

**PLANNING COMMISSION
MEETING MINUTES**

May 6, 2026

The North Ogden Planning Commission convened on May 6, 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 April 30, 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
Chad Bailey	Commissioner
Lorin Gardner	Commissioner
Phil Swanson	Commissioner
Cass Settlemeyre	Commissioner
Craig Jorgensen	Commissioner

STAFF:

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

VISITORS:

Chris Pulver	Brent Barker	Ethan Erickson
Paul Tanner	Jackie Peterson	

0:00:00 Chair Watson called the meeting to order and Commissioner Jorgensen shared a thought from Coretta Scott King, “The greatness of a community is most accurately measured by the compassionate actions of its members”. Commissioner Bailey then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:41 Chair Watson noted that all Planning Commission members were in attendance.

2. APPROVAL OF MEETING MINUTES – APRIL 15, 2026

0:01:57 Vice Chair Green motioned to approve the April 15, 2026, Planning Commission Meeting minutes. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:21 Commissioner Swanson disclosed that a community member had contacted him regarding agenda item six. He stated that the individual was not involved in the transaction and was only a neighboring resident with general questions, which he answered in a general manner.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS

No public comment was made.

5. **MINOR SUBDIVISION 2026-01 – 1075 EAST JAKE DRIVE**

• **CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION FOR A MINOR SUBDIVISION (10 LOTS), ALONG WITH A RECOMMENDATION ON A DEVELOPMENT AGREEMENT AND STREET VACATION FOR A PORTION OF JAKE DRIVE**

0:04:29 Scott Hess, Community and Economic Development Director, presented a proposed hillside subdivision located at the north end of Jake Drive consisting of approximately 71 acres within the HP-3 Hillside Protection zone. Scott explained that although subdivisions with 10 lots or fewer are typically administrative actions, this application required Planning Commission review because it includes the vacation of a previously dedicated public roadway segment and amendments to a development agreement that will be considered by the City Council.

Scott reviewed the site characteristics, noting the property contains steep terrain, fault lines, wildfire risk, wildlife interface concerns, and geological uncertainties associated with an alluvial fan area. The proposal includes 10 large estate-style lots served by a private drive and generally complies with HP-3 zoning requirements, subject to several requested development agreement modifications. He explained that proposed development agreement provisions would address building height measurements on steep lots by measuring height from the average grade at the building footprint rather than from the public street curb elevation. Scott also discussed requested rear yard setback reductions to allow more practical home placement and preservation of natural landscaping on difficult terrain. Additional development agreement provisions would permit detached accessory dwelling units to be located beside homes rather than strictly in rear yards due to topographic challenges and utility access limitations on hillside lots. Scott noted a previous variance granted on a nearby lot demonstrated the impracticality of applying standard ADU placement requirements in the area.

Scott further explained that the proposed private roadway exceeds the City's standard maximum block length because of the site's remote hillside location and lack of future street connectivity opportunities. The roadway design, turnaround, and emergency access will require approval from the City Engineer and Fire Marshal. He stated that all subdivision utilities, including sewer, stormwater, culinary water, and internal streets, would remain private. The proposal also includes vacating a previously dedicated public portion of Jake Drive established through an earlier subdivision approval and reverting it to private ownership. Scott explained that utility providers would be required to provide vacation approvals or the City would follow the formal Utah street vacation process if necessary.

As part of the recommended conditions of approval, staff requested that the developer provide replacement public trail connections to reroute existing informal trails impacted by the subdivision while preserving north-south trail access through easements around the proposed lots. Staff recommended approval of the preliminary plat and development agreement amendments subject to Technical Review Committee requirements, Engineering review, utility vacation approvals, and trail connection accommodations.

0:16:03 Commissioners discussed the applicant's request to reduce the required rear setback in the HP-3 hillside protection zone from 150 feet to 50 feet and reviewed the purpose of the hillside zoning standards, which were established to mitigate geologic risk and preserve natural hillside conditions. Commissioners asked questions regarding utilities, private road maintenance, garbage collection, drainage management, detention basin maintenance, and secondary water service. Staff explained that the development would remain privately maintained, drainage infrastructure would be managed within the subdivision, and the applicant had secured the required secondary water approvals prior to final plat consideration.

