

**PLANNING COMMISSION  
MEETING MINUTES**

April 15, 2026

The North Ogden Planning Commission convened on April 15, 2026, at 6:00 p.m. at the North Ogden City Municipal Building at 505 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 April 9, 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
Lorin Gardner	Commissioner	via Zoom
Phil Swanson	Commissioner	
Cass Settlemyre	Commissioner	
Craig Jorgensen	Commissioner	

**STAFF:**

Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner

**VISITORS:**

Paul Allred	Kevin Burns
Chris Pulver	Brent Call

0:00:00 Vice Chair Green called the meeting to order and Commissioner Swanson led the group in the Pledge of Allegiance.

**CONSENT AGENDA**

**1. ROLL CALL**

0:01:27 Vice Chair Green excused Commissioner Watson. She noted that Commissioner Gardner would be joining via Zoom and Commissioner Bailey would possibly be coming late. All other Planning Commission members were in attendance.

**2. APPROVAL OF MEETING MINUTES – APRIL 1, 2026**

0:01:45 Commissioner Settlemyre motioned to approve the April 1, 2026, Planning Commission Meeting minutes. 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>excused</b>
<b>Commissioner Gardner</b>	<b>aye</b>
<b>Commissioner Swanson</b>	<b>aye</b>
<b>Commissioner Settlemyre</b>	<b>aye</b>
<b>Commissioner Jorgensen</b>	<b>aye</b>

**The motion carried.**

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

0:01:52 No disclosures were made.

**ADMINISTRATIVE ITEMS**

**4. PUBLIC COMMENTS**

0:02:21 No public comment was made.

**5. PLANNING COMMISSION QUARTERLY TRAINING: MIXED USE DEVELOPMENT**

0:04:37 Scott Hess, Community and Economic Development Director, introduced Paul Allred and reviewed his extensive planning background, which includes work in Davis County, Sandy City, Centerville City, Holladay City, and with Salt Lake Community Councils.

Scott shared prior experiences learning from Paul, including lessons on maintaining integrity in planning decisions even when those decisions may be unpopular with elected officials or the public. Scott also noted that Ryan Nunn had worked with Paul through a mentorship program with the American Planning Association Utah Chapter. Ryan explained that the mentorship had continued beyond the formal program and that Paul has remained an important professional resource throughout his career.

Scott stated that tonight's presentation by Paul Allred would count toward the Planning Commission's required quarterly training hours for 2026 and explained that the meeting agenda had been kept lighter to allow time for the training and discussion.

0:07:16 Paul Allred, Urban Planner, introduced himself and shared his background in planning, code enforcement, and community development. He explained that planners serve as educators on land use, geography, traffic, water, climate, and development patterns. He discussed the challenges planners face in balancing public opinion, political pressures, and long-term planning goals. Paul reviewed his career history, including his work in Sandy City, Centerville, Davis County, and Holladay. He described how his early experience in code enforcement helped him develop strong people skills and an understanding of public resistance to change.

Training and discussion focused on the importance of community vision, mixed-use development, and placemaking. Below is a summary:

### **Centerville Planning Experience**

Paul shared his experience in Centerville, where the City explored mixed-use and town center concepts for a large property near Parish Lane. The City received grants and hired nationally known planner Peter Calthorpe to conduct a planning charrette. Community members visited mixed-use developments in Northern California and initially expressed support for creating a walkable, village-style town center with retail, residential, public gathering spaces, and European-inspired architecture. Despite early enthusiasm, nearby residents opposed the proposal due to concerns about building height, architecture, density, and change. Paul explained that political support eroded and the project was eventually abandoned in favor of more conventional development, including a Walmart, library, and townhomes. He reflected that the City missed an opportunity to create a unique and memorable destination. Paul emphasized that communities benefit from identifying a defining feature or sense of place. He discussed examples of community icons in cities such as Farmington, Bountiful, and Kaysville, and noted that Centerville lacked a clear identity at the time.

### **Holladay Village Development**

The presentation continued, focusing on the development of the Holladay Village area. Paul explained that the City created a master plan and a new zoning district to transform an aging commercial corridor into a walkable mixed-use village centered around City Hall, plazas, retail, restaurants, offices, and housing.

The Village plan emphasized true mixed-use development, with retail and commercial uses on the ground floor and office or residential uses above. Paul stressed that simply placing apartments near commercial buildings does not constitute mixed use. He explained that the City intentionally designed the Village to be quaint, charming, and pedestrian-oriented. Architectural standards required features such as recessed entrances, wide sidewalks, decorative lighting, hanging signs, brick facades, outdoor seating, varied rooflines, landscaping, and public gathering spaces.

