

**PLANNING COMMISSION  
MEETING MINUTES**

March 4, 2026

The North Ogden Planning Commission convened on March 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 February 26, 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:**

Cody Watson	Chair	Excused
Nissa Green	Vice Chair	
Chad Bailey	Commissioner	Excused @ 8:35 pm
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
Ryan Nunn	Planner

**VISITORS:**

Kevin Burns	Terry Cevering	Mindy Albee
DeAnn Burns	Brent Call	Susan Riggs
Chandler Copenhaver	Taylor Moore	Aaron Waters
Jenny Waters	Travis Taylor	Kent Williams
Shawn Strong	Chris Remkes	Kathy Bott
Kevin Bott	Brent Anderson	Michelle Bugnet

Sean Green  
Chris Pulver  
Mary Beus

Ally Anderson  
Candice McDaniel  
Tanner Webster

Kate Przybycien  
Kyle White

0:00:00 Vice Chair Green called the meeting to order and Commissioner Settlemyre offered the thought, stating that land use decisions are personal because they affect homes, neighborhoods, and quality of life. He emphasized that planning is about stewardship and shaping the community for future generations, encouraging collaboration and thoughtful discussion as the Commission considers community input and difficult decisions. Commissioner Bailey then led the Pledge of Allegiance.

## **CONSENT AGENDA**

### **1. ROLL CALL**

0:01:34 Vice Chair Green excused Chair Watson and confirmed that all other Planning Commission members were in attendance.

### **2. CONSIDERATION AND ACTION TO APPROVE THE FEBRUARY 18, 2026, PLANNING COMMISSION MEETING MINUTES**

0:02:00 Commissioner Bailey motioned to approve the February 18, 2026, Planning Commission Meeting minutes. Commissioner Settlemyre seconded the motion.

#### **Voting on the motion:**

<b>Chair Watson</b>	<b>excused</b>
<b>Vice Chair Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>

**The motion carried.**

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

0:02:25 Commissioner Settlemyre disclosed prior involvement with a neighborhood group that opposed development on a landfill property and wanted that noted for the record. Commissioner Bailey stated he would recuse himself from the Ben Lomond Fitness agenda item because he is the project's architect. Vice Chair Green confirmed the recusal for Commissioner Bailey and determined that Commissioner Settlemyre's prior opposition did not require recusal from discussion or action.

**ADMINISTRATIVE ITEMS**

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

0:03:59 Kevin Burns, a North Ogden resident, briefly commented that the developers for the Randall property (Agenda item #9) met with local residents two nights earlier and had a productive and respectful discussion. He expressed appreciation for their willingness to engage with the community and noted that it was one of the most constructive interactions residents have had with developers, suggesting it should serve as an example for future projects.

0:04:47 Kent Williams, a North Ogden resident and contractor, expressed concerns about narrow residential streets. Drawing on his experience with construction and equipment, he explained that limited street width can create conflicts over parking, make snow removal difficult, and restrict maneuvering space for vehicles such as trucks, trailers, RVs, and construction equipment. He also noted challenges for contractors needing space for unloading equipment and managing concrete washout requirements. Additionally, he questioned claims that narrower streets save the City money, arguing that homeowners may ultimately bear the cost through HOA fees while still paying the same taxes.

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**

0:09:15 Ryan Nunn, Planner, presented an update on the Ben Lomond Fitness project, which is returning to the Planning Commission for approval. The applicant is proposing an addition to an existing corner lot to continue its use as a fitness center, a permitted use in the South Town commercial area. The new structure meets building setbacks, except they are requesting approval for a zero-foot front setback along Washington. The site plan meets building coverage and other requirements, though landscaping is slightly below the 10% minimum at 9.8%. Changes to the building include meeting window requirements along the frontage, with a public entrance on the northwest corner instead of directly facing Washington, similar to a precedent set by the America First Credit Union branch.

Updated elevations show additional windows, doors with awnings on the north and south, garage doors at the rear, and a planned mural. Ryan noted that streetscape standards, including sidewalks and street trees along Washington, should be considered. Additional items for Commission consideration include the future location of a potential traction closure, currently shared with neighboring businesses, and parking requirements, which do not fully meet standards but could be addressed through a parking agreement. Staff recommended the Commission weigh in on these elements and consider approval of the minor deviations.

