, and insufficient time for public review due to the meeting being scheduled during the holiday season.

Mindy also argued the proposal conflicts with the General Plan's low-density residential designation and stated that, because no General Plan amendment was submitted, the rezoning application is incomplete and should not be considered or recommended for approval.

1:08:04 Susan Thompson, a North Ogden resident who recently moved to the City, explained that older neighborhoods north and east of the proposed development rely on indirect routes for access and already experience traffic using narrow, aging streets without sidewalks. She noted that roads such as 575 East and 600 East are in poor condition and are already used as cut-through routes to reach 2100 North. She asked the Planning Commission to consider traffic and infrastructure impacts on these surrounding older neighborhoods and emphasized the importance of preserving the rural character of the area.

1:10:07 Sheldon Nelson, a North Ogden resident, stated that he had been given a different version of the development plan by the City just days earlier, making his review and preparation inaccurate. He expressed concern that key details such as building height, setbacks, and access points were unclear or inconsistent, leaving the public without reliable information. He asked that the meeting be reconvened or continued until a single, accurate plan is provided so the Commission and residents can make an informed decision.

1:12:53 The applicant, Chris Cave, responded to public comments by explaining that the plan includes open space and detention areas along the canal and other locations, primarily for stormwater management, and emphasized that the layout is conceptual and subject to change. It was clarified that the Commission was considering zoning only. Chris stated the project would meet low-density standards, limit the R-4 zone to a specific area, and transition to R-1-5 zoning around it. Commitments were described to encourage owner occupancy and prioritize local workers for townhome purchases. Staff clarified height limits, and the applicant noted the significant infrastructure costs required for streets, sidewalks, and storm drainage.

1:17:44 Paul Merrill, a North Ogden resident, asked whether the applicant had withdrawn their request to develop a nearby property. Staff clarified that Cole West had placed their application for the adjacent Randall property on hold, confirming it was not currently under consideration.

Vice Chair Green motioned to close the Public Hearing. Commissioner Watson seconded the motion. All in attendance voted aye. The Public Hearing was closed at 7:19 p.m.

1:19:12 Kyle White, applicant, presented a comparison between the current proposal and a previously reviewed project, noting that while the parcels are similar in size and both are currently zoned RE-20, the new proposal represents a significant shift in response to public feedback. The applicant emphasized that the revised plan is now predominantly single-family residential, whereas the prior concept relied heavily on townhomes, and that both the amount of townhome development and any commercial component were reduced based on community input.

The presentation highlighted that the proposed R-1-5 zoning forms a substantial and intentional buffer that aligns with the largest adjacent zoning area, rather than relying on small or indirect transitions to other zones, and that the limited R-4 area is intended to support the City's moderate-income housing goals. The applicant explained that townhomes are proposed only with voluntary restrictions to ensure they function as true moderate-income housing rather than purely higher-density units. The presentation also addressed concerns about private streets, noting that while such streets raise valid concerns, they significantly reduce long-term maintenance obligations for the City, allowing tax revenue to be directed to other municipal needs without reducing overall revenue.

1:22:59 The Planning Commission engaged in an extended discussion regarding the proposed rezoning of the property. Commissioners acknowledged significant public input and expressed appreciation for the developer's responsiveness and willingness to revise earlier proposals. Several Commissioners discussed the tension between preserving neighborhood character and accommodating future housing needs, particularly moderate-income and lifecycle housing options for aging residents and younger families. It was noted that the General Plan allows for similar, though not identical, zoning transitions, and that the proposal's predominant use of single-family residential was a shift from earlier, more townhouse-heavy concepts.

Commissioners debated the appropriateness of including an R-4 component within the project. Concerns were raised about private roads, long-term maintenance, snow removal, parking, and the experience of residents in other developments with similar infrastructure. Staff clarified recent State law changes requiring HOA reserve studies and long-term planning for infrastructure maintenance, noting that private roads reduce long-term fiscal liability for the City but shift responsibility to homeowners associations. Commissioners also discussed the importance of open space, particularly along the canal and detention areas, as a buffer between higher density and adjacent single-family neighborhoods.

