



NORTH OGDEN CITY

SETTLED 1851

PLANNING COMMISSION MEETING MINUTES

September 16, 2026

The North Ogden Planning Commission convened on September 16, 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 September 10, 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/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Cody Watson	Chair	excused
Nissa Green	Vice Chair	
Chad Bailey	Commissioner	via Zoom (joined at 6:15 pm)
Lorin Gardner	Commissioner	
Phil Swanson	Commissioner	excused
Cass Settlemyre	Commissioner	
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:

Kevin Burns	Chris Pulver	Peter Rohde
Erika Rohde	Jean Barclay	Michael Wheeler
Christopher Morby	Shelly Leth	Wayne Van Taisell
Dave Schuellerman	Tammy Schuellerman	Slade Opheikens
Kyle Smith	Stephanie Spencer	Derek Ulibarri

Dave Morrison	Heidi Morrison	Jeff Smith
Daniel Jenney	Amy Nolls	Cecil Satterthwaite
Kerry Wangsguard	Tiffani Myers	Kelly Carmichael
Norm Higgs	Haley Yancey	Jeff Humphrey
Chelsea Amaro	Susan Bauman	Steven Bauman
Nan Hoxer	Gary Lyells	Ron Jones
Kim Whiting	Sue Whiting	Scottie Hobson
Steph Goodrich	Gerrit d'Ablaing	Doug Burgan
Brian Hazen	David Lane	Kevin DeFriez
Lisa DeFriez	Mary Jane Stephens	John Graves
Kathy Frost	Amy Lynne	Al Trout
Mike Dellos	Douglas Varner	Michelle Markeson
Nancy Tomane	Katie Pigmire	Kami Maurith
Danika Conde	Erika Stephenson	Alisa Jenney
Blake Johnson	Matthew	Alex
Jae	Jodi Smith	Cammon Arrington
Steven Lysse	Jay D Dalpiaz	Teena Northern
Shawn Harris	Paul G.	Nancy Carlsen
Patty White	Brock Loomis	Eric Langvardt
Dirk Van Langenberg	John Johnson	Christina Van Langenberg

0:00:00 Vice Chair Green called the meeting to order. Commissioner Settlemire led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:16 Vice Chair Green excused Chair Watson and noted that Commissioner Bailey and Commissioner Swanson would be joining online. All other Planning Commission Members were in attendance. *Note: Commissioner Swanson was unable to join online.*

2. APPROVAL OF MEETING MINUTES – SEPTEMBER 2, 2026

0:01:58 Commissioner Settlemire motioned to approve the September 2, 2026, Planning Commission Meeting minutes. Commissioner Gardner seconded the motion.

All those in attendance voted aye.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:00 No conflicts of interest were disclosed.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS

0:04:56 Paul Goodrich, a North Ogden resident, raised two concerns. He requested careful stormwater and runoff management, citing severe flooding during the heavy 2023 snowmelt that flooded several neighboring homes and washed away a concrete retaining wall. He asked that the new development include measures to direct runoff away from downstream homes and basements. He also requested that public access to the area's existing trails be maintained as development continues.

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

0:06:38 Ryan Nunn, Planner II, presented the preliminary plat for Northview Estates Phase 11, which continues development north of Lakeview Drive and extends adjacent road 425. Following a Technical Review Committee meeting, the developer and engineer addressed staff comments, including adding a fire turnaround on the north side. To address stormwater concerns, plans include a berm or swale along the north side to help manage runoff, with a new detention pond planned for a future phase. A geological hazard study was submitted and reviewed by the City Engineer. The plat also dedicates Lakeview Heights Road, road 425, and Parcel G to the City. Staff determined that the proposed lots meet development standards for frontage and lot size and recommended Planning Commission approval.

0:09:16 Vice Chair Green requested clarification regarding the proposed berm for stormwater management. Ryan Nunn explained that the Technical Review Committee discussed moving dirt to create a berm that would prevent runoff from flowing through the proposed lots into neighboring properties and instead direct the water away. He confirmed that this stormwater measure would be a condition of approval. Commissioner Gardner asked whether improvements to Lakeview Drive would be consistent with those constructed as part of Phase 6. He noted that Phase 6 dedicated the full 102-foot right-of-way but constructed the roadway generally as an 80-foot right-of-way, leaving a large park strip on the east side. Ryan confirmed that, although this requirement was not documented in the TRC comments, continuing the same design used in Phase 6 had been discussed. Commissioner Gardner noted that property owners along the east side would be responsible for maintaining the larger park strip until the roadway is widened in the future.