0:14:45 Discussion among the Commissioners included site amenities and landscaping for the Ben Lomond Fitness project, with Ryan Nunn explaining that code requires enhanced street amenities, such as decorative light poles or planting pods, for every 50 feet of frontage, but specific amenities for this project have not yet been proposed and would typically be finalized at building permit. Most recently, approved amenities along Washington have been on private property adjacent to the sidewalk, while street lights are in the public right-of-way. Commissioners suggested including a bike rack for gym patrons. Street trees were also discussed, with staff noting that only two would be needed along the frontage, with none required along the 1900 North side.

Applicant Chad Bailey confirmed plans to meet landscaping requirements and a bike rack on the southwest corner for gym patrons, noting it would also serve the public during events. The parking agreement with the adjacent property owner will be finalized prior to building permit. He explained that roll-up doors on the north and south sides of the building would support outdoor fitness activities and provide passive cooling.

Commissioners acknowledged improvements made to the proposal, including updated elevations, uniform awnings, and additional windows. The seasonal McFarlane corn-selling location was noted to operate under a temporary business permit, with parking impacts reviewed as part of the permitting process.

**0:25:49 Vice Chair Green made a motion to recommend Site Plan approval for the Ben Lomond Fitness building and associated site improvements, subject to the conditions in the Staff report, with the addition that the reduced landscaping of 9.8% is accepted due to the property's location and site constraints. Commissioner Swanson seconded the motion.**

**Voting on the motion:**

<b>Chair Watson</b>	<b>excused</b>
<b>Vice Chair Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>recused</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>

**The motion carried.**

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**

0:27:14 Ryan Nunn, Planner, presented the preliminary plat for Phase 2 of the Orchard Bend at North Ogden subdivision, noting that the project previously underwent annexation and completed Phase 1. Phase 2 covers the area between 300 East and a section touching Washington Boulevard, all under a single lot intended for rental units. The project meets City code, and 300 East will be dedicated as a public right-of-way. Ryan reviewed improvements with Public Works, including water line upgrades, which have been resolved. Staff recommended approval of the subdivision with the required dedications and improvements, as outlined in the Staff memo and Engineer's report.

0:28:55 Commissioners discussed concerns regarding the preliminary plat, specifically about Mud Creek, water mains, sewer infrastructure, and parking. Ryan Nunn confirmed that Mud Creek does not cross this phase, as it has been piped along 300 East. Jon Call explained that the City would front the cost for a water main loop across Washington to provide fire service, with reimbursement from other property owners as they develop. Commissioner Gardner inquired about the enlarged sewer lines, noting the absence of a sewer stub at the 300 East boundary, which may affect future connections. Ryan indicated this would need review by the City Engineer and could be due to slope or past planning decisions. Questions about parking were deferred to the upcoming site plan discussion.

0:33:22 **Commissioner Settlemyre made a motion to approve the Preliminary Plat for one lot comprising 134 units in Orchard Bend at North Ogden, Phase 2, located at approximately 1637 North Washington Boulevard. Commissioner Bailey seconded the motion.**

**Voting on the motion:**

<b>Chair Watson</b>	<b>excused</b>
<b>Vice Chair Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>

**The motion carried.**

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**

0:34:35 Ryan Nunn, Planner, provided an overview of the proposed 134 townhomes in Phase Two of Orchard Bend at North Ogden, noting that the project falls within the zoning and development agreement permitting a total of 315 units across all three phases, with 49 units in Phase 1. The proposed townhomes meet the setback and two-story height requirements, as well as overall density limits. Landscaping and improvements along 300 East meet City standards. Staff recommended continuing the approach from Phase 1, allowing staff to review and approve the building style for this phase. An additional streetlight is required along 300 East to meet intersection and spacing standards. Off-street parking requirements for one, two and three-bedroom units, including guest spaces, are met according to the development agreement. Ryan noted the applicants were present to answer questions.

0:38:22 Discussion among the Commissioners included utility easements for Phase 2 running through Phase 3 to connect to Phase 1. Scott Hess confirmed that necessary easements would be dedicated when the final plat for Phase 2 is recorded, ensuring utilities can pass through the private property in Phase 3. Commissioner Gardner questioned whether private streets, particularly the length of 300 East, could serve as turnarounds since there is no bulb at the end. Ryan Nunn confirmed that fire access requirements are met, and the private streets were approved to function adequately for emergency access.

0:40:59 Travis Taylor, applicant, provided additional details on the Orchard Bend project, clarifying that Mud Creek flows through this phase, located west of 300 East, and the developers coordinated with the Corps of Engineers to remove small wetland slivers while providing replacement wetlands. The creek will be routed through pipes, connecting with infrastructure in Phases 1 and 3. Sewer and water infrastructure on the south end of 300 East presents elevation challenges, and a blanket easement will be applied across the property to simplify utility access and coordination with agencies like Dominion and Rocky Mountain Power. Travis also noted a recent reduction in the allowed irrigation water from Pineview, requiring adjustments to landscaping plans, and indicated staff would work with the board to optimize grass placement and water use while complying with limitations.

