

**PLANNING COMMISSION
MEETING MINUTES**

August 19, 2026

The North Ogden Planning Commission convened on August 19, 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 August 13, 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	
Chad Bailey	Commissioner	Excused
Lorin Gardner	Commissioner	via Zoom
Phil Swanson	Commissioner	
Cass Settlemyre	Commissioner	Excused
Craig Jorgensen	Commissioner	

STAFF:

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

VISITORS:

Elisa Sandgren	Philip Sandgren	David Sandgren
Kevin Burns	Brock Loomis	Julie Anderson
Eric Langvardt	Taylor Moore	Chris Pulver
Rochelle		

0:00:00 Chair Watson called the meeting to order and shared a thought, reflecting on his reasons for serving on the Planning Commission, sharing his love for North Ogden and his desire to help preserve its character as the City grows. He acknowledged that growth is inevitable and expressed his commitment to helping guide development in a way that maintains the qualities that make North Ogden special. Commissioner Jorgensen then led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:02:04 Chair Watson excused Commissioner Settlemyre and Commissioner Bailey and noted that Commissioner Gardner would be joining online. All other Planning Commission members were in attendance.

2. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:15 No disclosures were made.

ADMINISTRATIVE ITEMS

3. PUBLIC COMMENTS

0:03:00 No public comments were made.

4. PRELIMINARY PLAT APPROVAL – RANDALL FARMS ESTATES SUBDIVISION

Consideration and action for preliminary plat approval of the Randall Farms Estates Subdivision (59 lots), located at approximately 720 East 2100 North

0:04:12 Ryan Nunn, Planner II, explained that the Randall Farms Estates Subdivision follows a recent R-1-5 rezone. The proposed subdivision includes 59 lots, below the maximum of 65 allowed by the development agreement, and staff determined that the proposed lots meet applicable size and frontage requirements. The development includes private streets requiring curb, gutter, and a minimum four-foot sidewalk along one side. Public infrastructure improvements will include portions of 2200 North, Monroe Boulevard, and 2100 North. The applicant will also need to coordinate with the canal company regarding the canal easement and piping.

Staff found the proposal consistent with the General Plan and Southtown neighborhood requirements and recommended approval subject to the conditions in the Staff report and compliance with the Technical Review Committee and City Engineer comments.

0:07:57 Commissioners clarified that the development agreement allows up to 65 lots, while the preliminary plat proposes 59. Staff explained that, compared with a recently reviewed neighboring development, this project has similar canal coordination requirements but also requires resolution of the Monroe Boulevard alignment and right-of-way with the City Engineer. Commissioners also discussed lots backing onto Monroe Boulevard, confirming that the development agreement prohibits direct access from those lots to the roadway. Enforcement would occur through the building permit process and potentially HOA requirements. Concerns were also raised about ensuring consistent fencing along Monroe Boulevard and avoiding future enforcement issues, although staff noted that fencing was not specifically addressed in the development agreement.

0:12:04 Taylor Moore, applicant with Rodeo Development, presented the proposed 59-lot subdivision, explaining that it is generally consistent with the neighboring development and the R-1-5 zoning standards. The development agreement allows building heights up to 35 feet and includes a combination of public and private streets, with Monroe Boulevard planned as an 80-foot right-of-way. Lot sizes will range from approximately 5,170 to 24,000 square feet. The developer is coordinating with the canal company and plans to pipe the canal through the development using a 54-inch pipe.

0:15:00 **Commissioner Swanson made a motion to recommend Preliminary Plat approval of Randall Farms Estates Subdivision, subject to the conditions listed in the Staff report. Commissioner Jorgensen seconded the motion.**

Voting on the motion:

Chair Watson	aye
Vice Chair Green	aye
Commissioner Bailey	excused
Commissioner Gardner	unable to vote due to audio issues
Commissioner Swanson	aye
Commissioner Settlemire	excused
Commissioner Jorgensen	aye

The motion passed 4-0.

