

**PLANNING COMMISSION  
MEETING MINUTES**

April 1, 2026

The North Ogden Planning Commission convened on April 1, 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 March 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	
Nissa Green	Vice Chair	Excused
Chad Bailey	Commissioner	Excused
Lorin Gardner	Commissioner	
Phil Swanson	Commissioner	Excused
Cass Settlemyre	Commissioner	
Craig Jorgensen	Commissioner	

**STAFF:**

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

**VISITORS:**

Kevin Burns	John Arrington	Mindy Albee
Grant Protzman	Brent Call	Kate Przybycien
Chris Pulver		

0:00:00 Chair Watson called the meeting to order and Commissioner Gardner offered the invocation and Commissioner Settlemyre led the Pledge of Allegiance.

**CONSENT AGENDA**

**1. ROLL CALL**

0:01:39 Chair Watson excused Commissioners Green, Bailey and Swanson and welcomed new Commission Member, Commissioner Craig Jorgensen. All other Planning Commission members were in attendance.

**2. APPROVAL OF MEETING MINUTES – MARCH 4, 2026**

0:02:19 Commissioner Settlemyre motioned to approve the March 4, 2026, Planning Commission Meeting minutes. Commissioner Gardner seconded the motion.

**Voting on the motion:**

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

**The motion carried.**

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

0:02:26 No disclosures were made.

0:02:50 Commissioner Jorgensen motioned to move legislative item #6 before item #5 on the agenda. Commissioner Settlemyre seconded the motion. All in attendance voted aye.

**LEGISLATIVE ITEMS**

**4. PUBLIC COMMENTS**

No public comment was made.

5. **ZONING MAP AMENDMENT 2026-03 – NORTH OGDEN COMMUNITY POND – 150 E 2350 N. REZONE FROM MASTER PLANNED COMMUNITY PATRIOT POINT ZONE (MPC-PP) TO CIVIC ZONE (C)**

0:04:53 Ryan Nunn, Planner, presented a proposed Zoning Map amendment intended to rezone approximately five acres of City-owned property to a Civic zone in order to support a planned community pond, associated detention basin, parking lot, and future park with walking trails. He explained that the property was dedicated to the City through a master development agreement and is part of an ongoing effort to relocate an existing detention pond from 2600 North to this site. The surrounding area consists primarily of multifamily residential zoning, including MPC, R-4, and R-3 zones, and the proposed Civic designation would provide a compatible transition and introduce open space within the neighborhood. He noted that the site is designated as mixed use in the future land use map and is located near planned and existing commercial areas, though none are immediately adjacent. Ryan stated that a site plan for the project will be brought before the Planning Commission in the future. Staff recommends holding the required Public Hearing and finds that the proposal is consistent with the General Plan, supporting a recommendation of approval to the City Council. He concluded by offering to answer questions, noting that additional staff are available to address technical questions regarding the pond.

0:08:20 Commissioner Gardner asked about the adjacent Montessori School and confirmed it is located within the R-4 zone. He inquired whether transitioning the subject property to a Civic zone would create any negative impacts. Staff indicated there would be no concerns, noting the long-term plan for a regional detention pond with community amenities such as a park and walking trails, and that the Civic designation would formalize the public use of the property. Additional discussion highlighted coordination with the school, including installation of a gated access point to allow supervised student use for educational and water-related activities.

0:09:54 Commissioner Jorgensen raised questions regarding the functionality and use of the proposed pond, seeking clarification on whether it would serve as a detention or retention facility and how recreational uses would be managed. Staff explained that the pond is designed as a stormwater detention facility with a recreational component, allowing activities such as kayaking but prohibiting swimming. The water will be secondary water, sourced from the stormwater system and groundwater infiltration, with periodic testing and a filtration system to maintain clarity, though not for potable use. The site will be fenced for safety, with the ability to restrict access if hazardous conditions arise, and rules will be enforced by local authorities.

Additional discussion addressed concerns about parking misuse, with staff noting enforcement measures similar to other City facilities. Long-term plans involving Pineview were also discussed, including the potential for future irrigation use, additional excavation, and installation of a pump house on the northwest portion of the site.