Questions from the Commission addressed snow storage, with Travis explaining that parking and driveway layouts exceed minimum standards and snow will be pushed into designated areas between buildings and landscaped areas. The units were confirmed to be rental properties. Overall, Travis noted that the team emphasized careful planning to maintain functional parking, adequate snow storage, and compliance with water and utility requirements. The Commission agreed to let staff review minor site adjustments, including street lights and water-efficient landscaping. They also approved using durable vinyl siding, as allowed by the Development Agreement, noting maintenance is manageable under a single owner.

0:52:42 Commissioner Swanson made a motion to recommend Site Plan approval for Orchard Bend at North Ogden, Phase 2 Townhomes, located at approximately 1637 North Washington Boulevard, including staff-recommended use of the same vinyl materials as Phase 1 and adjustments to landscaping in coordination with water requirements. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion carried.

## 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

0:54:01 Scott Hess, Community and Economic Development Director, presented a request related to property annexed into the City in 2023 at approximately 1700 North and Washington Boulevard. At the time of annexation, the property was zoned manufacturing to allow the development of storage units and included both a zoning code amendment and a general plan amendment to permit that use. The project was also governed by a development agreement that established specific design standards for the building along the frontage, including requirements for commercial-style architecture using materials such as rock, stucco, and similar higher-quality finishes. The agreement also addressed fencing design, operational elements, and other development details for the storage facility.

Scott explained that the applicant has since reconsidered the project and is requesting that the front portion of the property along Washington Boulevard be rezoned to commercial while keeping the central portion zoned manufacturing for the storage units. The key issue for the Planning Commission to consider is how a commercial rezone would interact with the existing development agreement and what design standards should apply to any future commercial building on the frontage. Scott noted that a standard South Town commercial zoning designation would allow a wide range of commercial building types. Staff therefore recommended that, if approved, any commercial development on the site still be required to meet the same higher-quality architectural standards outlined in the existing development

agreement. Scott stated that staff supports the rezone because it would shift the frontage from a primarily property-tax-generating use to a potentially sales-tax-generating commercial use along Washington Boulevard, one of the City's signalized intersections. He noted that the applicant's representative was present to provide additional comments or answer questions.

0:56:40 Commissioners asked about potential access for the proposed commercial frontage and were informed that a single access point through the manufacturing portion of the property is the most likely option, with limited possibility for additional access from Washington Boulevard. Staff also recommended a cross-access easement to adjacent properties for future connectivity. Discussion clarified that rezoning the front portion would not remove the existing development agreement but would require an amendment affecting only that portion of the property. Commissioners emphasized the importance of maintaining the higher architectural standards originally required for the building along Washington Boulevard. Scott noted that no specific tenant or final building design has been proposed, though preliminary concepts reviewed appear to be high-quality and consistent with those expectations.

1:02:19 Shawn Strong, applicant, stated that the request to rezone the frontage to commercial would not reduce the quality of the building or materials originally planned. He explained that the previously proposed commercial and warehouse-style structure is no longer a viable use, and the applicant instead intends to construct a high-quality commercial building of approximately 10,000 square feet. The storage unit layout and most site elements would remain unchanged, with only the building footprint potentially adjusted to meet setbacks and fit the site appropriately.

Commissioners asked whether the proposed lot size could accommodate the intended commercial use, and Shawn confirmed that it would. He also stated that the project would still utilize high-quality exterior materials such as brick, stone, or other hard-surface finishes, though some of the more ornate design elements depicted in the original development agreement image may not be feasible. Commissioners asked whether the applicant would support an amendment requiring similar high architectural standards, and Shawn indicated no objection, emphasizing the desire to construct an attractive building. Additional discussion addressed potential cross-access connections to the adjacent property to the south. Shawn noted that cross-access had been discussed previously but was not included in the original development agreement. He stated that he would be open to exploring such an arrangement but noted that it would require agreements between the parcels if the property is subdivided.

**a. Vice Chair Green opened the Public Hearing at 7:07 p.m.**

1:07:09 Kevin Burns, a North Ogden resident, stated that he had previously supported the project when it first came before the City Council but expressed concern about the current proposal to split the property.