Commissioner Settlemyre asked about the intended purpose of Parcel G, a roughly 5,000-square-foot parcel being dedicated to the City. Staff indicated that the parcel is associated with storm drainage and would provide access to the nearby stormwater facility or retention basin. Vice Chair Green suggested adding the Lakeview Drive improvement requirements to the conditions of approval because they had been discussed but were not documented in the staff materials. Commissioner Gardner agreed and proposed language requiring the physical improvements along Lakeview Drive to match those constructed in Phase 6, including the roadway width and configuration. Ryan confirmed that the proposed dedication is consistent with the previous phase.

0:13:20 Commissioner Gardner made a motion to recommend approval of the Preliminary Plat for Northview Estates Subdivision, Phase 11, subject to all conditions in the staff report and the additional condition that improvements to Lakeview Drive be consistent with those completed in Northview Estates Phase 6. Commissioner Settlemyre seconded the motion.

Voting on the motion:

Chair Watson	excused
Vice Chair Green	aye
Commissioner Bailey	late – joined via Zoom @ 6:15 pm
Commissioner Gardner	aye
Commissioner Swanson	excused
Commissioner Settlemyre	aye
Commissioner Jorgensen	aye

The motion passed with a 4-0 vote.

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**

0:14:32 Scott Hess, Community and Economic Development Director, presented the proposed amendment related to the Cooperstown apartment development at 1500 North Washington Boulevard, just south of Walker Cinema. During construction, a discrepancy was identified between the development agreement, the 2021 approved site plan, and current zoning standards.

The approved plans show parking stalls measuring nine feet by 18 feet, while the zoning code standard is nine feet by 19 feet. The developer constructed the project in accordance with the approved plans, resulting in curbing being installed based on the shorter stall dimensions. Alternatives would include removing and replacing the curbing or narrowing adjacent pedestrian walkways, which could negatively affect pedestrian access. The first request is therefore to amend the development agreement to allow the nine-foot-by-18-foot parking stalls shown on the approved site plan.

Scott explained that the second request involves converting a portion of the first floor of the development's clubhouse into one additional residential unit. The project originally straddled the Ogden and North Ogden City boundary and was planned with more residential units. Because the anticipated boundary adjustment between the cities did not occur, the development was separated into two distinct projects, leaving the clubhouse oversized relative to the reduced number of units. Converting a portion of the clubhouse to a residential unit would provide a more beneficial use of the space and was expected to have limited impact on overall site parking. Scott stated that the two requested amendments are to allow the previously approved parking stall dimensions and add one residential unit within the clubhouse. The matter was presented as a legislative item requiring a public hearing and a recommendation from the Planning Commission to the City Council. The applicant's representative, Doug Burgan, was present to answer questions.

0:17:41 Commissioner Gardner asked about the proposed parking stall reduction and the portion of the original development in Ogden City. Scott explained that all parking stalls were designed at nine feet by 18 feet and that increasing their length would affect open space, existing curbing, or required drive aisle widths. Scott also stated that the Ogden portion is now a separate development that may include townhomes instead of apartments, significantly reducing the number of units. Utilities were originally designed for both areas, with agreements addressing water and stormwater service.

0:20:31 Doug Burgan, applicant and project manager with Walrus Construction, explained that he joined the project approximately a year ago, after the curb, gutter, and utilities had already been installed. He stated that modifying the parking layout at this stage would be complicated and costly because removing and replacing the curb and gutter could also require relocating utility lines and affect existing footings, foundations, and buildings. He expressed appreciation for the Commission's consideration of the requested amendment.

Vice Chair Green opened the Public Hearing at 6:22 p.m.

0:22:15 Kerry Wangsguard, a North Ogden resident, opposed accommodating the requested changes, stating that developers should be responsible for ensuring projects are constructed correctly and should bear the cost of correcting mistakes.

He expressed concern that granting exceptions could set a precedent for future developers to request similar accommodations from the City.

0:24:27 Al Trout, a North Ogden resident, agreed with the previous speaker and cited a nearby development with narrow streets, inadequate access, and fire access concerns as an example of problems resulting from the City accommodating development issues. He expressed concern that residents are now left dealing with the consequences.

Commissioner Settlemyre motioned to close the Public Hearing. Commissioner Jorgensen seconded the motion. All in attendance voted aye. The Public Hearing was closed at 6:25 p.m.