Staff confirmed that the concept of the community pond had previously been approved by the City Council in 2019, while the formal site plan and zoning approval remain pending before the Planning Commission. It was also noted that a detailed site plan, including park design elements, is expected to be presented in the near future.

**Chair Watson opened the Public Hearing at 6:16 p.m.**

0:15:57 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 0.83-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.

Jon Call explained that while the Civic zone permits civic buildings, it would limit the site to those types of uses, and the existing Development Agreement further restricts the property to a park with a recreation component. He noted that the item is being brought forward now to allow the City to proceed with bid acceptance, with construction anticipated to begin in the spring and summer. Jon also clarified that a rezone would not nullify the existing Development Agreement. He explained that the agreement remains in effect as a binding commitment between the City and the former property owner, requiring the land to be used for its intended purpose, and that these restrictions are expected to remain in place long-term.

**Commissioner Settlemire motioned to close the Public Hearing. Commissioner Gardner seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:19 p.m.**

**0:18:39 Commissioner Gardner made a motion to recommend approval of the rezone of North Ogden Community Pond from Master Planned Community Zone to Civic Zone and forward this recommendation to the City Council. Commissioner Jorgensen seconded the motion.**

**Voting on the motion:**

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

**Commissioner Swanson**      **excused**  
**Commissioner Settlemyre**   **aye**  
**Commissioner Jorgensen**   **aye**

**The motion carried.**

## **ADMINISTRATIVE ITEMS**

### **6. GENERAL PLAN DISCUSSION AND REVIEW OF INTRODUCTION SECTION AND PROCESS FOR NEXT STEPS**

**0:19:41** Scott Hess, Community and Economic Development Director, introduced a discussion on updating the City’s General Plan, noting that the last comprehensive update occurred in 2015, with only select elements added since then, including the Active Transportation Plan, South Town Plan, Water Use Element, and a 2022 Land Use Map update. He explained that while the map is current, the text is now outdated and due for review.

Scott outlined a phased approach to the update process, proposing that the Planning Commission review the plan chapter by chapter and provide input on whether community values and the City’s vision have evolved since the last update. He emphasized that the discussion is intended as a high-level evaluation rather than a detailed redline review, focusing on identifying relevant sections and areas needing change.

He also highlighted the importance of public participation in the update process and requested feedback from the Commission on how best to engage the community. This includes considering whether to allocate budget resources for third-party facilitation, such as open houses or outreach efforts. Scott noted that the City is currently in its budget cycle, allowing time to incorporate funding for public engagement if desired.

He clarified that the discussion is part of a public meeting but not a formal public hearing, though public input could be accepted if Chair Watson chooses. Scott stated that the goal is to use upcoming meetings to workshop the General Plan and develop updated text by the end of the year, along with potential updates to maps and plan elements. A summary of the discussion and review is as follows:

#### **Public Participation**

- Commissioners discussed the importance of early and meaningful public involvement through open houses, surveys, and potentially a representative advisory committee.
- Consideration was given to using a third-party facilitator to manage outreach, with discussion of associated costs and timeline impacts.

## **General Plan Structure and Clarity**

- Commissioners expressed concern that portions of the current General Plan contain generic, consultant-driven language that does not reflect the City’s unique identity.
- There was support for creating a more concise, practical, and locally tailored document that is actively used in decision-making.
- Emphasis was placed on establishing clearer definitions and measurable standards to reduce ambiguity.

## **Land Use and Future Land Use Map**

- Significant discussion focused on refining the future land use map to provide clearer guidance on zoning expectations.
- Commissioners noted that more precise designations could reduce the need for frequent amendments and development agreements.

## **Housing**

- Discussion addressed the need to balance flexibility with clear standards for housing types and density.
- Commissioners emphasized providing a variety of housing options while acknowledging community concerns about higher-density development.
- There was agreement that terms like “quality” and “variety” should be better defined.

## **Transportation**

- Commissioners discussed current transportation limitations and future opportunities, including on-demand transit options.
- Emphasis was placed on accessibility and adapting to evolving transportation models.

## **Parks, Trails, and Recreation**

- Parks and recreation were identified as high priorities, with discussion on accessibility, acreage needs, and service standards.
- Commissioners highlighted the importance of trail connectivity and access to natural amenities.