He commented that the proposed .83-acre commercial portion may be too small to support a meaningful commercial development, noting that similar businesses such as Maverik operate on approximately one acre and still feel constrained. Kevin encouraged the Planning Commission to recommend that the City Council not approve the rezoning and instead pursue a plan that allows for a more functional and valuable commercial use on a larger parcel.

**Commissioner Gardner motioned to close the Public Hearing. Commissioner Bailey seconded the motion. All in attendance voted aye. The Public Hearing was closed at 7:09 p.m.**

**b. Consideration and recommendation**

1:08:42 The Commission discussed concerns regarding the proposed development on the .83-acre lot. Commissioner Swanson expressed that the parcel may be too small to accommodate required sidewalks, setbacks, landscaping, parking, and access, and noted that direct access to Washington or 1700 North would be problematic. Commissioner Gardner agreed, noting that required access through the rest of the property would make the building even smaller. Vice Chair Green offered a dissenting opinion, supporting the potential for commercial development instead of manufacturing, highlighting that commercial use aligns with City goals and could serve as a first step toward future development. Commissioner Bailey compared the site to the nearby 7-11 property, emphasizing that actual usable acreage is limited and traffic considerations may pose challenges. Scott Hess noted that exact survey boundaries are necessary for rezoning decisions and that commercial buildings could be designed to maximize space on smaller parcels by using zero lot line setbacks.

Commissioners further discussed the potential for small commercial businesses to serve the growing number of nearby townhomes and residential developments and emphasized that building standards, particularly materials, should be consistent with existing development agreements. Scott clarified that the development agreement specifies percentages of rock, brick, and stucco on all sides of the building, but recommended flexibility in materials while maintaining the general aesthetic. Commissioners agreed that while the lot is small, commercial use could be viable, and building materials should reflect the intent of previous development agreements without strictly enforcing the original design.

1:19:27 **Commissioner Swanson made a motion to recommend that the City Council approve the legislative application to rezone the property at approximately 1615 North Washington Boulevard from Manufacturing to Community Commercial South Town along the Washington Boulevard frontage, while maintaining the intent of the building materials language from the existing Development Agreement. Vice Chair Green seconded the motion.**

**Voting on the motion:**

<b>Chair Watson</b>	<b>excused</b>
<b>Vice Chair Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>

**The motion carried.**

**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) AND MULTI-FAMILY RESIDENTIAL ZONE (R-4)**

1:21:02 Scott Hess, Community and Economic Development Director, apologized to the Commissioners, applicant, and public for including holdover language referring to neighborhood commercial in the Staff report, clarifying that no neighborhood commercial is proposed for this project. He explained that the original Cole West proposal had been recommended for denial and subsequently withdrawn, and that the current Randall property, which runs along 2100 North and Monroe Boulevard, is now being reconsidered. The project includes 40 front-load townhomes centered around 2200 North and Monroe Boulevard, along with 43 single-family residential units, resulting in an overall density of 5.55 units per acre, slightly above the General Plan's low-density range of one to six units per acre. Several lots on the north portion are standard single-family R-1-8 size. Scott noted that the development coordinates with the adjacent west parcel, which was approved as R-1-5 for up to 90 units and is subject to a development agreement pending City Council review. Staff supports the project as it provides a variety of housing types in North Ogden, particularly in an area with limited townhome and multi-family options, aligns with the 80-foot Monroe Boulevard transportation corridor, and allows reasonable clustering of small-lot townhomes while maintaining connectivity. The net density is slightly above the General Plan, but reducing it to six units per acre would be reasonable.

1:25:17 Commissioners discussed the status of the canal running through the Randall property. Scott Hess explained that while the original development agreement mentioned an open trail along the canal, current coordination with the North Ogden Canal Company indicates the canal will be piped with no associated open space or trail. Scott noted the canal easement is 40 feet, which may limit placement of single-family homes and complicate infrastructure such as water, sewer, and stormwater lines. Commissioner Gardner pointed out that private streets may not fully accommodate the 40-foot easement, creating design challenges and Scott clarified that these engineering considerations will be addressed during subdivision approval and do not change the underlying land use.

The phase to the west included some open space for the canal, but the revised Randall concept does not, and approval of the zoning is contingent on the development agreement.

1:28:31 Tanner Webster, applicant, presented the revised Randall project, emphasizing that the development team had carefully reviewed resident feedback and Planning Commission and City Council comments from the previous proposal. He noted that a neighborhood meeting had been held with approximately 30 attendees, addressing concerns about neighborhood quality of life, affordability, traffic, infrastructure, water resources, and the process. The revised proposal reduces overall unit count, eliminates a commercial pad, shifts the northern road to a private street, and remains under six units per acre, consistent with the General Plan. Tanner clarified that the project includes only single-family attached and detached homes, no apartments, no three-story buildings, no high-density units, and no variances; sidewalks are included, and a modification to the R-1-5 zoning will be requested through a development agreement.