0:25:30 Vice Chair Green noted that the proposed reduction in parking stall length appeared minimal and that 9-foot-by-18-foot stalls are commonly used. She expressed concern that requiring changes to the existing construction could unnecessarily result in narrower drive aisles or sidewalks. Staff clarified that the 2021 approved site plan depicted 9-foot-by-18-foot parking stalls and that the development was constructed according to that approved plan. However, the Development Agreement referenced the City code standard of 9-foot-by-19-foot stalls, creating a discrepancy between the approved site plan and the agreement. Staff acknowledged that responsibility for identifying the inconsistency was shared between the developer and the City and that errors had occurred during the City's review process. Staff further explained that the original project approval included 152 residential units, but the project was subsequently reduced to 92 units, eliminating 60 units planned for the south side of 1500 North. The configuration of the remaining buildings and site plan has not otherwise changed since the 2021 approval. The proposed amendment would reconcile the Development Agreement and approved site plan by establishing the parking stall dimensions at 9 feet by 18 feet. Staff noted that the agreement could alternatively be amended to require 9-foot-by-19-foot stalls and that the Commission's role was to make a recommendation to the City Council regarding which standard should apply.

Commissioners discussed concerns about larger vehicles extending beyond 18-foot stalls and potentially encroaching into sidewalks or fire-access areas. Staff explained that the two-way drive aisles are 24 feet wide, while the fire code requires 20 feet of clear space, leaving sufficient clearance even with some vehicle overhang. Staff also reported that Ogden City's parking standard is 8.5 feet wide by 18 feet long, meaning the proposed stalls would be wider than Ogden's standard while maintaining the same length. The Commission also discussed the proposal to reduce the size of the clubhouse and add an additional residential unit within the existing building footprint. Commissioners generally expressed no concern with this portion of the amendment, noting that the overall building square footage would not change.

0:31:37 Vice Chair Green made a motion to recommend approval of the Cooperstowne Development Agreement amendment to reduce the parking stall length and add one residential unit. Commissioner Jorgensen seconded the motion.

Voting on the motion:

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

The motion passed with a 4-1 vote.

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

0:33:27 Scott Hess, Community and Economic Development Director, introduced three related but separate legislative public hearing items, explaining that each requires an individual decision and recommendation from the Planning Commission to the City Council. Members of the public may provide comments during any of the hearings, and those comments may be considered in relation to the overall proposal.

The first item concerns modifying the original 2000 Northview Estates Development Agreement and Master Hillside Development Plan. The original approval generally allows 10,000-square-foot single-family lots without required open space beyond streets, roads, and detention facilities. Portions of the property would retain the original approvals, including areas associated with Northview 11.

The second item involves the proposed Altura Master Plan by Westside Development Group for property currently owned by a single owner. The developer is requesting an amendment to the 2000 Development Agreement to allow a broader variety of housing types, potentially including smaller single-family lots, attached townhomes, larger estate lots farther up the hillside, and a small commercial center. The proposal also contemplates a City park of up to 10 acres, along with trails, park space, and trailheads.

A related item involves annexing remaining property in unincorporated county territory generally north of the Cove and extending to the power line corridor. The developer is requesting that the land uses contemplated in the Altura Master Plan be applied to the annexed property.

Scott clarified that the Planning Commission's responsibility is to conduct the required public hearings and provide recommendations to the City Council, which will make the final decisions. The Commission had previously reviewed the project conceptually on August 19 and received a more complete package on September 2 in preparation for the current hearings. Scott anticipates that the proposed documents may be modified in response to comments from the public, Planning Commission, staff, and City Council. The anticipated City Council process would include a work session before a subsequent decision meeting rather than an immediate final decision. He emphasized that additional opportunities for public input will remain as the proposals move through the review process.

For the first item, Agenda item #7, Scott recommended retaining approximately 65 acres under the existing Northview development approvals and limiting the area to approximately 140–148 residential units. Future development would generally be consistent in size, scale, and character with the previous Northview phases, with the final unit count dependent on street layouts, detention requirements, and other public improvements.

0:41:49 Brock Loomis, representing the development team, explained that the existing Northview Estates Master Development Agreement (MDA) divides the property into areas below and above Long Bench. The below-Long-Bench area, shown in orange, is being amended primarily to reduce or detach the property covered by the agreement. Otherwise, the existing MDA remains unchanged, including its density, lot sizes, and other development standards. The amendment essentially separates this area from the portion that will be presented later.

