

**PLANNING COMMISSION
MEETING MINUTES**

June 3, 2026

The North Ogden Planning Commission convened on June 3, 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 May 28, 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/UCriqbePBxTucXEzRr6felhQ/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	
Lorin Gardner	Commissioner	
Phil Swanson	Commissioner	
Cass Settlemyre	Commissioner	
Craig Jorgensen	Commissioner	

STAFF:

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

VISITORS:

Chris Pulver	Hunter Murray	Kevin Burns
John Harris	Kevin DeFriez	Lisa DeFriez
Matthew Nelson	Trevor Davis	Jesse Davis
Janine McKnight	Dennis Kinsman	Marianne Varner
Douglas Varner	Kent Bell	Brent Call

Vince Baggetta
Kyle Smith
John Hansen

Douglas Runyan
Danika Conde
Jim Flint

Erika Stephenson
Alexander Hof
David Parkinson

0:00:00 Chair Watson called the meeting to order and Commissioner Bailey shared a thought about the Planning Commission's responsibility to carefully interpret City code, zoning regulations, and ordinances when making recommendations to elected officials. He noted that public input plays an important role in helping the Commission consider the interests of residents and property owners alike. He discussed the challenge of balancing competing interests while recognizing that planning decisions can have unintended consequences, citing recent examples from other Utah communities. Commissioner Bailey emphasized the importance of understanding the precedents established by both current and past decisions, as those precedents can influence future development outcomes and limit available options. Commissioner Jorgensen then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:43 Chair Watson excused Vice Chair Green and noted that all other Planning Commission Members were in attendance.

2. APPROVAL OF MEETING MINUTES – MAY 20, 2026

0:02:45 Commissioner Swanson motioned to approve the May 20, 2026, Planning Commission Meeting minutes. Commissioner Jorgensen seconded the motion.

All those in attendance voted aye.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:03:10 No disclosures were made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS

0:04:55 Janine McKnight, a longtime North Ogden resident, shared concerns about growth and development in the community, noting the significant changes she has observed since moving to the area in 1993. She inquired about the rezoning process, including how zoning changes are reviewed and approved and what opportunities the public has to provide input. Jon Call, City Manager/Attorney explained that rezoning requests are first reviewed by the Planning Commission during a public hearing, after which a recommendation is forwarded to the City Council for final consideration. Jon also noted that additional public comment opportunities are available during the process. Janine expressed opposition to the potential rezoning of property near 3100 North for commercial use, citing concerns about increasing development impacts in the area and a desire to preserve residential land uses.

0:07:20 Alex Hof, a North Ogden resident, expressed opposition to the proposed convenience store, citing concerns about increased traffic near schools, pedestrian safety at a busy intersection, and the preservation of the area's residential character. He questioned the need for an additional convenience store in close proximity to existing businesses and encouraged careful consideration of potential neighborhood impacts.

0:09:09 Marianne Varner, a North Ogden resident, spoke in opposition to additional commercial development near residential neighborhoods, emphasizing the importance of preserving North Ogden's quiet, safe, and family-oriented character. She stated that residents value the community's open space, mountain views, and quality of life and are willing to travel farther for services in exchange for maintaining those qualities. She expressed concerns that commercial development could increase traffic, create safety issues, impact nearby homes, and alter the community's character. Marianne encouraged the Planning Commission to prioritize the long-term preservation of residential neighborhoods and the qualities that attract residents to North Ogden.

0:12:22 Kevin DeFriez, a North Ogden resident, opposed nearby commercial development, warning it would worsen already heavy traffic on 3100 North, especially near schools and key intersections. He acknowledged the economic benefits of growth but urged the City to prioritize traffic safety and place commercial projects in less congested areas, noting that many neighbors share his concerns.

5. SITE PLAN REVIEW – COOPERSTOWNE COMMERCIAL BUILDING
CONSIDERATION AND ACTION FOR A SITE PLAN APPROVAL FOR THE
COOPERSTOWNE COMMERCIAL BUILDING

0:16:00 Ryan Nunn, Planner II, explained that the site plan review for the Cooperstowne commercial building is part of a larger master planned community governed by both a development agreement and the master plan community zone regulations. The project was initially permitted under a building permit, but staff determined a formal site plan review was required. He noted that the development agreement requires a consistent architectural style across buildings, typically 40% brick and 60% cement board siding, but the applicant is proposing 100% brick veneer. Staff considered this a potential improvement and confirmed the proposal otherwise meets height and setback requirements.

