

**PLANNING COMMISSION
MEETING MINUTES**

February 18, 2026

The North Ogden Planning Commission convened on February 18, 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 February 12, 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/UCriqbePBxTucXEzRr6felhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

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

STAFF:

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

VISITORS:

Kevin Burns	Jay D Dalpias	Matt Hammer
Brent Call	T. Dixon	Mike Bailey
Steve Peterson		

0:00:57 Chair Watson called the meeting to order and Commissioner Swanson offered the thought, highlighting important principles relevant to the Commission’s role. He noted that while land use planning is a career for some, for many residents it is a one-time or occasional interaction driven by specific concerns about nearby development. He emphasized the idea that land use decisions are intended to reflect a democratic community process, but in reality, often involve limited public participation, with decisions made by a small number of engaged individuals. Commissioner Swanson encouraged Commissioners to promote greater public involvement and stressed the importance of understanding the rules, processes, legal limits, and options available to local decision-makers in order to serve effectively. He underscored the need-to-know citizens’ rights and how to protect them and concluded by emphasizing respect for individual dignity and equality under the law as foundational principles in land use decision-making. Vice Chair Green then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:05:50 Chair Watson excused Commissioners Settlemyre and Bailey and confirmed that all other Planning Commission members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE FEBRUARY 4, 2026, PLANNING COMMISSION MEETING MINUTES

0:06:11 Commissioner Gardner pointed out an error in the meeting minutes, noting that Commissioner Bailey had nominated Commissioner Watson to be Chair, not himself. With that correction, he made a motion to approve the February 4, 2026, Planning Commission Meeting minutes. Commissioner Swanson seconded the motion.

Voting on the motion:

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

The motion carried.

3. **EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

0:06:47 There were no disclosures made.

ADMINISTRATIVE ITEMS

4. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

No public comment was made.

5. **SPR 2025-06 CONSIDERATION AND RECOMMENDATION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL OF A FAST STOP GAS AND CONVENIENCE STORE AT THE VILLAGE AT PROMINENCE POINT PROJECT, LOCATED AT APPROXIMATELY 1700 NORTH WASHINGTON BOULEVARD**

0:07:40 Scott Hess, Community and Economic Development Director, presented a proposed commercial development at the Village at Prominence Point located at approximately 1700 North and Washington Boulevard on the northwest corner of the interchange intersection. The site previously had an approved 7-Eleven that was never constructed. The property is within the MPC (Master Planned Community) zone and governed by a Development Agreement, requiring review of both documents. Although the item is administrative, commercial projects in the MPC zone require a recommendation from the Planning Commission and final approval by the City Council.

The proposed project is a Fast Stop gas station on a parcel just under one acre, with a 4,800 square foot building, 28% landscaping and plaza space, and 60% hard surface. Scott confirmed the site meets stormwater requirements but noted cumulative impacts as development continues. The Development Agreement originally envisioned a prominent, walkable commercial corner with buildings close to the street. The proposed building includes a 10-foot setback, plaza space, dual access points, and orientation toward the corner. Scott acknowledged that the design meets the spirit of the agreement, though not all original aspirational elements are fully realized.

0:20:25 Discussion among the Commissioners included building frontage measurements, orientation, height compliance, dumpster placement, utility boxes, and power meter locations. Commissioners were asked to determine whether the color palette and materials align with the Development Agreement's intent. Landscaping and pedestrian elements such as benches, bike racks, and plaza space were included, and staff indicated the site has been made as pedestrian-friendly as feasible.

Concerns were raised regarding blank wall lengths and glazing requirements. Discussion included the potential use of spandrel glass to create the appearance of windows where operational needs limit actual glazing.

Signage consistency with the original Development Agreement was also discussed, with staff noting that franchise branding may be acceptable given the site's long vacancy and the need to encourage development. Additional considerations included street trees, decorative street lighting, and a southern access point off 1700 North, which the City Engineer does not support due to safety and proximity to the intersection. Scott explained that the access is too close to both the intersection at Washington Boulevard and to 385 East, creating potential traffic conflicts, including competing turning movements within a short distance. The City Engineer and Planning staff support utilizing the internal private street network rather than adding another driveway access.

