

**PLANNING COMMISSION
MEETING MINUTES**

February 4, 2026

The North Ogden Planning Commission convened on February 4, 2026, 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 January 29, 2026.

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 10, 2025.

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:

Nissa Green	Vice Chair
Cody Watson	Commissioner
Chad Bailey	Commissioner
Lorin Gardner	Commissioner
Phil Swanson	Commissioner
Cass Settlemyre	Commissioner
Vacant Seat	Commissioner

STAFF:

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Joyce Pierson	Deputy City Recorder

VISITORS:

Kate Przybycien
Brent Call
Chris Pulver

Vice Chair Green called the meeting to order at 6:00 p.m. Commissioner Watson offered the thought, expressing enthusiasm for the two new Commission members and the opportunity to work together. He emphasized the value of respectful discussion, collaboration, and maintaining positive relationships despite differing viewpoints. He shared his appreciation for serving the community and expressed optimism about continuing to work together for the benefit of North Ogden and its residents. Commissioner Gardner then led the Pledge of Allegiance.

CONSENT AGENDA

1. WELCOME AND INTRODUCTION OF NEW PLANNING COMMISSION MEMBERS, PHIL SWANSON AND CASS SETTLEMYRE

0:01:30 Vice Chair Green introduced and welcomed two new Planning Commission members. Phil Swanson briefly stated that he was excited to serve on the Commission. Commissioner Settlemyre shared that he is new to the North Ogden community, having moved here a little over a year ago, and noted that he is originally from Indiana. The Commission welcomed both new members.

2. DISCUSSION AND ACTION TO ELECT A PLANNING COMMISSION CHAIR AND VICE CHAIR

0:02:37 Vice Chair Green introduced the agenda item and opened the floor for discussion and nominations. Commissioner Bailey nominated Commissioner Watson for Chair, and he accepted while also nominating Vice Chair Green as Chair. Discussion followed regarding experience and term length, including recognition of Commissioner Swanson's prior service on the Planning Commission and City Council. Commissioner Swanson expressed support for Commissioner Watson's leadership and withdrew from consideration to simplify the process. Vice Chair Green indicated her preference to continue serving as Vice Chair and Commissioner Watson agreed to amend his nomination to support Vice Chair Green as Vice Chair. With Commissioner Watson remaining as candidate for Chair, the Commission proceeded to a roll call vote. Cody Watson was unanimously elected Chair of the North Ogden Planning Commission. A subsequent verbal vote was held for Vice Chair, and Nissa Green was unanimously confirmed to continue serving as Vice Chair.

3. SWEARING-IN OF PLANNING COMMISSION MEMBERS

0:09:37 Joyce Pierson, Deputy City Recorder, administered the Oath of Office to Chair Watson, Vice Chair Green, Commissioner Bailey and Commissioner Gardner. Newly appointed Commissioners Swanson and Settlemyre had taken their Oath of Office the previous week at City Council meeting.

ROLL CALL

0:10:35 Chair Watson acknowledged that all Commission members were in attendance, with one vacant seat soon to be filled. This vacant seat is a four-year term created when Commissioner Nabor was appointed to the City Council the previous week.

4. CONSIDERATION AND ACTION TO APPROVE THE JANUARY 21, 2026, PLANNING COMMISSION MEETING MINUTES

0:11:44 Commissioner Bailey made a motion to approve the January 21, 2026, Planning Commission Meeting minutes. Commissioner Gardner seconded the motion.

Voting on the motion:

Chair Watson	aye
Vice Chair Green	aye
Commissioner Bailey	aye
Commissioner Gardner	aye
Commissioner Swanson	aye
Commissioner Settlemyre	aye

The motion carried.

5. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:12:09 There were no disclosures made.

ADMINISTRATIVE ITEMS

6. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

No public comment was made.

7. 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

0:14:02 Scott Hess, Community and Economic Development Director, presented a proposed Verizon wireless communication tower to be located on City-owned property north of the equestrian park near Mountain Road and the green waste area. He explained that the project had been under discussion for nearly a year and that recent emergency

events underscored the need for improved wireless coverage in this portion of the City. The proposal includes an approximately 880 square foot ground lease area and a 120-foot tower constructed of Corten steel designed to visually blend with nearby Rocky Mountain Power transmission structures. Scott noted that this item is an administrative review requiring the Planning Commission to apply existing code and determine compliance.

