



PLANNING COMMISSION MEETING

JUNE 3, 2026 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the Webinar: <https://us02web.zoom.us/j/82474707880>

Webinar ID: 824 7470 7880

Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656

YouTube: <https://www.youtube.com/channel/UCrigbePBxTucXEzRr6fclhQ/videos>

Welcome: Chair Watson

Invocation or Thought: Commissioner Bailey

Pledge of Allegiance: Commissioner Jorgensen

CONSENT AGENDA

1. Roll Call
2. Approval of Meeting Minutes – [May 20, 2026](#)
3. Conflict of Interest or Ex Parte Disclosures

ADMINISTRATIVE ITEMS

4. Public comments for items not on the agenda*
5. [Site Plan Review – Cooperstowne Commercial Building](#)
Consideration and action for a Site Plan approval for the Cooperstowne Commercial Building
Presenter: Ryan Nunn, Planner II

LEGISLATIVE ITEMS

6. [Zoning Map Amendment 2026-06 – 2742 North 400 East](#)
- Rezone property from Residential City Center (RCC) to Small Lot Residential Zone (R-1-5) as an in-fill project
- Public Hearing and Recommendation
Presenter: Scott Hess, Community and Economic Development Director
7. [Zoning Map Amendment 2026-05 – 3425 North Mountain Road](#)
- Rezone property from mixed zones, including R-1-10, R-1-12.5, and HP 3 Residential (Majority) to HP-2 Hillside Protection
- Public Hearing and Work Session
Presenter: Scott Hess, Community and Economic Development Director

DISCUSSION ITEM

8. [General Plan discussion and review - Parks, Trails, and Recreation section and Active Transportation Plan](#)
Presenter: Ryan Nunn, Planner II

CERTIFICATE OF POSTING: The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 28th day of May, 2026, at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2026 meeting schedule was posted on December 10, 2025. Rian Santoro, City Recorder

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.

9. Public Comments*
10. Remarks - Planning Commissioners
11. Report - Community and Economic Development Director
12. Remarks - City Manager/Attorney
13. Adjournment

Public Comments During Meeting

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to five (5) minutes each.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.