He highlighted that the project aligns with surrounding zoning and provides a mix of housing types to attract young families, addressing declining school enrollment, and includes infrastructure improvements such as Monroe Boulevard, 2200 North, canal piping, and stormwater management, coordinated with Western Land Development. The development aims to provide starter homes and moderately priced housing to help residents remain in North Ogden, supporting long-term community stability and affordability. Tanner concluded by inviting questions and offering to address additional resident concerns.

1:34:52 The Commissioners asked questions of the applicant regarding specific aspects of the Randall project, including sidewalks, which the applicant confirmed are currently planned on one side of the street but were open to discussion. Commissioners asked about Monroe Boulevard, clarifying whether it would fully connect through the development as a major collector road; the applicant confirmed the road would not fully extend through the neighboring parcel. Questions were raised about monthly housing cost estimates and whether they included HOA fees, with the applicant confirming the figures only cover taxes and insurance, and that an HOA will be established. Commissioners also discussed the canal, noting that several units could be impacted and emphasizing the need to allow space for canal placement and utilities, with the applicant indicating that its final location had not yet been determined and would require rerouting. The discussion included consideration of zoning for units adjacent to neighboring properties, comparing R-1-5 and R-1-8 zoning in surrounding areas, and minimizing driveway access onto Monroe Boulevard to improve traffic flow. The Commissioners and applicant agreed that these design and utility considerations would be addressed at the site plan stage, as the current review is at the rezoning level and the site plan remains preliminary.

**a. Vice Chair Green opened the Public Hearing at 7:40 p.m.**

1:40:18 Chris Remkes, a North Ogden resident, expressed appreciation for the developer's willingness to work with the City and acknowledged that the Randall project is likely to proceed.

However, he raised concerns about the rezoning request, stating he does not believe it aligns with the General Plan or is necessary for providing affordable housing. He noted uncertainty about State metrics for required housing and questioned the justification for building an 80-foot Monroe Boulevard at this time. Chris suggested exploring ways to reduce costs for the developer, such as initially constructing only 40 feet of the road or sharing infrastructure expenses, to better align with City goals. While he personally does not support the R-4 zoning in this neighborhood, he acknowledged differing opinions between staff and Commissioners and emphasized the importance of working collaboratively with the developer.

1:43:08 Kevin Burns, a North Ogden resident, noted that the developer explained the need for R-4 zoning to help offset the high costs of constructing Monroe Boulevard, a major transportation corridor in North Ogden. He suggested that it may not be appropriate for the developer to bear the entire cost, and that the City might consider contributing, similar to other funding mechanisms. Kevin also raised a question about whether residents on private roads would be subject to the new transportation utility fee, and whether that could result in double taxation.

1:45:12 Brent Call, a North Ogden resident, commended the developer for their efforts but expressed opposition to several aspects of the proposal, particularly the R-4 zoning, which he stated is inconsistent with the neighborhood and the General Plan. He disagreed with extending R-4 zoning further east, noting that current R-4 areas only reach about 500 East. Brent emphasized that the upper road should not be a private road, and that private roads are appropriate only for larger PUD developments with amenities like a clubhouse, pool, or common landscaping. He also questioned the focus on funding Monroe Boulevard, suggesting the City should contribute and that alternative corridors like Fruitland Drive and Mountain Road might better serve the City. Brent highlighted the strong community opposition to the project and encouraged the Planning Commission and City Council to listen to citizens, engage more proactively, and collaborate with developers to address concerns while fostering community involvement.

1:50:38 Mary Beus, a North Ogden resident, expressed strong concerns about the proposed rezoning of the parcel from R-20 to R-4. She emphasized that the parcel's current R-20 zoning aligns with the Master Plan and questioned whether the road improvements, specifically Monroe Boulevard, necessitate higher density. Mary argued that the developer's plan appears driven by short-term financial considerations rather than long-term planning and infrastructure needs. She noted that the Master Plan, while created decades ago, still provides guidance for consistent land use, and changing zoning to fund a single road segment sets a concerning precedent. She highlighted that nearby housing demand is already being met, and that long-term implications for community character, infrastructure, and neighborhood planning have not been fully considered. Mary urged the Commissioners to separate infrastructure funding from zoning decisions, ensure density aligns with sound planning principles, and maintain R-20 zoning to preserve neighborhood character, family-friendly yards, and safe play spaces for children.