The Commission also discussed trail connectivity throughout the property. Staff explained that existing user-created trails would likely be rerouted around the perimeter of the subdivision rather than through the center of the development. Commissioners expressed interest in preserving public trail access and connectivity, including the possibility of requiring trail easements through the development agreement process. Staff and Jon Call, City Manager/Attorney, noted that trail relocation may be permissible so long as public connectivity is maintained, and any trail-related requirements recommended by the Planning Commission could be incorporated into the development agreement for City Council consideration.

0:29:28 Genneva Blanchard, development representative, presented the applicant's proposal regarding trail connectivity and wildfire mitigation requirements within the subdivision. She explained that the proposed trail alignment would follow the required fire barrier around the perimeter of the property, allowing public access around the development while avoiding routing trails through the center of the gated community. She stated that the applicant wanted to avoid creating unsafe conditions by encouraging public access through active construction areas or into areas that could eventually be gated and inaccessible. Genneva noted that the perimeter fire barrier was already required by the Fire Marshal and could also serve as the trail corridor.

Commissioner Gardner asked about additional wildland urban interface requirements and whether special building materials or setbacks would be required.

Geneva explained that the project would comply with current State fire code requirements, including the required fire barrier and residential sprinkler systems, though no additional roof or material requirements were currently mandated. She noted that fire code standards are in transition Statewide and that the City currently relies on guidance from the Fire Marshal.

Discussion then focused on the requested rear setback reduction. Geneva explained that the setback issue primarily affected Lot 10 due to topography and grading constraints. She stated that the applicant had already adjusted lot boundaries in nearby areas to accommodate building envelopes and that the requested reduction was not intended to broadly increase development intensity across all lots. Commissioner Swanson asked whether the setback reduction could be limited to a single lot through the development agreement. City Manager/Attorney Jon Call stated that such an approach could be considered but would require careful evaluation of how setbacks are measured and how building locations function on individual lots.

Geneva further explained that the subdivision includes designated building envelopes and grading plans that strictly control where homes can be constructed. She stated that utility placement, driveways, and fire access approvals are all tied to those predefined building areas, limiting the ability of future homeowners to relocate structures elsewhere on the lots. Commissioners discussed whether the blanket setback reduction created potential for additional encroachment, and Geneva reiterated that the approved grading and building envelope design effectively restricted development to the identified locations driven by topography and infrastructure constraints.

0:38:55 Vice Chair Green made a motion to recommend approval of the administrative minor subdivision application, the development agreement, and the street vacation for a portion of Jake Drive, subject to the conditions outlined in the Staff Report. The motion included an added requirement that a detailed trail map be provided showing specific trail connections for the property at 1075 East Jake Drive. Commissioner Swanson seconded the motion.

Voting on the motion:

Chair Watson	aye
Vice Chair Green	aye
Commissioner Bailey	aye
Commissioner Gardner	aye
Commissioner Swanson	aye
Commissioner Settlemire	aye
Commissioner Jorgensen	aye

The motion carried.

LEGISLATIVE ITEMS

6. ZONING MAP AMENDMENT 2026-04 –1155 EAST 2750 NORTH

- **REZONE PROPERTY FROM SPLIT ZONING OF RURAL RESIDENTIAL (RE-20) AND SINGLE-FAMILY RESIDENTIAL (R-1-10) TO ENTIRELY RURAL RESIDENTIAL (RE-20)**
- **PUBLIC HEARING AND RECOMMENDATION**

0:41:17 Ryan Nunn, Planner II, presented a proposed zoning map amendment intended to correct a split-zoning issue on a single property that is currently for sale. Ryan explained that the parcel is divided between RE-20 zoning on the front portion, where the residence is located, and R-1-10 zoning on the rear portion, a condition that originated from a late-1990s subdivision when a larger parcel was divided without fully aligning zoning designations.