## **Economic Development**

- Discussion focused on maintaining a balanced tax base and the role of commercial development in supporting City services.
- Commissioners noted the importance of neighborhood commercial uses and the need for clearer guidance to support them.

## **Environmental Considerations**

- Key topics included hillside development constraints, wildfire interface regulations, geotechnical requirements, and groundwater concerns.
- Staff noted that many of these areas are governed by safety standards that will continue to guide development.

## **Next Steps**

- The Commission will continue reviewing the General Plan section by section and incorporate feedback from all members.
- Staff will prepare for broader public engagement and work toward producing an updated, actionable General Plan reflecting community values.

## **7. PUBLIC COMMENTS**

1:38:07 Grant Protzman, a North Ogden resident, expressed appreciation for the depth of analysis on the issues discussed. He noted that the long-range General Plan Advisory Committee, which previously raised many of these concerns, has not met for over 18 months and appears to have been disbanded. He criticized the City's approach to developers, questioning why proposals are abandoned when challenging, emphasizing that developers should follow through on commitments. Regarding the proposed pond at 2700 North, Grant raised serious concerns about safety, liability, and water quality, noting the risks to children, pets, and the public. He urged these issues be fully addressed before implementation and thanked staff for their work, acknowledging the complexity of their roles.

1:41:45 Mindy Albee, a North Ogden resident, emphasized the importance of the General Plan in guiding housing density in North Ogden. She noted that recent community discussions show overwhelming support for the current low-density land use map, with no citizens advocating for increased density. While the community is generally open to high-density housing, there is strong opposition to placing it within established single-family neighborhoods; it should instead be located near public transit and supporting infrastructure. Mindy stressed that the General Plan should reflect the voices of local citizens, not outside consultants, City staff, or developers, and criticized trends from urban planning that are not suitable for North Ogden. She concluded by thanking staff and Commissioners for their work for the City.

1:45:13 Kate Przybycien, a North Ogden resident, expressed a desire for the General Plan to include language ensuring that flexibility is used to protect the community and its vision, rather than favor developers. She noted that while the community has made fair compromises with developers based on the General Plan and neighborhood concerns, she feels the community is repeatedly asked to give more while receiving less in return. Kate emphasized the value of the City's natural spaces and expressed concern that very few homes continue to benefit from them.

1:46:10 Kevin Burns, a North Ogden resident, appreciated hearing the General Plan's vision statement read aloud and noted that it is already strong and doesn't need much revision. He suggested that reading it at the start of meetings could remind participants of the mission and purpose of rezoning proposals, helping to educate the public and reinforce understanding.

1:47:39 Brent Call, a North Ogden resident, expressed enthusiasm for the discussion on the General Plan and appreciated comments emphasizing clearer zoning requirements and expectations for developers, noting that current ambiguity has sometimes led to the General Plan being overlooked. He agreed with Kevin Burns that the vision statement is strong but stressed the importance of prioritizing citizen input before defining plan amendments, advocating for a carefully designed, cost-effective process that engages the public first. Brent also expressed excitement about the proposed pond project while acknowledging that details still need to be addressed, and concluded by thanking staff for their work.

8. **REMARKS - PLANNING COMMISSIONERS**

1:51:45 Commissioner Gardner noted that he would be gone for the next Planning Commission meeting on April 15, 2026.

1:52:00 Commissioner Settlemire clarified that the long range General Plan Advisory Committee was a previous group that helped with the General Plan, and at least one member is willing to continue participating, possibly under a new name. He also noted that the "Welcome to North Ogden" packet, last updated in 2024, contains outdated information such as the wrong mayor, and suggested it be updated.

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

1:53:42 Scott Hess noted that he and Ryan Nunn will be attending the American Planning Association Conference next week in Bryce and will provide a recap of the outcomes at a future meeting.

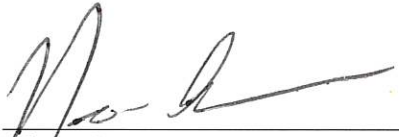
10. **REMARKS – CITY MANAGER/ATTORNEY**

No remarks were made.

11. **ADJOURNMENT**

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

The meeting adjourned at 7:55 p.m.



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Nissa Green  
Planning Commission Vice Chair



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Joyce Pierson  
Deputy City Recorder

April 15, 2026

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Date Approved