1:56:29 Mindy Albee, a North Ogden resident, expressed strong opposition to the Randall proposal, citing R-4 zoning and private street design as major concerns. She argued that R-4 multi-family zoning is inappropriate for this area, too dense, and sets a dangerous precedent for future development. Mindy criticized the staff report for suggesting the zoning is compatible, noting the General Plan calls for low-density, single-family residential, and that approving R-4 would undermine long-term neighborhood character. She rejected the developer's justification that higher density is needed to fund Monroe Boulevard, emphasizing that land cost is the developer's responsibility, not a reason to burden neighbors. Mindy also raised serious concerns about the private streets, including noncompliance with City standards, safety and emergency access issues, inadequate parking and guest spaces, and potential HOA enforcement failures. She concluded that the combination of inappropriate R-4 zoning and problematic street design makes the proposal unsuitable for the neighborhood.

2:01:31 Michelle Bugnet, a North Ogden resident, expressed concerns as a parent about the proposed Randall development. She noted that the small "starter homes" may not support growing families, limiting opportunities for children to have nearby friends. She emphasized the importance of yards and safe play areas, and expressed worry that expanding Monroe Boulevard or turning it into a major through-road could jeopardize child safety in the neighborhood. She stressed that maintaining a family-friendly environment with safe streets and space for children to play is her primary concern.

2:03:40 Kevin Bott, a long-time North Ogden resident, expressed opposition to the Randall project's R-4 zoning. He noted that nearby homes to the east are R-1-12 and R-1-2.5, with single-family slab-on-grade homes of 1,800–2,500 square feet, which he believes are more appropriate for the area. He questioned the need for additional "affordable" townhomes given that nearly 300 units were recently approved, and highlighted concerns about high costs including HOA fees. Kevin also raised public safety concerns, noting the Police Department is already short-staffed, and questioned whether sufficient police support would be available for the increased population. He concluded by thanking the Commission for their hard work..

**Commissioner Swanson motioned to close the Public Hearing. Commissioner Settlemyre seconded the motion. All in attendance voted aye. The Public Hearing was closed at 8:06 p.m.**

#### **b. Consideration and recommendation**

2:06:02 The Planning Commission discussed the Randall project, focusing on Monroe Boulevard, zoning, clustering, and street standards. Commissioner Gardner clarified that the City participates in costs for roads wider than the local standard, so the developer would not bear the full expense of an 80-foot Monroe Boulevard. Questions were raised about sequencing of development on adjacent properties, with Scott Hess explaining that connections and road construction depend on development timing and fire code requirements, and some portions of Monroe had already been purchased or dedicated by the City.

The applicant, Tanner Webster, emphasized willingness to collaborate with residents, confirmed that proposed roads would meet private City street standards, and noted that Monroe Boulevard impacts about two acres of the site. Commissioners noted that the current proposal reflects reduced density in response to resident feedback and discussed the benefits of mixed housing types and clustering to preserve open space. Scott Hess explained that clustering allows flexibility in lot sizes while maintaining open space and aligns with general plan recommendations for preserving neighborhood character. The proposal currently averages about 5.5 units per acre. Discussion also addressed precedent concerns for R-4 zoning, noting that units along the edges should match neighboring R-1-5 lots, with internal clustering of townhomes. Commissioners indicated a preference for R-1-5 zoning for most units, with potential R-1-8 only in specific locations. The Commission recognized that exhibits are illustrative and not binding but provide context for lot placement and clustering.

The consensus was to recommend R-1-5 zoning for the property, maintaining buffers along major roads, allowing for two-story homes to maximize yard space, and letting the City and Fire department address private street concerns. Commissioners agreed that these recommendations would guide the City Council's consideration, with the understanding that site plan details would be reviewed separately.