Regarding parking, the proposal includes approximately 17 stalls and was reviewed under an office-use standard due to no specified tenant. The plan falls short of required parking ratios, so staff recommended a shared parking agreement as required by the development agreement. Staff also noted the proposed stalls are undersized at 9 by 18 feet instead of the required 9 by 19 feet, but the developer is correcting this and it is recommended as a condition of approval.

Additional conditions include requiring a separate application and approval for a monument sign as outlined in the development agreement, deferring lighting review to ensure compliance with City standards at permitting, and adding a required bike rack at the commercial building in addition to the one shown near the bus stop improvements. Staff recommends approval of the site plan with these conditions and invited questions from the Planning Commission.

0:21:08 Planning Commission discussion focused primarily on parking, shared parking arrangements, and how future commercial uses could impact the adjacent residential development. Ryan Nunn explained that the project is governed by a development agreement requiring shared parking across residential and commercial uses. He noted that on-street parking along nearby roads such as 1500 North and Washington Boulevard could help offset shortages, though winter parking restrictions would still apply. Commissioners expressed concern that evening or high-demand commercial uses could compete with residential parking and create frustration for residents. Staff responded that parking compliance is evaluated based on total development requirements rather than individual uses, and future tenant improvements or business license approvals would address any parking deficiencies. It was also noted that residential units are still under construction or in permitting, and parking will be managed across the entire phased development.

Questions were raised about specific uses such as food service and whether infrastructure like grease traps could be accommodated. Ryan indicated that while some utilities could be added later, parking limitations may discourage more intensive uses. Commissioners also discussed whether street parking would be sufficient and how seasonal restrictions might affect availability, with staff confirming that winter parking rules would still apply. Additional clarification was provided regarding the site plan layout, including the location of covered parking, garages, and shared spaces between residential and commercial areas. Ryan reiterated that parking is intended to be shared and self-regulating based on use demand, with enforcement occurring through business licensing if necessary.

The Commission also briefly confirmed that the commercial building design and materials were acceptable, with general support expressed for the proposed architecture. Staff further explained that the monument sign and landscaping plans would return as separate items for future Planning Commission review, allowing the current approval to move the project forward while preserving oversight of remaining development components.

0:40:18 Chair Watson made a motion to recommend approval of the Site Plan subject to the conditions in the Staff report. Commissioner Settlemyre seconded the motion.

Voting on the motion:

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

The motion carried.

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**

0:41:48 Scott Hess, Community and Economic Development Director, presented a rezone application from John Hansen for a 1.22-acre property near Washington Boulevard that currently contains two existing single-family homes on a single parcel.

The proposal would rezone the property to Residential R-1-5, allowing five additional residential lots accessed by a private drive along the south side of the property. Scott explained that discussions with the property owner and developer had addressed issues related to the existing homes, traffic circulation, and appropriate zoning density. Scott noted that the property is surrounded by a mix of civic, commercial, multifamily, and residential uses, including office space, apartments, duplexes, historic agricultural properties, and single-family homes. The downtown neighborhood General Plan encourages higher-density residential development west along 2700 North, making the proposal generally consistent with the future land use vision for the area. As an infill development, the concept plan meets the requirements of the Residential R-1-5 zone, contingent upon approval of the private drive by the Fire Department and City Engineer.

Based on its consistency with the General Plan and compatibility with the surrounding neighborhood, staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the requested Residential R-1-5 rezoning. Scott also noted that the item had been properly noticed as a public hearing and that the applicant was present to answer questions.

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

0:46:00 Scott Hess clarified that the Planning Commission's role in considering the application was limited to evaluating the proposed rezoning and applying the appropriate land use designation to the property. While a concept plan was provided to illustrate how the site could potentially be developed under the requested zoning, the Commission was not being asked to approve the subdivision layout or development plan. Scott emphasized that if the property were rezoned, the number, configuration, and layout of lots could change during future development review processes.

0:46:30 John Hansen, applicant representing property owner Doug Young, presented the proposed residential development for the property. He explained that Mr. Young had purchased the property from the Shupe family and intended to develop single-family homes on approximately 5,000-square-foot lots. The proposed homes would feature frontages ranging from approximately 48 to 60 feet and would be around 2,500 square feet in size with two stories. John stated that the development would enhance the neighborhood while maintaining a residential character consistent with the City Center area.