Additional discussion addressed compliance with streetscape and trail standards. The Washington Boulevard streetscape requirements are met, and 1700 North must include a six-foot sidewalk to function as part of the City's trail system, which has been added as a condition of approval. Staff stated the project meets parking requirements and generally aligns with the South Town plan and General Plan goals. A retail and growth analysis was provided indicating the practicality of an additional fuel station given projected population growth and approved residential development in the area. Staff recommended approval with outlined conditions and requested guidance on several land use considerations, including gateway design, setbacks, glazing, signage, decorative streetlights, access, and sidewalk requirements.

Commissioners raised concerns about the water main extension and requested confirmation that it will be installed consistent with prior development and public works expectations. Sight triangle standards were also discussed, including differences between City and UDOT requirements and whether the proposed 40-foot sight triangle meets applicable American Association of State Highway and Transportation Officials (AASHTO) standards. Further discussion focused on traffic safety concerns related to the 1700 North access, with Commissioners noting potential congestion and conflict between turning vehicles, especially during peak hours. It was observed that previous site plans for the approved 7-Eleven did not include an access point on 1700 North.

0:36:43 Steve Peterson, Case Lowe & Hart Architects, representing the applicant, introduced himself and expressed appreciation for the staff summary. He stated that the applicant is open to suggestions and recommendations and is excited to move the project forward. He noted that Fast Stop is based in Ogden, Utah, with its primary owner residing in North Ogden, emphasizing the company's local ties and interest in the community.

Discussion and questions focused on the proposed color palette, particularly the red corporate accent color. Concerns were raised about whether the bright red awning and striping align with the Development Agreement's encouragement of earth-tone colors to blend with the surrounding Prominence Point development. It was noted that while signage already incorporates bright branding, the overall building materials in the area are primarily muted earth tones. Steve, representing the applicant, stated that red and silver reflect the company's corporate identity but indicated a willingness to explore alternative colors if necessary.

Scott Hess explained that the Development Agreement governs design standards in this case and that franchise branding has been accommodated in other projects when tied to corporate identity. The Commission discussed whether alternative color schemes may exist and whether landscaping and site elements would help soften the visual impact of the red accents over time. Some Commissioners expressed that mature landscaping could significantly mitigate the contrast and that the building's function and economic contribution should also be considered. Others questioned whether the architectural character aligns with the original aspirational vision for the area but acknowledged the practical realities of development and the importance of activating a long-vacant commercial corner.

0:55:16 Vice Chair Green made a motion to recommend site plan approval for the Fast Stop gas station and convenience store at Village at Prominence Point, subject to the conditions in the Staff report, with additional conditions requiring water line connectivity, removal of the proposed 1700 North access, inclusion of spandrel glass on the north and south elevations, and confirmation of compliance with sight triangle requirements. Commissioner Swanson seconded the motion.

Voting on the motion:

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

The motion carried.

6. 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

0:56:50 Ryan Nunn, Planner, reviewed a site plan for a building expansion in the South Town commercial zone. The existing building has been used for fitness and health purposes, and the proposed expansion is intended to enhance its corner location. Staff confirmed that the project meets commercial code requirements for permanent use, setbacks from Washington and 1900 North, and height limits. One item for consideration is that the building does not meet the full 50% window coverage required on Washington Boulevard, despite having building entrances, and the Commission should discuss potential ways to address this.

