



PLANNING COMMISSION MEETING

JULY 1, 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/84511227283>

Webinar ID: 845 1122 7283

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 Settlemyre

Pledge of Allegiance: Commissioner Gardner

CONSENT AGENDA

1. Roll Call
2. Approval of Meeting Minutes – [June 3, 2026](#) and [June 17, 2026](#)
3. Conflict of Interest or Ex Parte Disclosures

LEGISLATIVE ITEMS

4. Public comments for items not on the agenda*
5. [Zoning Text Amendment 2026-03 – Drive-Through and Drive-In Signs](#)
 - **Legislative amendment to consider amending North Ogden Code 11-21 to regulate Drive-Through and Drive-In Signs**
 - **Public Hearing and Recommendation**Presenter: Ryan Nunn, Planner II
6. [Zoning Text Amendment 2026-04 – Fence Heights Adjacent to Retaining Walls](#)
 - **Legislative amendment to consider regulations regarding increased fence heights adjacent to retaining walls located along property lines. These provisions would amend North Ogden Code 11-9M-15: Residential Fence Regulations**
 - **Public Hearing and Recommendation**Presenter: Scott Hess, Community and Economic Development Director
7. [Zoning Map Amendment 2026-05 – 1150 East 3700 North](#)
 - **Rezone property from split zoning of Single-family Residential (R-1-10) & Single-family Residential (R-1-12.5) & Hillside Protection (HP-3) to solely Hillside Protection (HP-2)**
 - **Public Hearing and Recommendation**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 25th day of June, 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.

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