John discussed site design considerations, noting that access from Washington Boulevard had been evaluated but that a dead-end private drive was preferred to avoid negatively affecting traffic on Washington Boulevard.

He explained that the site's topography includes a seven-foot slope from north to south, making the southwest corner the most suitable location for a retention basin. He also noted uncertainty regarding the existing home on the proposed Lot 1, which had reportedly been deemed uninhabitable and was no longer being leased. The developer was considering either demolishing the structure or replacing it with a new building. In response to questions from the Commission, John clarified that he would oversee construction but would not personally build the homes. He indicated that multiple builders had expressed interest in constructing the houses and confirmed that the homes were intended to be owner-occupied rather than rental units. No further questions were raised by the Commission.

0:49:42 Trevor Davis, a North Ogden resident and neighboring property owner, spoke in support of preserving his existing agricultural property rights. He stated that his property includes horses and operates under legally protected, grandfathered agricultural uses. Trevor expressed concern that the proposed higher-density residential development adjacent to his property could create future land use conflicts between new residents and ongoing agricultural activities such as dust, odors, noise, and manure management. Trevor requested that, if the rezoning were approved, conditions be placed on the future development to protect both existing agricultural operations and the city from potential disputes. He recommended requiring disclosures to future homeowners informing them of the neighboring livestock operation, installation of a privacy fence or landscape buffer along the shared property line at the developer's expense, and the inclusion of additional setbacks or common areas adjacent to his property to address concerns related to livestock facilities and manure staging activities. He emphasized that his comments were intended to ensure his concerns and property rights were entered into the public record and considered as the City evaluated the proposed rezoning.

0:52:42 Jesse Davis, a North Ogden resident and owner of the property directly adjacent to the proposed development, expressed strong opposition to the requested rezoning. She stated that her family has lived in the North Ogden and Pleasant View area for more than 40 years and has extensive experience with livestock operations. Drawing on both personal experience and her role as a local teacher, she emphasized the importance of speaking out on issues affecting the community and preserving agricultural uses. Jessica argued that rezoning the property to R-1-5 would create an incompatible higher-density residential development within an area characterized by larger lots and the residential City Center zoning designation. She expressed concern that several of the proposed lots would be located directly adjacent to her property, where she maintains horses and may in the future have additional livestock. She explained that agricultural operations naturally generate dust, noise, odors, and other impacts, and that existing zoning standards provide important setbacks and buffers between livestock and residential uses.

Jesse warned that placing smaller residential lots directly against an active livestock fence would create safety concerns for children, pets, and animals, while also increasing the likelihood of nuisance complaints from future residents unfamiliar with agricultural practices. She cited past experiences in which neighboring residential development led to complaints about livestock operations and animal training activities, creating ongoing conflicts for agricultural property owners. She urged the Planning Commission to deny the rezoning request in order to preserve neighborhood character, maintain appropriate land-use transitions, and protect existing agricultural operations from future conflicts.

0:58:07 Lisa DeFriez, a North Ogden resident, expressed support for a previous speaker and emphasized concern about preserving North Ogden's "country" character. She referenced past conflicts at Country Boy Dairy, arguing that residential development led to odor complaints that ultimately contributed to the dairy shutting down, which she used as an example of how new housing can conflict with existing rural uses. She opposed increased housing density and commercial development along the west side of Washington Boulevard, saying long-term residents are concerned the area is becoming too urbanized. She also criticized a nearby duplex as an "eyesore," citing graffiti, vandalism, and general neglect, and questioned why the City has not addressed or redeveloped the property. Additionally, she disputed the City's account of past property acquisitions, arguing that homes were effectively taken for public projects, while staff responded that the sales were voluntary. She concluded by reiterating her opposition to further commercial development in the area.

1:02:05 Kent Bell, a North Ogden resident, opposed the proposed rezoning and development of five homes on a nearby lot adjacent to his property. He expressed concern that the increased number of residents and vehicles would create traffic congestion, more driveway activity, and increased lighting, which he believes would reduce safety and make it harder to exit his own driveway. He also said the development would negatively impact his backyard privacy. Kent argued that neighbors would similarly object if they lived next to the project, and he opposed higher-density housing in the area. He further noted concerns raised by others about impacts on nearby animals and horses and concluded that the area should remain made up of individual homes rather than multi-unit or higher-density development.