**2:32:45 Commissioner Swanson made a motion to recommend that the City Council deny the legislative rezone request from RE-20 to R-1-5 and R-1-4, but instead consider rezoning the entire property to R-1-5, incorporating two-story building designs to maximize yard space and preserve open space, while also taking private road considerations into account. Commissioner Gardner seconded the motion.**

**Voting on the motion:**

<b>Chair Watson</b>	<b>excused</b>
<b>Vice Chair Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>

**The motion carried.**

**Commissioner Bailey motioned to recess for a five-minute break. Commissioner Swanson seconded the motion. All those in attendance voted aye.**

**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**

2:35:59 Scott Hess, Community and Economic Development Director, provided an overview of North Ogden’s moderate-income housing efforts and State requirements. He noted that the City has historically met its fair share of housing variety, primarily on the southwest side, and emphasized that mixing housing types throughout neighborhoods is desirable. Scott explained that the State now takes a stricter approach to moderate-income housing, requiring annual reviews and updates, which can be time-consuming for staff. He described a proposed homeownership density bonus overlay zone that would streamline compliance with State requirements. This zone would require 60% of single-family units to be owner-occupied for at least five years, and 25% of units to be no larger than 1,600 square feet, targeting households at up to 120% of area median income (roughly \$450,000–\$500,000 per home). Additionally, a preferential qualifying buyer program could be implemented to prioritize teachers, public safety personnel, and municipal employees. Scott noted that the zone would allow private developers to pursue rezoning or increased density if they meet these standards, though high land values in North Ogden may limit participation. Staff suggested the Planning Commission review the proposal, considering whether it benefits the community and simplifies reporting for the City’s moderate-income housing plan.

2:40:32 Commissioners sought clarification on whether the proposed homeownership density bonus overlay could inadvertently increase density beyond what is intended. Scott Hess explained that the maximum suggested density is equivalent to R-1-5 lots (approximately 4,500 square feet) and that in order to access this increased density, developers must provide moderate-income housing, smaller units, and a preferential buyer program. He noted that smaller lot sizes such as R-1-8 would not be feasible under this program and that the incentive is tied directly to compliance with the overlay’s requirements.

Scott reviewed that many RE-20 zoned properties in North Ogden historically saw significant density increases without providing affordable housing or open space benefits. He explained that the overlay targets attainable housing for households at up to 120% of the area median income, using detached single-family units. Jon Call confirmed that townhomes would not qualify under this program, which emphasizes detached single-family homes.

Commissioners asked whether additional development agreements could be applied after using the overlay, and Scott noted that while the legislative process allows broad Council discretion, the overlay would provide a clear pathway for developers without requiring separate contract negotiations for each project. He also reviewed affordability calculations, noting that homes priced \$300,000–\$370,000 would be attainable under typical mortgage assumptions, though very few existing homes in North Ogden meet this price point.

Questions regarding private roads were addressed, with Scott clarifying that the overlay does not mandate public road standards. Private roads remain allowed according to City code, with standards based on recommendations from the City Engineer and Fire Marshal, as seen in prior developments like Village at Prominence Pointe and Westates. The overlay would primarily function as an administrative option to streamline moderate-income housing compliance while maintaining existing development standards.

**a. Vice Chair Green opened the Public Hearing at 8:57 p.m.**

2:49:03 Chris Remkes, a North Ogden resident, commented that the proposed overlay zone may reduce opportunities for public input by granting development entitlements through a blanket zoning approach. He also questioned whether homes priced around \$450,000 could realistically be considered affordable, noting the significant income required to purchase them. Chris encouraged the Planning Commission to review the proposal more thoroughly before making a decision and suggested examining alternative options in State code, including incentives that focus on providing infrastructure ahead of development. He also expressed concern that new developments may manage stormwater on-site but still create downstream impacts that are not proportionate to the scale of development.

2:50:55 Kate Przybycien, a North Ogden resident, expressed concern that adopting a blanket overlay zone could grant broad development flexibility that might become problematic if land prices decline in the future, allowing more widespread use of the zoning than currently anticipated. She also worried that such an approach could reduce opportunities for public input and community influence in development decisions. Kate emphasized that many residents chose to live in North Ogden for its lower-density environment and quality of life, and she urged the Commission to consider the impacts of growth on local infrastructure, services, and everyday community experiences such as increased congestion and longer wait times at local businesses and services.

2:53:02 Brent Call, a North Ogden resident, expressed concern about adopting the overlay zone, noting it was difficult to research due to recent State code changes. While he appreciated staff's explanation and understood the burden of State reporting requirements, he questioned whether creating the policy could pose future risks if economic conditions change and developers begin using it. He also raised concerns about State mandates on affordable housing and asked whether the City could revise the policy later if needed.

2:56:03 Allison Anderson, a North Ogden resident, expressed concern that the proposed overlay zone could undermine the recent public engagement process related to development proposals. She stated that it may reduce public hearings and weaken the checks and balances between the community and City government by granting development entitlements. Allison noted that the State provides many alternative options for addressing moderate-income housing requirements and suggested the City review those alternatives to find an approach that still benefits the City while preserving more local control over development decisions.

