



**PLANNING COMMISSION MEETING**  
**MARCH 4, 2026 AT 6:00 PM**  
**515 E 2600 N | NORTH OGDEN, UT 84414**

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**AGENDA**

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**PUBLIC CAN ATTEND IN PERSON, OR:**

Click the link to join the Webinar: <https://us02web.zoom.us/j/88462332255>

Webinar ID: 884 6233 2255

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/UCriqbePBxTucXEzRr6fclhQ/videos>

**Welcome:** Chair Watson

**Invocation or Thought:** Commissioner Settlemyre

**Pledge of Allegiance:** Commissioner Bailey

**CONSENT AGENDA**

1. Roll Call
2. Consideration and action to approve the [February 18, 2026, Planning Commission Meeting minutes](#)
3. Ex parte communications or conflicts of interest to disclose

**ADMINISTRATIVE ITEMS**

4. Public comments for items not on the agenda\*
5. SPR 2026-03 Consideration and recommendation regarding an administrative application, [Site Plan approval for the Ben Lomond Fitness building and site improvements, located at approximately 1912 North 400 East](#)  
Presenter: Ryan Nunn, Planner
6. SUB 2025-15 Consideration and recommendation regarding an administrative application, [Preliminary Plat approval for one lot with 134 townhome units in Orchard Bend at North Ogden, Phase 2, located at approximately 1637 North Washington Boulevard](#)  
Presenter: Ryan Nunn, Planner
7. SPR 2025-05 Consideration and recommendation regarding an administrative application, [Site Plan approval for the Orchard Bend at North Ogden Phase 2 Townhomes, located at approximately 1637 North Washington Boulevard](#)  
Presenter: Ryan Nunn, Planner

**LEGISLATIVE ITEMS**

8. ZMA 2026-02 Public Hearing, consideration and recommendation on a [Legislative application to consider rezoning property at approximately 1650 North Washington Boulevard from Manufacturing \(M-1\) to Community Commercial South Town \(CC-DT\) along the frontage of Washington Boulevard](#)  
Presenter: Scott Hess, Community and Economic Development Director
  - a. Public Hearing
  - b. Consideration and recommendation

**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 26<sup>th</sup> day of February, 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.

9. ZMA 2026-01 Public Hearing, consideration and recommendation on a [Legislative application to consider rezoning property at 715 East 2100 North from Rural Residential \(RE-20\) to a Small Lot Residential zone \(R-1-5\), Multi-family Residential zone \(R-4\), and Neighborhood Commercial](#)  
Presenter: Scott Hess, Community and Economic Development Director
    - a. Public Hearing
    - b. Consideration and recommendation
  10. ZTA 2025-09 Public Hearing, consideration and recommendation on a [Legislative amendment to consider amending North Ogden Code Title 11-9: Residential and Civic zones, to add an Overlay zone as defined in Utah State Code 10-9a-403.2: Affordable home ownership density bonus for single-family residential units](#)  
Presenter: Scott Hess, Community and Economic Development Director
    - a. Public Hearing
    - b. Consideration and recommendation
  11. Public Comments\*
  12. Remarks - Planning Commissioners
  13. Report - Community and Economic Development Director
  14. Remarks - City Manager/Attorney
  15. Adjournment
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### **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.