1:03:56 Deann Burns, a North Ogden resident, stated that she agrees with concerns previously raised about the Country Boy Dairy area becoming an eyesore. She emphasized that she was exercising her First Amendment rights as a resident of North Ogden and suggested that citizens should not be criticized for speaking at public meetings.

1:04:32 David Parkinson, a North Ogden resident, supported concerns raised by other residents about maintaining the area's rural and residential character. He described his personal experience living near horse property, noting issues like odor, flies, dust, and the need for homeowners to adapt to those conditions, but acknowledged that higher-density housing near such properties would likely generate complaints. He argued that the proposed high-density development would not fit the neighborhood and could negatively affect the appearance and character of nearby homes, suggesting instead that a single-family home would better complement the area. He also raised concerns about increased traffic, safety risks for children in the area, and added congestion from multiple households and vehicles. While recognizing the property owner's rights, he suggested the land could be subdivided in a way that still allows for a single larger home rather than multiple units, which he believes would better preserve neighborhood safety, privacy, and overall character.

1:07:34 Jim Flint of Hansen and Associates characterized the proposal as a small 1.2-acre infill development that represents orderly urban growth within the City. He acknowledged surrounding agricultural and historical land uses and expressed sympathy for neighbors concerned about impacts from development, noting his own experience living near a dairy. However, he argued that existing agricultural activities should not prevent or outweigh the City's ability to allow infill development. He concluded that the proposal should be viewed primarily as a straightforward infill project consistent with urban development within the City.

1:08:48 Douglas Varner, a North Ogden resident, strongly opposed the proposed rezoning from RCC to R-1-5 and the potential development of a gas station and commercial uses at 3100 North and 450 East. He argued the change would be incompatible with the surrounding single-family neighborhood and claimed it would function as improper spot zoning without an adequate buffer between commercial and residential uses. He also raised concerns about infrastructure capacity and safety, particularly the ability of the intersection to handle fuel trucks, delivery traffic, and 24-hour commercial activity. He emphasized risks to nearby residents and students, saying the location is along a route used by children walking to school and could create pedestrian-vehicle conflicts and other safety issues. Additionally, he said residents feel communication about development has been poor and that trust in the planning process has eroded. He warned that community members are organized and would respond politically if the project is approved. He concluded by urging the Commission to follow the General Plan, protect neighborhood character and safety, and deny the rezoning.

1:14:03 Commission Members and Staff clarified that the discussion was focused only on the 1.1-acre rezoning item and not the separate commercial proposal. They emphasized that the commercial portion was not part of this hearing and while public comments had mixed between topics, only comments relevant to the specific rezoning item should be considered. The item under review was strictly a rezoning decision and not a site plan approval.

1:14:45 John Hansen, applicant representing property owner Doug Young, emphasized that the commercial portion of the proposal is separate from their concerns and focused instead on the residential and land-use impacts. He shared personal experience with horses and acknowledged that while issues can arise between neighbors, they have generally been manageable. John raised questions about local zoning rules for large animals per acre, suggesting it may be an important factor given the apparent scale of animal use on the property. He supported the idea of a private privacy fence, specifically a six-foot fence, as a good mitigation measure. More broadly, he noted that development is often unpopular in communities but tends to follow a predictable pattern where initial resistance gives way to eventual acceptance. John referenced past development in another area as an example and encouraged residents and developers to focus on being good neighbors and minimizing impacts on surrounding properties.

1:16:41 Scott Hess, Community and Economic Development Director, explained the zoning and animal-keeping rules for the R-1-8 Agricultural areas. He noted that properties in the surrounding R-1-8 Zone (standard 8,000 square foot lots) may have existing animal-keeping uses that are considered legal nonconforming, meaning they can continue unless the property is sold, the use changes, or the animals are removed for at least a year—after which the City could potentially prohibit them from returning. Scott clarified that current zoning for animal-keeping requires properties to be at least one acre (up to five acres), and allows a maximum of four large animals per acre (such as horses, cows, sheep, or goats, or a combination). In practical terms, he stated that to legally maintain large animals under current rules, a property would need to be at least one acre in size.

Chair Watson motioned to close the Public Hearing. Commissioner Swanson seconded the motion. All in attendance voted aye. The Public Hearing was closed at 7:18 p.m.

