



PLANNING COMMISSION MEETING
AUGUST 5, 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/89522524723>

Webinar ID: 895 2252 4723

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: Chair Watson

Pledge of Allegiance: Commissioner Settlemyre

CONSENT AGENDA

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

ADMINISTRATIVE ITEMS

4. Public comments for items not on the agenda*
5. [Site Plan Review – Arms of Love In-home Daycare](#)
Consideration and action for a Site Plan approval for Arms of Love In-home Daycare, located at approximately 186 West 1875 North
Presenter: Ryan Nunn, Planner II
6. [Preliminary Plat Approval – Matlock Subdivision](#)
Consideration and action for a preliminary plat approval of the Matlock Subdivision (72 lots), located at approximately 600 East 2100 North
Presenter: Ryan Nunn, Planner II

LEGISLATIVE ITEMS

7. [Zoning Map Amendment 2026-07 – 2742 North 400 East](#)
 - **Rezone property from Residential City Center (RCC) to Multi-family Residential Zone (R-4) as an infill project**
 - **Public Hearing and Recommendation**Presenter: Ryan Nunn, Planner II
8. [Zoning Text Amendment 2026-06 – Commercial Setbacks and Buffers](#)
 - **Legislative amendment to consider regulations regarding Commercial building setbacks, wall heights, and buffer requirements adjacent to residential zoned property**
 - **Public Hearing and Recommendation**Presenter: Scott Hess, Community and Economic Development Director

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 31st day of July, 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 accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.

9. [Zoning Text Amendment 2026-07 – Accessory Dwelling Units](#)
 - **Legislative amendment to consider regulations regarding Detached Accessory Dwelling Units for lot size and when an owner may occupy an ADU while under construction with a primary dwelling**
 - **Public Hearing and Recommendation**

Presenter: Scott Hess, Community and Economic Development Director
10. Public Comments*
11. Remarks - Planning Commissioners
12. Report - Community and Economic Development Director
13. Remarks - City Manager/Attorney
14. 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.