



PLANNING COMMISSION MEETING
FEBRUARY 4, 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/86295833689>

Webinar ID: 862 9583 3689

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/UCrigbePBxTucXEzRr6fcIhQ/videos>

Welcome: Vice Chair Green

Invocation or Thought: Commissioner Watson

Pledge of Allegiance: Commissioner Gardner

CONSENT AGENDA

1. Welcome and introduction of new Planning Commission members, Phil Swanson and Cass Settemyre
2. Discussion and action to elect a Planning Commission Chair and Vice Chair
3. Swearing-in of Planning Commission members
4. Roll Call
5. Consideration and action to approve the [January 21, 2026, Planning Commission Meeting minutes](#)
6. Ex parte communications or conflicts of interest to disclose

ADMINISTRATIVE ITEMS

7. Public comments for items not on the agenda*
8. SPR 2026-01 Consideration and action regarding an administrative application, [Site Plan approval of a Verizon Wireless Communications Tower, located at approximately 2700 North Mountain Road](#)
Presenter: Scott Hess, Community and Economic Development Director

LEGISLATIVE ITEMS

9. ZTA 2026-01 Public Hearing, consideration and recommendation on a [legislative amendment to consider amending North Ogden Code Title 11 to permit and regulate commercial food establishments in public buildings](#)
Presenter: Scott Hess, Community and Economic Development Director
 - a. Public Hearing
 - b. Consideration and recommendation
10. Public Comments*

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 29th 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 2026 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.

11. Remarks - Planning Commissioners
12. Report - Community and Economic Development Director
13. Remarks - City Manager/Attorney
14. 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.