Several Commissioners expressed support for the R-1-5 zoning as a good transitional fit due to its adjacency to existing R-1-5 areas, lower height limits, and smaller lot sizes that can support affordability while maintaining single-family character. Others emphasized the value of limited mixed zoning, including a reduced R-4 area, to meet moderate-income housing goals and provide housing diversity.

b. Consideration and recommendation

2:07:05 Vice Chair Green made a motion to recommend rezoning property at 600 East 2100 North from RE-20 to a mix of approximately 12% R-1-8, about 13% R-4, and approximately 75% R-1-5, with the City Council retaining final decision-making authority on exact percentages. Chair Nancarrow seconded the motion.

Voting on the motion:

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

The motion carried with a 5-1 vote.

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

2:16:57 Scott Hess, Community and Economic Development Director, explained that this was a continuation of an item that had previously been tabled in August. He presented the staff-prepared Water Element of the General Plan, explaining that the public hearing had been noticed and held in August 2025 and that the intervening time had been used to gather Planning Commission feedback and coordinate with secondary water providers, including Pine View Water Systems, Mountain View Irrigation, Weber Basin Water Conservancy District, and the Utah Department of Natural Resources.

Scott explained that the document presented was a staff-written plan intended to meet State statutory requirements for a water element and, in staff's opinion, was compliant with those requirements. He noted that the majority of the data was drawn from the City's adopted impact fee study, which projects culinary water sources, storage, rates, and buildout needs through approximately 2050. He stated that North Ogden has been proactive in long-range water planning compared to many communities and emphasized that the City has coordinated with secondary water providers but does not intend to develop its own secondary water system. Staff expressed confidence that existing and planned culinary water sources will adequately serve drinking water and fire flow needs for the community through an estimated buildout population of approximately 40,000. Scott concluded by inviting questions from the Commission and requested a recommendation of approval to the City Council for adoption of the Water Element into the General Plan.

2:20:16 Vice Chair Green and Chair Nancarrow expressed appreciation for the revised plan, noting that it was well organized, clearly written, and easier to read and follow than the previous version. They gave positive feedback on the structure and section headings and acknowledged the effort that went into revising the document.

2:21:00 Chair Nancarrow made a motion to recommend adoption of the Water Use Element into the General Plan. Vice Chair Green seconded the motion.

Voting on the motion:

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

The motion carried.

8. PUBLIC COMMENTS

No public comment was made.

9. REMARKS - PLANNING COMMISSIONERS

2:22:18 Commissioner Webb urged that the concerns, perspectives, and feelings expressed by residents at recent meetings be clearly conveyed to the City Council. He emphasized that these community members have legitimate concerns and deserve adequate notice, meaningful engagement, and continued dialogue. While acknowledging the Planning Commission's efforts to listen and make progress, Commissioner Webb encouraged the City Council to actively engage with residents as well, noting that doing so would help build a more cohesive community and ensure that the public's voices are properly heard and respected.

10. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

2:23:44 Scott Hess noted that the City released a Facebook video explaining the role of Planning Commission members, which Commissioners praised as effective and well done. He reminded everyone that two Planning Commission seats remain open, with applications due by December 31, encouraging both new applicants and current members seeking reappointment to apply. He also announced that there would be no further meetings until January, with the regular schedule resuming on the first Wednesday of the month.

11. REMARKS – CITY MANAGER/ATTORNEY

2:24:54 Jon Call thanked the Planning Commission for their work and expressed appreciation for the fact that Commissioners do not always agree, noting that differing viewpoints reflect thoughtful consideration and diverse backgrounds. He commented that while administrative items often follow code and result in agreement, healthy disagreement on legislative matters is valuable and demonstrates the Commission's diligence and commitment to good decision-making.

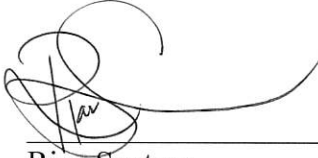
12. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting.

The meeting adjourned at 8:28 p.m.



Nicole Nancarrow
Planning Commission Chair



Rian Santoro
City Recorder



1/21/20

Date Approved