He noted that the applicant is requesting the entire property be rezoned to RE-20 in order to eliminate the split zoning and maintain existing agricultural and animal uses that have long been associated with the property. Ryan explained that the property lies within the Coldwater neighborhood under the General Plan, which encourages larger lots and the preservation of open space and agricultural uses.

Based on consistency with the General Plan and the goal of resolving the longstanding zoning inconsistency, staff recommended approval of the rezone request. Staff further recommended that the Planning Commission hold a Public Hearing to receive public input before forwarding a recommendation to the City Council.

Chair Watson opened the Public Hearing at 6:46 p.m.

0:46:00 No public comment was made.

Commissioner Swanson motioned to close the Public Hearing. Commissioner Settlemire seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:46 p.m.

0:46:21 Commissioner Bailey made a motion to recommend approval of the rezone at 1155 East 2750 North from split zoning of RE-20 and R-1-10 to entirely RE-20 and forward this recommendation to the City Council. Commissioner Swanson seconded the motion.

Voting on the motion:

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

The motion carried.

7. **PUBLIC COMMENTS**

0:47:00 No public comment was made.

8. **REMARKS - PLANNING COMMISSIONERS**

0:47:02 Commissioner Swanson expressed appreciation to the applicant for agenda item #6 for their efforts to preserve agricultural land in North Ogden. He noted that most applications received by the Commission involve requests to increase density through rezoning, which property owners are entitled to pursue. However, he emphasized that it is also important to recognize and support efforts that maintain agricultural uses and open space, and thanked the applicant for their contribution to preservation in the community.

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

0:47:53 Scott Hess provided an update on upcoming planning priorities. He stated that staff intends for the Planning Commission to take a leading role in the General Plan update process, potentially with additional support from a Citizen Advisory Committee, but emphasized that the Commission is the designated body responsible for long-range City planning. He also commented on seasonal development trends, explaining that it is typically a slower period for development applications, as many projects aim to align entitlements and construction schedules with tax years and favorable construction seasons.

Scott noted that subdivision activity generally slows during this time of year and is expected to increase again in the fall. He indicated that the General Plan update process would be brought forward to the Commission in upcoming meetings.

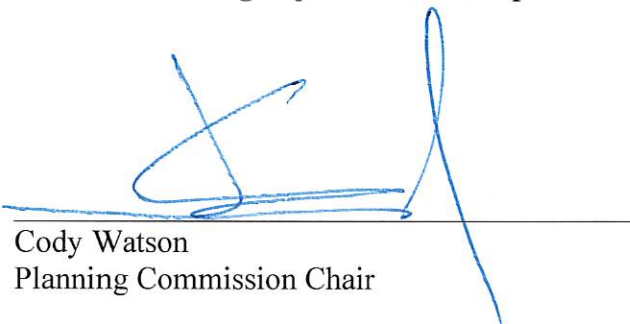
10. REMARKS – CITY MANAGER/ATTORNEY

0:48:52 Jon Call thanked those present for their participation and emphasized the importance of the Planning Commission's role in long-range planning. He encouraged Commissioners to begin considering future land use patterns by identifying how undeveloped or vacant areas of the City should ultimately be developed. Jon noted that a key goal of the General Plan process is to better define and "lock in" zoning expectations to provide more certainty and reduce frequent requests to increase density. He also acknowledged that some areas may appropriately be designated for higher-density housing types, such as duplexes or twin homes, and stated that these decisions should be thoughtfully discussed and guided through the planning process with the Commission.

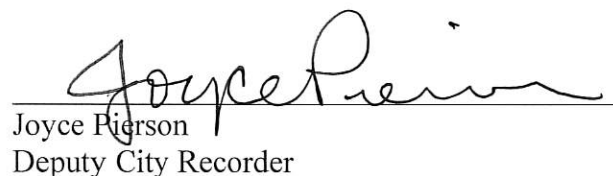
11. ADJOURNMENT

Commissioner Gardner motioned to adjourn the meeting.

The meeting adjourned at 6:51 p.m.



Cody Watson
Planning Commission Chair



Joyce Pierson
Deputy City Recorder

May 20, 2026
Date Approved