1:18:02 Discussion among Commissioners focused on clarifying what “high density” means in the City’s General Plan and how the proposed R-1-5 zoning compares to existing and surrounding residential designations. Staff explained that high density is defined as 18–40 units per acre, while medium density ranges from roughly 6–18 units per acre, with R-1-5 falling within the medium density category.

They noted the area is complex due to a mix of nearby housing types, including duplexes and apartment-style developments, making it difficult to categorize the site consistently. Under current zoning, the property could already support roughly three to four lots depending on layout constraints, fire access, and configuration, without requiring a rezone. Commissioners discussed past zoning decisions in nearby areas and expressed concern about incremental “density creep” northward. Questions were raised about how animal-keeping uses interact with residential development and how potential nuisance issues would be handled. Staff clarified that existing animal-keeping rights may be nonconforming and typically become a civil matter between neighbors, with limited City enforcement except under specific conditions.

The Commission also discussed alternative zoning scenarios, including maintaining existing zoning (RCC/R-1-8 equivalency) versus approving R-1-5, and how each would affect subdivision potential, lot separation, and future development patterns. Staff explained that RCC and R-1-8 are functionally similar in many standards, while R-1-5 would allow smaller lots and could enable separation of existing homes into individual parcels given frontage and lot width requirements. Concerns were raised about fire access, street layout, and whether alternative subdivision designs could better buffer agricultural uses. Ultimately, Commissioners debated whether approving or denying the rezoning would meaningfully change the likely development outcome, with some noting that similar density may occur under either scenario. Discussion concluded without consensus, with members weighing property rights, neighborhood impacts, and long-term development implications before considering a motion.

1:39:42 Commissioner Bailey made a motion to recommend approval of the rezone at 2742 North 400 East from Residential City Center (RCC) to Small Lot Residential (R-1-5) as an in-fill project, with an addition to potentially allow preservation of the home along Washington Boulevard, and forward this recommendation to the City Council. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion failed to pass with a 2-4 vote.

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

1:42:53 Scott Hess, Community and Economic Development Director, explained that although staff had been working with the applicant and a public hearing notice was posted, procedural requirements were not fully met (specifically, no mailed notices were sent to nearby property owners), so the Planning Commission will not take formal action or make a recommendation, and as a result, the item will be treated as a work session for discussion only.

Scott described the property's location and complex zoning pattern, noting it spans multiple zones including Residential R-1-10, R-12.5, and Hillside Protection 3 (HP-3), with much of the land subject to two-acre minimum lot requirements due to steep slopes and geologic conditions. He explained that the area was designated for hillside protection in the 1997 Plan because of unstable terrain, including a historic alluvial fan and potential fault lines, which present geotechnical risks that are not fully understood. Scott expressed concern that there is insufficient geotechnical and engineering information to determine whether the proposed rezone is appropriate. He emphasized that the area sits between different types of development patterns, including smaller-lot subdivisions nearby and large estate lots in adjacent hillside subdivisions, making it difficult to determine the most appropriate zoning fit. Additional concerns included road steepness and infrastructure constraints. Scott concluded that no formal recommendation could be made at this time, but staff and the City Engineer were available to answer questions during the work session.

1:46:57 Commissioner Jorgensen asked whether the City could require additional studies and information to address staff concerns and help support a better-informed decision. Scott confirmed that the City can require various geotechnical and related studies in hillside protection zones, noting that a 1997 study divided the area based on higher geologic sensitivity and that additional technical analysis could be used to better understand site conditions. He explained that the purpose of the discussion was to identify what information is needed before a formal recommendation can be made, since there is currently insufficient geotechnical data to evaluate the rezoning request. Scott emphasized that while the Commission can discuss potential tradeoffs—such as density, open space, trails, and environmental considerations—a clearer geologic understanding is needed before moving forward with a recommendation to the City Council.

Commissioners asked clarifying questions about existing zoning designations, water rights, and procedural time limits for the work session. Staff reiterated that the item is a pre-rezone discussion without a subdivision application, so service details like utilities would be addressed later in the process. It was also clarified that the session allows discussion with the applicant in a back-and-forth format, unlike standard public comment procedures, since it is a work session rather than a formal decision-making hearing. The Commission ultimately acknowledged that while they could continue discussion with the applicant present, no formal action or recommendation would be made at this stage.

Chair Watson opened the Public Hearing at 7:52 p.m.