Paul described the importance of preserving and incorporating historic elements, including the former Holladay Elementary School, which was converted into City Hall. He noted that the City reused original details from the school and designed nearby buildings and public spaces to reflect the character of the area.

### **Public Spaces and Community Activity**

Discussion included the role of public plazas, parks, playgrounds, art, concerts, food trucks, and community events in creating activity centers that attract people and encourage them to stay in the area. Paul stated that mixed-use development produces higher tax revenue per acre than large single-use commercial developments such as Walmart or Costco. He also noted that mixed-use development can reduce traffic, increase walkability, create stronger community identity, and support surrounding businesses.

### **Parking and Transportation**

The Commission discussed the importance of parking in mixed-use areas. Paul cautioned against overparking and explained that successful village-style developments should include less parking than conventional commercial areas. He stated that people are willing to walk farther in attractive areas and that angled on-street parking works well in pedestrian-oriented districts. Paul explained that Holladay counted existing parking spaces before developing the Village plan and found there was already sufficient parking in the area. Additional on-street parking was later added, but he noted that much of it remains underutilized.

### **Drive-Through Uses and Village Character**

Paul also discussed the importance of avoiding auto-oriented uses in walkable districts. Holladay prohibited new drive-through uses within the Village zone because they conflicted with pedestrian activity, created traffic conflicts, and undermined the walkable character of the area. Paul described a proposal for an Apollo Burger drive-through building that he believed did not fit the Village vision. Although the project was initially approved, it was never built. The site was later redeveloped with a mixed-use building that included underground parking, retail space, residential units, and rooftop amenities.

## **Long-Term Vision and Development Challenges**

Discussion included the challenges of maintaining long-term planning vision when development proposals do not align with adopted plans. Paul emphasized that cities must remain consistent, enforce zoning standards, and sometimes wait for the right project rather than approve uses that conflict with the long-term vision.

The commission discussed North Ogden's own challenges with mixed-use development, particularly in areas along Washington Boulevard and within Prominence Point. Concerns were raised about balancing immediate tax revenue opportunities with long-term planning goals.

Paul encouraged the Commission to adopt clear plans, establish detailed zoning standards, and remain patient and consistent in applying them. He stated that cities should not compromise their vision simply because a developer is ready to build something that does not fit the community's goals. He concluded by offering to provide a walking tour of the Holladay Village area so Commissioners could see the design principles, architecture, parking strategies, and mixed-use concepts in person.

### **6. PUBLIC COMMENTS**

1:25:28 No comment was made.

### **7. REMARKS - PLANNING COMMISSIONERS**

1:25:47 No remarks were made.

### **8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

1:26:06 Scott Hess emphasized the importance of focusing planning efforts on areas where the City can have the most long-term influence over redevelopment and land use, particularly City-owned properties and rights-of-way. He stressed the need to translate the General Plan into clear policies and development standards to ensure future projects align with the City's vision, citing the Holladay Village project as an example of how strong planning documents can effectively guide redevelopment and shape acceptable uses.

He also reported on the Utah Chapter of the American Planning Association conference in Bryce Canyon, highlighting sessions on land use law, water planning, landscape design, and site development, and encouraged broader participation in future conferences. Scott noted recent State legislative changes requiring cities to allow detached accessory dwelling units on lots of 11,000 square feet or larger, which will require updates to local code. While cities retain authority over standards such as setbacks, height, and lot coverage, he noted parking requirements are now limited to one additional space per unit type.

Additionally, he raised concerns about wildland urban interface areas, particularly in hillside regions near fire-prone zones, and suggested these issues will require updates to both City code and hillside development regulations.

1:31:22 Ryan Nunn also addressed wildland urban interface planning, noting that while the State provides mapping resources, cities must refine these locally to guide future hillside development, especially given growth pressures in those areas. He also shared insights from the conference session on community engagement, emphasizing the value of involving youth and underrepresented groups in planning processes, particularly during General Plan updates. He suggested that youth engagement can both improve planning outcomes and foster civic involvement.


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

1:33:25 City Manager/Attorney Jon Call was excused.

10. **ADJOURNMENT**


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

**The meeting adjourned at 7:35 p.m.**



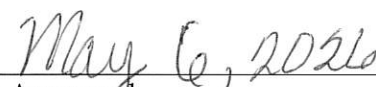
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Cody Watson  
Planning Commission Chair



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Joyce Pierson  
Deputy City Recorder



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Date Approved