He reviewed how the proposal meets City priorities for use of public land, stealth design standards, height limitations, and future co-location capability for additional providers. The tower would be located on residentially zoned City property adjacent to a civic zone.

Scott also explained fencing and screening requirements for the ground equipment, noting that while chain link fencing is proposed, additional screening or landscaping may be required to minimize visual impact. The facility is designed to support future co-location by other carriers and would require a building permit and compliance with safety standards. Although the General Plan does not specifically reference wireless towers, Scott related the project to broader goals of improving communication infrastructure and public safety.

He outlined that approval would be conditioned upon a lease and easement agreement with the City Council, including a long-term ground lease with renewal options and potential revenue from future co-location. Scott concluded that the site is well positioned to minimize visual and land use impacts while providing significant public safety and service benefits, and Staff recommended approval.

0:24:54 Commissioners asked questions regarding proposed fencing, buffering, access, and zoning for the Verizon tower site. Scott Hess explained that the applicant had not specified a final fencing type and would comply with City requirements, noting options such as concrete or chain link fencing. Commissioners expressed opposition to highly visible materials such as white vinyl and discussed the preference for darker, visually recessive materials such as black vinyl-coated chain link that would better align with the stealth design intent of the tower. It was noted that the ground equipment would be approximately six feet tall and located adjacent to existing fencing near the green waste area.

Discussion also clarified that the leased area lies within the Residential R-1-12.5 zone and that access and power would be routed along an existing gravel path near the fence line between the equestrian property and the green waste pit. Commissioners emphasized the importance of ensuring the legal description for the lease matches the surveyed location. Questions were raised about whether other providers had expressed interest in the site and whether the proximity to the annual green waste burn area posed concerns; Scott indicated Verizon had not expressed concern but would follow up on the issue.

Commissioners discussed long-term considerations including removal requirements if the tower is abandoned and whether the location could impact future economic development potential at the intersection nearby. Scott explained that the tower's placement was in the least impactful area due to surrounding Rocky Mountain Power infrastructure and would not significantly limit future development. Several Commissioners noted the need for improved cell service in the area and the public safety and service benefits the tower would provide.

Further discussion focused on interpretation of the setback requirement between residential and civic zones. Commissioners reviewed the ordinance language and generally agreed with staff's interpretation that the setback should be measured from the adjoining non-residential zone rather than requiring a 120-foot setback from the residential property line. Commissioners acknowledged this interpretation would set a precedent and expressed comfort with that reading of the code. The group concluded that fencing and screening should follow the same stealth design intent as the tower, allowing staff discretion to ensure materials and design blend with the surroundings.

0:41:38 Vice Chair Green made a motion to recommend approval of the Verizon Wireless communications tower at approximately 2700 North Mountain Road, subject to the conditions in the staff report and an added condition that the screening match the design standards intended by the stealth mode. Commissioner Swanson seconded the motion.

Voting on the motion:

Chair Watson	aye
Vice Chair Green	aye
Commissioner Bailey	aye
Commissioner Gardner	aye
Commissioner Swanson	aye
Commissioner Settlemyre	aye

The motion carried.

LEGISLATIVE ITEMS

8. 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

0:43:00 Scott Hess, Community and Economic Development Director, explained that a café space was included in the original design and approval of the library next to City Hall, but a recent application for a food service business license revealed the property is zoned residential/civic, where food uses are not permitted. A temporary 90-day license was issued while staff prepared a code amendment to allow limited accessory food service uses in public buildings within residential and civic zones.

The proposed amendment clarifies the definition of “public buildings” to include Federal, State, County, and City facilities and allows accessory food service and retail sales within those buildings. Staff also corrected an inconsistency in the civic zone permitted uses by explicitly adding public buildings to that section.

The intent is to allow long-term, standard business licensing for accessory food uses, such as the library café, without opening the door to standalone restaurants in these zones.

Scott clarified that temporary food vendors, such as food trucks at parks or trailheads, would still be handled through temporary business licenses and are not the primary focus of this amendment. The change is intended to address permanent, accessory food uses within public facilities. Scott stated the amendment is consistent with the General Plan's goals of enhancing community amenities and quality of life and recommended that the Planning Commission hold the public hearing and forward a recommendation of approval to the City Council.