Vice Chair Green opened the Public Hearing at 7:43 p.m.

0:44:23 Douglas Varner, a North Ogden resident, described problems caused by nearby construction, including dirt, rocks, and damage to local streets, and said surrounding residents have had to repeatedly contact the city for cleanup. He emphasized that he was not speaking for or against the development but wanted a more effective way to address community concerns. He proposed forming a residential working group where residents, city staff, and developers could share information, discuss concerns, and develop solutions to mitigate development impacts.

He also volunteered his time and professional engineering experience to help with the group, saying better communication could reduce misinformation and conflict.

0:48:46 Nancy Tomane, a North Ogden resident, questioned amending a 26-year-old development agreement to remove land for development under different terms while retaining the original agreement for the remaining property. She suggested either keeping the entire agreement intact or starting over with a new agreement. She also requested clarification on the number of units originally planned and whether the associated water demand has remained accounted for in the City's long-term development and water planning.

0:50:01 Dave Schueller, a North Ogden resident, expressed concern that residents received inadequate and late notice about a development of significant size, particularly regarding its potential population, traffic, and water impacts. He called for better communication with residents and encouraged the City to slow the process down to allow more time for public understanding and discussion rather than feeling pressured by the developer.

0:52:23 Stephanie Goodrich, a North Ogden resident, questioned the process of considering related development items separately. She asked whether approving the removal of acreage from existing agreements under one item could leave that land without a governing Master Development Agreement if the subsequent development proposal is denied.

Scott Hess clarified that existing development agreements remain with the land until formally changed. If portions of the proposed Altura development are denied, the existing 2000 development agreement would continue to govern the property unless and until a new agreement is approved.

0:54:23 Kerry Wangsguard, a North Ogden resident, supported the earlier suggestion for a resident working group and raised concerns about water availability, traffic, and public safety related to the proposed developments. He questioned whether the City has sufficient culinary water and road capacity to accommodate additional households, called for improvements to east-west transportation routes and emergency evacuation access, and asked about plans for the Mountain Road corridor and I-15 access. He also emphasized protecting existing residents' safety and property values while respecting developers' property rights.

1:00:23 Chelsea Amaro, a North Ogden resident, raised concerns about flooding, hillside grading and blasting, drainage, and retaining walls near her property. She also questioned whether Bates Elementary has sufficient capacity for students generated by the additional housing.

She urged the City and community to work together to update the 26-year-old development agreement with stronger guidelines rather than removing the property from the existing agreement.

1:02:14 Cam Arrington, a North Ogden resident, raised concerns about soil stability, heavy runoff, drainage, and previous retaining-wall failure near the proposed development. He recommended retaining the original development agreement and completing the lower portion first so the City can evaluate impacts on drainage, traffic, water, schools, and population before considering development above Long Bench. He also emphasized the need for an east-west transportation corridor to prevent increased traffic through steep residential streets such as 100 East.

Commissioner Settlemyre motioned to close the Public Hearing. Commissioner Gardner seconded the motion. All in attendance voted aye. The Public Hearing was closed at 7:05 p.m.

1:06:04 The Planning Commission discussed that the requested amendment would primarily reduce the amount of property covered by the existing development agreement without changing the development rights or standards for the remaining area. Commissioners noted that the property could already be developed under the current agreement, including existing requirements for lot sizes, roads, drainage, and hillside protection. Scott Hess clarified that the development remains well below the maximum number of units allowed under the 2000 agreement. Overall, the amendment was characterized as separating property from the agreement rather than changing the development standards for the property that remains.

1:08:57 **Commissioner Jorgensen made a motion to recommend approval to the City Council of the Northview Estates Development Agreement amendment. Commissioner Settlemyre seconded the motion.**

Voting on the motion:

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

The motion passed with a 4-1 vote.

The meeting recessed for a five-minute break.

8. **ZONING MAP AMENDMENT HP-1 TO ALTURA MASTERPLAN AND MASTER DEVELOPMENT AGREEMENT**

- **Consideration and recommendation on the Altura Masterplan 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**

1:12:44 Scott Hess, Community and Economic Development Director, explained that the proposed development agreement amendment would cover about 500 acres, removing roughly 150 acres from the existing agreement and adding approximately 200 acres of annexed land. Development in the Northview area has occurred gradually, with 231 units built across five phases since 2014 and development on the hill taking place over roughly 20 years.