5. SITE PLAN APPROVAL – COMMUNITY POND PARK

Consideration and action for a site plan approval for the Community Pond Park and Site Improvements, located at approximately 154 East 2300 North

0:17:19 Elisa Sandgren, Planning Intern, presented the Site Plan for the Community Pond Park and related site improvements, noting that the property was recently rezoned to Civic zone and will include a detention basin and park space. The detention basin is already under construction, and the Parks Department is working to acquire park equipment. The plan includes six-foot sidewalks along designated trails on 2300 North and 150 East, 25 parking spaces including two ADA spaces, and proposed landscaping. Elisa recommended flexibility in the landscaping plan based on funding, maintenance needs, and water availability. Future lighting would be reviewed during the building permit process, and street trees were recommended along 150 East. Staff found the project consistent with the General Plan and recommended approval subject to the identified conditions.

0:20:35 The Planning Commission discussed street tree requirements, with Elisa clarifying that trees are recommended along 150 East while not necessarily being required elsewhere. Staff supported selecting tree species that provide appropriate landscaping while minimizing potential damage to sidewalks and the detention basin. The Commission also supported the general landscaping plan, recognizing that the number and type of plantings may vary based on funding, water availability, and maintenance resources. Staff clarified that the concrete access ramp would primarily provide maintenance access, although park users could use it to carry kayaks. The park will include a restroom, pavilion, parking, and a detention basin designed to maintain approximately seven feet of water, with additional capacity for stormwater. Water will continuously flow through the basin, and aeration and signage are planned to address water quality, recreational use, and safety.

The Commission also discussed safety measures, including perimeter fencing and a locking gate system that would allow visitors to exit but prevent entry after closing. Pets will be permitted on leash but are not intended to enter the water. Commissioners expressed support and enthusiasm for the project moving forward. Concerns were raised about the driveway access near the intersection of 150 East and 2300 North. Staff confirmed that the approach meets the minimum setback requirement but acknowledged possible turning conflicts. Commissioners suggested evaluating whether the western access could be restricted to right-out movements, with staff agreeing to consult the City Engineer and public safety officials. Staff also noted that the future extension of 150 East to 2550 North will likely increase traffic in the area.

0:33:22 Vice Chair Green motioned to approve the Site Plan for the Community Pond Park and Site Improvements, subject to the conditions outlined in the Staff report, with additional consideration given to restricting the west exit to right-turn-only movements. The landscaping and street tree requirements would remain flexible as noted in the Staff report. Commissioner Swanson seconded the motion.

Voting on the motion:

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

The motion passed with a 5-0 vote.

LEGISLATIVE ITEMS

6. CONSIDERATION, DISCUSSION, AND DIRECTION ON THE ALTURA MASTER PLAN AND DEVELOPMENT AGREEMENT PROPOSED ON APPROXIMATELY 500 ACRES OF MARRIOTT FAMILY GROUND LOCATED ON THE NORTH BENCH OF NORTH OGDEN CITY

0:35:03 Scott Hess, Community and Economic Development Director, introduced a preliminary work session regarding a proposed update to the master development agreement for the hillside area north of Mountain Road and the Cove. The property is currently governed by a development agreement dating from approximately 1999–2000 that allows primarily single-family development on 10,000-square-foot lots. The developer is proposing a new vision for the Altura subdivision in response to changing market conditions, community needs, and development costs.

The concept would create a more complete community with a mix of housing types, potential small-scale commercial services, and additional open space and park amenities. Scott noted that North Ogden currently needs additional programmable park acreage, and the proposal includes park space that could help address that need. The project would also incorporate several hundred additional acres not covered by the existing development agreement, resulting in an overall increase in housing units that must be considered in relation to the additional land area.

Scott emphasized that the discussion was preliminary and no decision or recommendation was requested. The proposed master development agreement would effectively replace or substantially amend the existing agreement and function as its own zoning framework. If the amendment is not ultimately approved, the developer would retain the development rights provided under the existing agreement. The proposal will return to the Planning Commission for further review and eventual recommendation to the City Council.

0:40:31 The Commission discussed how the proposed Altura townhome and multifamily areas would be regulated. Scott explained that existing City zoning districts, such as R-4, would serve as the base standards, with the Master Development Agreement identifying specific modifications to density, setbacks, building heights, and other requirements. The agreement may also establish development-specific standards for roads, snow storage, and on-street parking. Scott noted that the process provides an opportunity to evaluate whether some existing City standards should also be updated based on what works effectively within the Altura development.