1:52:24 Hunter Murray, representing the Holland Group, explained that the intent of the session was to encourage open discussion with the Planning Commission and staff rather than move directly to a formal decision, given the known geological uncertainties associated with the hillside property. He emphasized that the project team wants to address these concerns thoroughly before advancing, particularly regarding geotechnical risks. He noted that preliminary work has already been completed, including Phase I studies and geotechnical analysis by CMT Engineering. Their initial review suggests the site is outside mapped state areas of concern for both fault lines and alluvial fan hazards, though the applicant acknowledged that state maps are not always precise and further investigation is still necessary. Additional subsurface testing, including pit testing, is currently underway, with plans for approximately 18 to 20 test locations across the site to better evaluate conditions. Hunter stated they are committed to working closely with City staff and engineers to validate findings and ensure agreement on geotechnical conclusions. He also reiterated their interest in collaborating with the Commission to refine the project based on feedback, assuming geological issues can be satisfactorily resolved.

1:56:27 The discussion focused on allowing a higher-density residential development with strong concerns raised about changing the zoning without updated geotechnical evidence, citing known geological hazards and the original purpose of the HP-3 designation. City staff and the applicant responded that geotechnical studies are underway and will guide whether the site is suitable for development, with both the City and applicant's engineers expected to review and compare findings before any decision is made.

Commissioners also discussed the proposed increase in density from roughly 15 homes to about 71, noting this shift raises questions about consistency with past General Plan expectations and neighborhood character. While some supported the concept if safety is confirmed, others emphasized the need to carefully weigh the higher intensity of development. Trail access, open space, vegetation preservation, and wildfire risk were major themes.

Several Commissioners stressed maintaining trail connectivity, incorporating usable open space, and considering clustering or buffers to preserve natural areas. There was also support for integrating wildfire planning and native landscaping guidance.

Infrastructure concerns, including utility constraints and wellhead protection zones, were briefly addressed, with confirmation that utilities are already partially in place but must meet regulatory requirements. The applicant emphasized efforts to coordinate with the City on geotechnical safety, design refinement, and public amenities before moving forward.

2:25:08 Brent Call, a North Ogden resident, expressed support for the open discussion but emphasized caution regarding changes to the General Plan and existing zoning. He referenced prior concerns about gradual “creep” away from the General Plan through incremental development approvals. While acknowledging that exceptions can sometimes be justified, Brent stressed that any move toward higher-density zoning in the area should require strong, compelling evidence. He urged the Commission and staff to carefully evaluate proposals before making decisions that would depart from the current General Plan.

Commissioner Swanson motioned to close the Public Hearing. Commissioner Jorgensen seconded the motion. All in attendance voted aye. The Public Hearing was closed at 8:28 p.m.

8. GENERAL PLAN DISCUSSION AND REVIEW – PARKS, TRAILS, AND RECREATION SECTION AND ACTIVE TRANSPORTATION PLAN

2:28:20 Chair Watson made a motion to defer Agenda item #8 to a later date. Commissioner Swanson seconded the motion.

Voting on the motion:

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

The motion passed with a 5-1 vote.

9. PUBLIC COMMENTS

2:29:35 Janine McKnight, a North Ogden resident, requested more information about Parks, trails, and recreation and requested clarification on how those elements are being addressed. In response, Chair Watson explained that the discussion is part of an ongoing General Plan review process to evaluate whether the current Plan is still relevant or needs adjustments. Scott Hess further explained that the City is currently reviewing and discussing the General Plan in a structured way, since it was last comprehensively updated in 2015 with minor updates in 2019, and a more recent land use map adopted in 2022. He emphasized that the process is intended to refresh understanding of each section of the Plan before making any decisions, and to prepare for a broader public input process where residents will be invited to provide feedback. The Planning Commission and staff are working through each chapter to evaluate what remains relevant and what may need updating.

Janine raised concerns about loss of trails and recreational access due to development, referencing areas such as canal roads and Frog Rock, and asked for clarification on how parks, trails, and transportation planning fit into the General Plan. Scott explained that the transportation component includes an active transportation plan focused on walking, biking, and other non-vehicular travel, primarily through sidewalks, bike lanes, and related infrastructure. He clarified that this is separate from hillside trail systems and from the parks and recreation element of the Plan. Scott concluded with direction on where the public can access the full General Plan documents online for further review.

