NORTH OGDEN CITY

SETTLED 1851

PLANNING COMMISSION MEETING

SEPTEMBER 16, 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/82864085368
Webinar ID: 828 6408 5368
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/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Chair Watson
Invocation or Thought: Commissioner Swanson
Pledge of Allegiance: Commissioner Bailey

CONSENT AGENDA

1. Roll Call
2. Approval of Meeting Minutes – September 2, 2026
3. Conflict of Interest or Ex Parte Disclosures

ADMINISTRATIVE ITEMS

4. Public comments for items not on the agenda*
5. Preliminary Plat Approval – Northview Estates Subdivision, Phase 11
   Consideration and action for a preliminary plat approval of the Northview Estates Subdivision, Phase 11 (44 lots), located at approximately 450 East 3900 North
   Presenter: Ryan Nunn, Planner II

LEGISLATIVE ITEMS

6. Cooperstowne Development Agreement Amendment
   - Consideration and recommendation regarding an amendment to the Cooperstowne Development Agreement to request an amendment to the parking stall length and add one residential unit
   - Public Hearing and Recommendation
   Presenter: Scott Hess, Community and Economic Development Director
7. North View Estates Development Agreement Amendment
   - Consideration and recommendation to the City Council regarding Amendment #1 to the Master Development Agreement for North View Estates
   - 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 10th day of September, 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-Paige Strand, 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.

8. Altura Annexation and Restated Master Development Agreement
   - Consideration and recommendation on the Altura Annexation and Restated Master Development Agreement proposed on approximately 500 acres of Marriott family ground located on the north bench of North Ogden City
   - Public Hearing and Recommendation
   Presenter: Scott Hess, Community and Economic Development Director

9. Altura – Westside Investments LC Annexation Petition
   - Consideration and recommendation on a legislative application to annex property owned by Westside Investments LC, including approximately 208.96 acres of unaddressed bench land north of the North Ogden Cove Subdivision. The 16-parcel area adjoins the existing North Ogden City boundary. The requested zoning is the Altura Master Planned Community, and the stated purpose is development of the proposed Altura project
   - Public Hearing and Recommendation
   Presenter: Scott Hess, Community and Economic Development Director

10. Zoning Text Amendment 2026-06 – Commercial Setback and Buffer Amendments
    Consideration and recommendation on ZTA 2026-06 to consider regulations regarding Commercial building setbacks, wall heights, and buffer requirements adjacent to residentially zoned property. These provisions will consider amendments to CCNO 11-10A-3, Site Development Standards (Subsection 3, Minimum Yard Setbacks); CCNO 11-10A-5, Protection of Adjoining Residential Properties, Buffer Zone; and CCNO 11-10 Article C, Design Standards for Commercial and Manufacturing Development
    Presenter: Scott Hess, Community and Economic Development Director

11. Public Comments*

12. Remarks - Planning Commissioners

13. Report - Community and Economic Development Director

14. Remarks - City Manager/Attorney

15. 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.