The existing agreement already allows up to 960 units in the area, and those development rights will remain regardless of the decision on the amendment. Scott said the main question is whether changing the agreement would provide a net benefit to the City. The proposed changes include some increased density and changes in land uses in exchange for significant open space, parks, trails, and connected areas. He emphasized that development is driven by market conditions and that this should be viewed as a 25- to 30-plus-year planning decision rather than an immediate development proposal. He then invited the development representatives to present additional information and answer questions.

1:15:37 Brock Loomis, representing the development team, introduced the Altura North Bench project and acknowledged residents' questions and concerns. He emphasized that the proposal is still going through the public review process. The Planning Commission will make a recommendation to the City Council, where additional meetings and opportunities for public input will occur. He said the developers intend to proceed methodically rather than rush the project. Planning for the approximately 500-acre community began nearly two years ago in collaboration with the Marriott family, which has owned the property for decades and views the project as a long-term legacy. The development team also consulted with the City early in the process to identify community priorities and potential benefits.

The proposed plan is intended to create a cohesive, walkable community rather than continue developing the hillside one subdivision at a time. It would include a village center, parks, trails connecting to the mountain, open space, and a range of housing types from attached multifamily housing to estate lots larger than one acre.

Brock said the variety of housing is intended to accommodate residents at different stages of life. Open space and outdoor recreation are central to the plan. Approximately 150 of the 500 acres are proposed to remain permanently undeveloped. The design began by identifying the property's existing natural features and determining how development could be organized around them. Brock also said they have conducted preliminary engineering work to evaluate hillside development concerns, including drainage, water, geology, soil conditions, grading, utility connections, and traffic. He emphasized the importance of managing drainage and other hillside issues to avoid future problems and said additional details would be available to residents. The presentation was then turned over to the project's designer to explain the overall land plan, open space, parks, trails, and amenities.

1:21:41 Eric Langvardt, Langvardt Design Group, presented the land use and design plan for the proposed community. He explained that the plan was organized around 150 acres of open space, with roads, neighborhoods, parks, trails, and commercial areas designed around that core feature. The project would include miles of trails connecting neighborhoods to each other, the proposed commercial area, existing neighborhoods to the south, and the Bonneville Shoreline Trail. The developers are proposing a trailhead near the Bonneville Shoreline Trail and have committed to completing one major trail connection from the existing southern neighborhood through the property within 12 months of the first plat approval.

The center of the development would include a minimum 10-acre city park and an adjacent neighborhood commercial area envisioned for small-scale retail and dining. Higher-density housing, including smaller units and townhomes, would be concentrated near this central area. Housing density would decrease toward the project's boundaries, where larger lots would be used to better match neighboring developments and accommodate steeper terrain. The parks would be designed individually rather than as traditional turf-heavy parks. Proposed concepts include overlooks, small neighborhood gathering areas, playfields, playgrounds, terraced spaces, hillside recreation features, and potentially mountain biking or climbing elements. The design emphasizes natural landscaping, water efficiency, and using the property's existing topography. Eric characterized the proposal as a coordinated community rather than a series of separate subdivisions. He said the plan is intended to provide diverse housing, substantial open space and recreational amenities, connections to existing neighborhoods, and improved public access to trails and the mountain.

1:31:41 Brock Loomis, representing the development team, explained that the Altura North Bench plan was designed around the City's hillside protection requirements. The proposal would preserve about 150 acres of open space, protect existing drainage corridors, and prohibit development on continuous slopes greater than 30 percent. Preliminary geological and geotechnical studies have been completed, with additional studies required for each development phase.

The plan would use lower-density housing near existing neighborhoods and larger lots in steeper areas. An HOA-owned buffer would also be maintained along the top of Long Bench to provide hillside protection and preserve views from below. Natural drainage areas would remain open space, with erosion control and revegetation required after grading. The development would also provide about five miles of public trails, a new trailhead, and connections to the Bonneville Shoreline Trail, opening formal mountain access through property that is currently private. The development team has also evaluated water, sewer, utilities, and infrastructure capacity with City staff. Brock said planning the entire community at once would allow these infrastructure needs to be addressed comprehensively as development occurs.