2:34:08 Brent Call, a North Ogden resident, expressed appreciation for the decision to postpone item #8, noting that after a long meeting the General Plan discussion likely would not have received sufficient attention. He suggested that when the item returns to the agenda, it should be scheduled earlier so it can be discussed more thoroughly and given appropriate focus.

2:34:52 Doug Varner, a North Ogden resident, requested better communication and more opportunities for residents to ask questions during public meetings. He said clearer guidance on when questions can be asked and more avenues for receiving information about issues such as construction and detours would help reduce confusion and frustration in the community.

2:36:53 Commissioner Swanson explained that public meetings are not structured for extended question-and-answer sessions because they can quickly turn into lengthy debates and significantly prolong meetings. Instead, residents are encouraged to ask questions through the City's online communication channels, including the City's Facebook page, the "TextMyGov" feature, and local community Facebook groups, where Council Members, staff, and knowledgeable residents regularly respond to questions and provide information.

Chair Watson added that questions about construction detours are well-suited for the City's "TextMyGov" system. He appreciated the public feedback, acknowledged that there was some confusion regarding public comment procedures, and stated that he would work to make those opportunities clearer in the future. He thanked residents for their input and noted that their comments were helpful.

10. REMARKS - PLANNING COMMISSIONERS

2:39:35 Planning Commissioners questioned rumors of potential commercial development at the intersection of 3100 North and 450 East. Scott Hess explained that the City owns approximately 2.5 acres at the location and had initiated a policy discussion with the City Council about whether the area should be considered for future neighborhood commercial use due to its location along major transportation corridors and ongoing roadway improvements. Scott emphasized that no development proposal exists, no land use decisions have been made, and any future changes would require amendments to the General Plan, rezoning, public hearings, City Council approval, and eventual disposition of the property.

Scott further clarified that while a neighborhood commercial zoning district exists in the City code, it has never been applied on the zoning map and does not currently permit convenience stores, gas stations, or other automobile-oriented uses. Commissioners discussed the concept of small-scale neighborhood-serving commercial uses and expressed opposition to larger convenience store or gas station developments at the site.

Commissioners acknowledged that proactive planning discussions had unintentionally generated public concern and emphasized that any future consideration of the property would involve extensive public input. The discussion also highlighted the importance of balancing future land use decisions with the City's financial needs, including maintaining sales tax revenue while preserving community character. The Commission additionally reflected on meeting management and agenda planning.

11. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

2:53:06 Ryan Nunn acknowledged the City's summer Planning Intern, Elisa Sandgren, noting the team is excited to have her and hopes she will gain meaningful experience, including potentially presenting in future meetings. He also added that staff typically have a good sense of upcoming agenda items and encouraged anyone with concerns or questions to contact him or Scott for clarification.

2:53:39 Scott Hess explained that Planning Commission agendas are typically structured to prioritize applicant-driven items, especially since applicants are paying for timely consideration. Legislative items can be unpredictable and sometimes lengthy, particularly with recent increased development pressure and multiple rezoning cases. Staff is working to streamline the process by reducing time spent on Administrative items, especially those that already comply with regulations, while ensuring only appropriate items are brought forward for consideration. Overall, the goal is to make meetings more efficient by prioritizing necessary decisions and minimizing delays for applicants and attendees.

12. REMARKS – CITY MANAGER/ATTORNEY

2:56:09 Jon Call suggested improving Planning Commission meeting structure by separating agendas into an “action” meeting and a “long-term planning” meeting once per month to better organize discussions. He explained that while it is appropriate for the public to ask questions, extended back-and-forth exchanges during meetings can quickly become unproductive, so questions are often written down and addressed later to keep proceedings on track. Jon noted that the more informal nature of Planning Commission meetings can make roles and expectations unclear, and clarified that outside of public hearings, meetings are primarily for observing decisions rather than direct participation, while public hearings are the appropriate venue for extended public input. He also mentioned that the Council will undergo required open meetings training and invited feedback to improve meeting processes.

13. ADJOURNMENT

Commissioner Bailey motioned to adjourn the meeting.

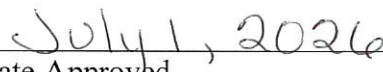
The meeting adjourned at 8:58 p.m.



~~Cody Watson~~ Nissa Green
Planning Commission Chair Vice



Joyce Pierson
Deputy City Recorder



Date Approved