0:43:46 Brock Loomis, representing Grenoble and the Marriott family, introduced the proposed Altura North Bench master-planned community and emphasized that the presentation was intended to gather feedback rather than seek approval. He explained that the Marriott family views the property as a legacy project and wants to create a high-quality community rather than a series of conventional subdivisions. The approximately 500-acre development is envisioned with a wide range of housing types for different stages of life, extensive trail connectivity, and approximately 150 acres of dedicated open space. A centrally located 10-acre public park would be constructed and dedicated to North Ogden City, with the overall design emphasizing access to the Bonneville Shoreline Trail and connections to surrounding neighborhoods.

Eric Langvardt of Langvardt Design Group described the master plan as being organized around the site's topography, parks, open space, and trail network. A proposed two-acre village center adjacent to the 10-acre city park would serve as a community gathering place and trailhead, potentially offering small-scale retail, dining, office, and other neighborhood services. Higher-density housing would be concentrated near this central area to encourage walkability, with densities decreasing toward existing neighborhoods and the outer edges of the development. The plan also includes a variety of neighborhood and pocket parks designed around their individual locations, including overlooks, cottage parks, recreational areas, multipurpose fields, playgrounds, and trail-oriented open spaces. A central open-space corridor would take advantage of the hillside topography and could include hiking and biking amenities while providing multiple connections to the Bonneville Shoreline Trail.

Eric emphasized that the benefits of planning the property as one master-planned community include diverse housing opportunities, substantial preserved open space, coordinated recreational amenities, and stronger integration with surrounding neighborhoods. The development team also committed to providing an early trail connection to the Bonneville Shoreline Trail rather than waiting until later phases of development. The team reiterated that the plan remains conceptual and that they are seeking Planning Commission feedback as the design and development agreement continues to evolve.

1:01:59 The Planning Commission was generally supportive of the proposed hillside development, praising its lifecycle housing options, extensive parks and open space, trail connectivity, and terrain-sensitive design. Commissioners nevertheless stressed that the project would significantly change North Ogden's foothills and would require substantial public input and careful review. Key concerns included traffic and parking, water and utility capacity, trail connections, avalanche and debris-flow mitigation, and ensuring that promised parks, open space, and amenities are secured through enforceable development agreements.

Developers ensured that extensive engineering, utility, geotechnical, and traffic studies have already been completed and emphasized that the proposal represents their intended development rather than simply an early concept. Commissioners also urged careful planning of the commercial area. Developers described it as small-scale "Village Commerce" intended for local cafes, offices, and neighborhood services rather than big-box stores, gas stations, or drive-through businesses. Overall, Commissioners viewed the proposal favorably but emphasized the need to verify that the final development delivers the amenities, protections, and character currently being presented.

7. **PUBLIC COMMENTS**

1:27:36 Julie Anderson, a North Ogden resident referring to the previous agenda item, expressed concerns about hillside development risks, including avalanches, flooding, debris flows, fault lines, wildfire, and water availability. She urged compliance with geological and sensitive-area requirements and cautioned that past developments have changed significantly from their original plans. She also questioned park funding, housing affordability, and the impact of development on property taxes.

8. **REMARKS - PLANNING COMMISSIONERS**

1:33:27 No remarks were made.

9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

1:34:01 Scott Hess confirmed that three Planning Commission members would like to attend the upcoming American Planning Association conference at the Davis Conference Center and they will complete their registrations. Scott also provided an update on projects funded through the RDA grant program, which distributed nearly \$1 million before the RDA ended in 2024. Several business façade, signage, and improvement projects have been completed or are underway, along with a new trail planned near Coldwater Creek. Staff plans to hold ribbon cuttings to highlight the City's reinvestment in local businesses and invited the Planning Commission and City Council to participate.

10. REMARKS – CITY MANAGER/ATTORNEY

1:35:51 Jon Call emphasized that the hillside proposal is still early in the review process and encouraged the Planning Commission to freely provide its opinions and recommendations, recognizing that the Commission and ultimately the City Council will determine what is best for the City.

11. ADJOURNMENT

Commissioner Jorgensen motioned to adjourn the meeting.

The meeting adjourned at 7:36 p.m.



Cody Watson
Planning Commission Chair



Joyce Pierson
Deputy City Recorder



Date Approved