Another consideration involves architectural variation along building frontages. While the front has some variation, the rear portion, approximately 65 feet, lacks the required design features. Staff recommends adding pillars or other architectural elements to meet code requirements, including along the north, south, and west sides. Other requirements for landscaping, building and hard surface coverage are met. Ryan also suggested consideration of compliance with trash enclosure and sidewalk requirements along Washington and 1900 North. The current site has a freestanding trash bin in the rear, and staff noted that if a new enclosure were constructed, the side yard would be the preferred location. Due to drive aisles and site constraints, the rear and north sides are less feasible. Staff noted that the site's ownership pattern complicates definitions of front, rear, and side yards, and that a full trash enclosure may not be necessary for current uses, with the potential for review during future building permits. Shared trash enclosures exist elsewhere in the development, and the applicant may utilize communal arrangements. Parking requirements are not fully met, but the property owner has verbally agreed to shared parking with adjacent lots; a written shared parking agreement will be required prior to building permit approval.

Commissioners discussed architectural requirements, trash enclosure conditions, and sidewalk improvements, including ADA ramps and curb and gutter on Washington and 1900 North. Window coverage along Washington is approximately 19%, below the 50% requirement, and front setback is measured at about six feet, for which a reduced setback could be considered. Landscaping, side and rear setbacks, and sidewalk improvements were also discussed. Staff highlighted that RDA funds from 2024, totaling approximately \$130,000 with a 50% match, are available for the CrossFit building improvements, supporting investment at the key corner of 1900 North and Washington Boulevard.

1:13:59 Mike Bailey, speaking on behalf of the ownership team, expressing strong support for the project and emphasizing that the facility has been a positive community presence for ten years. He confirmed that glazing requirements can be met and there are no internal restrictions that would prevent adjustments. The existing dumpster is a shared community resource primarily used by adjacent businesses, and the gym generates minimal waste. Commissioners discussed window coverage, noting that increasing glazing on the front would also address architectural variation requirements. Backside building variation was discussed, with staff suggesting cost-effective options such as extending existing horizontal features or incorporating simple design elements to make the rear more visually appealing, without major expense. Commissioners emphasized the importance of maintaining flexibility for future redevelopment in the area, while ensuring the building remains a long-term investment. The building's orientation and color scheme were discussed, with a desire for variation to break up monotone surfaces and enhance aesthetics. Due to the need for design adjustments, the Planning Commission agreed to postpone action and remand the project back to staff to work with the applicant on glazing, color palette, and architectural variation, aiming to return to the Commission promptly so as not to jeopardize RDA funding deadlines.

1:30:26 Commissioner Swanson made a motion to postpone the item to the next Planning Commission meeting to address all design and project-related issues as discussed at this meeting. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion carried.

7. PUBLIC COMMENTS

No public comment was made.

8. REMARKS - PLANNING COMMISSIONERS

No remarks were made.

9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:31:59 Scott Hess encouraged Commissioners to follow the Utah League of Cities and Towns Legislative Policy Committee meetings held weekly on Mondays at noon, noting that several proposed State legislative bills could significantly impact housing and land use decisions in Utah and North Ogden. He explained that some pending legislation may require projects that currently receive extensive public review to instead be processed administratively as permitted uses.

Scott highlighted House Bill 184 as a key proposal addressing small lots and starter housing, stating that the bill would impose strict application review timelines on cities and could require automatic approval if deadlines are missed. He noted that the Utah League of Cities and Towns has expressed opposition and encouraged Commissioners to review the legislation independently through the ULCT bill tracker. He also informed the Commission that numerous land use and local government bills are under consideration during the legislative session and advised members to stay informed. Scott concluded by noting that a public notice had been issued for an upcoming development proposal on the Randall property, which is expected to involve another significant public hearing.

10. REMARKS – CITY MANAGER/ATTORNEY

1:35:42 Jon Call informed the Commission that the Police Department is beginning a “Coffee with a Cop” community outreach event to provide residents an opportunity to engage with police leadership and officers, ask questions, share concerns, and build relationships. The first event will be held at Beans & Brews at 8:00 a.m. the following morning.

11. ADJOURNMENT

Commissioner Swanson motioned to adjourn the meeting.

The meeting adjourned at 7:37 p.m.



Nissa Green
Planning Commission Vice Chair



Joyce Pierson
Deputy City Recorder

March 4, 2026
Date Approved