0:49:44 Commissioners discussed how accessory food service is currently permitted at the City pool and questioned how that situation differs from the library café. Scott clarified that the pool is located in a different zoning designation, which already allows such uses, and acknowledged that some older zoning classifications and inconsistencies contribute to confusion.

Discussion followed about whether simply rezoning the library property to civic would resolve the issue. Scott explained that while rezoning would help, it would not fully address the problem without also correcting the code language related to public buildings and permitted uses. The proposed text amendment and a future rezone to civic for the library property would work together to correct both issues. Scott further noted that many Weber County and City-owned properties have historically been treated as standalone sites and were not consistently rezoned when the civic zone was established. As park improvements or other changes occur, those properties have been rezoned incrementally, and the same approach may be taken for the library property in the future through a Public Hearing process.

a. Chair Watson opened the Public Hearing at 6:53 p.m.

0:53:26 Kate Przybycien, a North Ogden resident, stated that she was not opposed to the cell tower, referring to the previous agenda item, but urged the Commission to consider aesthetics and maintenance, noting concerns that concrete and chain link fencing could attract graffiti and trash. Kate emphasized the location near a trailhead used by residents and encouraged landscaping and thoughtful design to help keep the area visually appealing.

Vice Chair Green motioned to close the Public Hearing. Commissioner Settlemyre seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:58 p.m.

b. Consideration and recommendation

0:57:20 Commissioner Swanson made a motion to recommend that the City Council adopt the legislative amendment to North Ogden Code Title 11 to permit and regulate commercial food establishments within public buildings. Commissioner Gardner seconded the motion.

Voting on the motion:

Chair Watson	aye
Vice Chair Green	aye
Commissioner Bailey	aye
Commissioner Gardner	aye
Commissioner Swanson	aye
Commissioner Settlemyre	aye

The motion carried.

10. PUBLIC COMMENTS

No public comment was made.

11. REMARKS - PLANNING COMMISSIONERS

0:58:55 Commissioner Gardner reminded all Commissioners to complete and submit their Conflict of Interest forms if they had not already done so.

0:59:59 Commissioner Watson suggested creating a group text thread for members to share reminders about meetings and planning matters, while being mindful of what can and cannot be discussed outside of meetings.

12. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:01:50 Scott Hess thanked the new Commissioners for attending the meeting and completing their first hour of required training, noting that four hours of Planning Commission training are required and that quarterly trainings will be provided. He expressed hope to bring in guest speakers for future sessions, encouraged recruitment of additional applicants for the Planning Commission open seat, and emphasized the importance of the Commission’s role in representing the public and making difficult land use decisions.

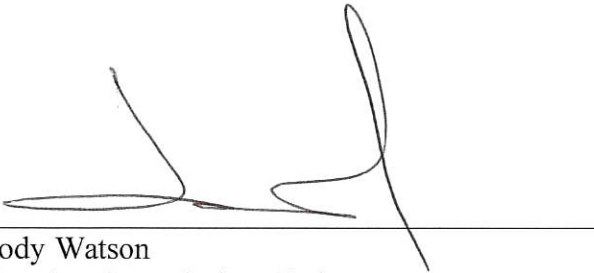
13. REMARKS – CITY MANAGER/ATTORNEY

1:02:43 Jon Call reviewed the Utah Code definition of a Public Hearing and emphasized that the Planning Commission is intended to be an approachable, informal body where residents feel heard. He encouraged Commissioners to engage respectfully with the public while maintaining an appearance of neutrality, avoiding reactions such as clapping that could heighten emotions or suggest bias. Commissioners discussed the importance of listening during Public Hearings without engaging in back-and-forth debate with speakers. Jon highlighted the value of clearly explaining the process to the audience at the close of hearings to help reduce tension and reinforce that public input is an important part of decision making.

14. ADJOURNMENT

Commissioner Bailey motioned to adjourn the meeting.

The meeting adjourned at 7:07 p.m.



Cody Watson
Planning Commission Chair



Rian Santoro
City Recorder

February 18, 2026
Date Approved