2:57:02 Mindy Albee, a North Ogden resident, opposed the proposed density overlay zone, arguing it would allow developers to double density without going through the standard rezoning process, effectively changing zoning categories without public input. Mindy emphasized that the City Council already has authority to trade density for affordable housing and impose related conditions. She noted that overlay districts dilute the clarity of zoning rules, confuse residents, and undermine citizen involvement. The overlay could also allow developers a second chance to increase density on previously negotiated projects, which would be unfair to neighborhoods that spent significant time on prior zoning compromises. Mindy concluded that a density overlay would weaken North Ogden's residential zoning code and urged the City to pursue one of the 28 alternative options recommended by the State for addressing affordable housing rather than adopting the proposed overlay.

**Commissioner Swanson motioned to close the Public Hearing. Commissioner Settlemyre seconded the motion. All in attendance voted aye. The Public Hearing was closed at 9:11 p.m.**

**b. Consideration and recommendation**

3:02:49 Scott Hess explained that the proposed overlay strategy was selected as an additional tool for North Ogden's modern income housing plan, which already includes three required strategies: rezonings to facilitate moderate income housing, reducing regulations for accessory dwelling units, and allowing higher-density or new moderate income housing in commercial or mixed-use zones. Two other strategies involve zoning incentives and reducing impact fees. The overlay provides a voluntary option to streamline approval for certain developments and ensure compliance with State reporting, without replacing the existing strategies. Scott noted that State legislation continues to evolve rapidly, creating potential mandates if cities are not proactive in addressing moderate income housing. Commissioners discussed the need for more time to review the proposal, and a motion was made to postpone the decision to a future Planning Commission meeting. Scott clarified that no additional public hearing would be required under State code, but the Commission could still allow public comment.

**3:09:39 Commissioner Swanson made a motion to postpone this item to a future meeting. Commissioner Settlemyre seconded the motion.**

**Voting on the motion:**

<b>Chair Watson</b>	<b>excused</b>
<b>Vice Chair Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>excused @ 8:35 pm</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>

**The motion carried.**

**11. PUBLIC COMMENTS**

**3:12:50** Mindy Albee, a North Ogden resident, asked whether the Development Agreement for the Atkinson-Pauling proposal had been fully executed. Jon Call confirmed the developer and Mayor had signed, but the Council had not. Mindy then asked if a developer could abandon an existing Development Agreement to take advantage of the proposed overlay. Scott Hess explained that while the City could administratively allow a developer to unwind an agreement, Utah law is generally pro-property rights, so such changes are possible but handled through the City's administrative process. Vice Chair Green raised concern about holding developers to prior agreements due to extensive public input. Scott and Jon clarified that while severability clauses exist, technically a developer could apply through a rezone or modify the agreement, giving them options even after prior commitments.

**3:15:11** Kate Przybycien, a North Ogden resident, expressed a desire for more hiking trails and access to natural spaces, noting that the City currently has only one trail south of North Ogden divide. She highlighted concerns that increasing density will strain the limited parking and access at existing natural areas.

**3:15:48** Brent Call, a North Ogden resident, emphasized concerns about private streets in small developments, noting that research shows they tend to decrease property values over time when used solely for road maintenance, unlike larger developments where HOAs manage amenities and landscaping. He encouraged the Commission and Council to consider long-term impacts on the City, not just immediate economic savings.

**12. REMARKS - PLANNING COMMISSIONERS**

**3:17:15** Vice Chair Green inquired about the time frame for General Plan updates. Jon Call stated that substantial discussion on the General Plan is expected this year, with the goal of completing the language within the year, though recognizing the workload involved. Vice Chair Green noted that topics like the trail system would be addressed as part of the General Plan.

**13. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

There were no comments made.

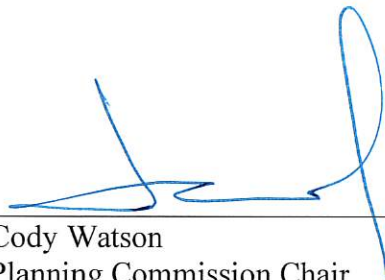
**14. REMARKS – CITY MANAGER/ATTORNEY**

3:19:02 Jon Call thanked the Commissioners for their work and for considering the opinions of everyone in the room, acknowledging that while the job is challenging, it is also enjoyable.

**15. ADJOURNMENT**

**Commissioner Swanson motioned to adjourn the meeting.**

**The meeting adjourned at 9:27 p.m.**



Cody Watson  
Planning Commission Chair



Joyce Pierson  
Deputy City Recorder



Date Approved