1:41:22 Commissioners questioned developers about the proposed development agreement, focusing on how much the plan could change after approval, when parks and trails would be constructed, and how infrastructure would keep pace with development. Developers said the agreement limits major changes and that amenities would be phased as development progresses, with the 10-acre park planned around 400 units and the trailhead around 800 units. Commissioners also discussed dark-sky lighting, the agreement's 15-year term with two possible five-year extensions, and the funding of parks through developer-fronted costs reimbursed by impact fees. Developers indicated they were open to adding stronger lighting standards. Infrastructure was a major concern, particularly water pressure, sewer capacity, roads, drainage, and utilities. Developers said these systems have been studied for the project's potential full buildout and that additional facilities, such as water tanks, sewer lines, and road improvements, would be added as needed. Each development phase would still require City engineering review. The Commission also requested a clearer comparison between the project's proposed zoning standards and existing City standards. Retaining walls were discussed as well, with developers clarifying that normal residential walls would follow city standards, while larger engineered walls could be used for roads and utilities where hillside conditions require them. Commissioners emphasized that the appearance of these larger walls should also be considered.

Vice Chair Green opened the Public Hearing at 8:00 p.m.

2:00:00 Kevin DeFriez, a North Ogden resident, supported many aspects of the development but opposed the proposal as currently presented because of traffic concerns. Based on his experience with a similar project, he warned that traffic studies may underestimate vehicles from deliveries, visitors, and other activity. He questioned whether existing access roads can support a development of this size and recommended more gradual phasing so the City can evaluate traffic and infrastructure impacts before allowing the entire project to proceed.

2:04:12 Dave Schueller, a North Ogden resident, expressed concern that the proposed development could remain under construction and partially unfinished for many years. Based on his experience with The Cove, he cited delayed landscaping, common areas, and other improvements. While supportive of the overall concept, he recommended smaller, carefully managed phases so parks and other amenities are completed in a timely manner and large portions of the hillside are not disturbed long before they are developed.

2:07:22 Norm Higgs, a North Ogden resident, expressed concerns about geological stability and water issues associated with the development. He questioned building on the alluvial area near a fault zone and the potential effects of blasting and construction. His primary concern was groundwater and runoff. He described nearby homes experiencing flooding and continuous water flow during spring runoff and questioned how development could alter existing underground water movement. He urged the City and developers to determine how groundwater would be managed to prevent increased flooding or other impacts on existing neighborhoods.

2:09:44 Dirk Van Langenberg, a North Ogden resident, said residents need a clearer comparison between what is already approved and what the new proposal would allow, particularly the increase in housing units and its impact on North Ogden as a whole. He raised concerns about traffic, schools, snow removal, east-west road access, and how the project's 15- to 25-year development timeline would be managed. He also questioned what benefits the broader City would receive beyond amenities located within the development, noting that a large amount of new growth would rely on existing neighborhoods and infrastructure.

2:12:05 Stephanie Goodrich, a North Ogden resident, said she is not opposed to development but believes the proposed project is too significant to move forward without a more comprehensive understanding of its Citywide impacts. She raised concerns about water supply and pressure, utilities, sewer and stormwater systems, traffic, emergency services, landslide and avalanche risks, schools, and the cumulative effects of other nearby developments. She also called for greater transparency regarding infrastructure costs, impact fees, the terms of the revised development agreement, and who would ultimately pay for necessary improvements. She criticized the public notification process and said residents need more opportunity to understand and participate in a decision of this magnitude. Stephanie asked the Planning Commission not to recommend the proposal to the City Council in its current form. She questioned replacing portions of the existing development agreement with a substantially different agreement and said that, although development can benefit the community, she believes the current proposal requires further review and revision.

2:17:44 John Johnson, a North Ogden resident, said he supports private property rights, development, and growth but believes the Altura project should not proceed until the City has a clearer understanding of its infrastructure impacts. He raised concerns about roads and traffic, water and sewer capacity, drainage, public safety, geological hazards, and the costs of necessary improvements. John argued that existing residents should not be responsible for paying for infrastructure required by the new development. He called for specific information identifying what improvements are needed, when they will be constructed, how much they will cost, and who will pay for them, with those responsibilities included as enforceable requirements in the development agreement. He recommended that development be phased according to demonstrated infrastructure capacity rather than allowing growth to outpace infrastructure. He asked the Planning Commission not to recommend the proposal in its current form until infrastructure studies, costs, funding responsibilities, and enforceable commitments are established.

2:23:14 Al Trout, a North Ogden resident, agreed with earlier concerns and argued that North Ogden should have greater control over the pace of development rather than allowing developers to determine the City's growth rate. He suggested establishing a targeted annual growth rate and limiting additional development once that threshold is reached. He believes this would allow the City to better manage growth and its associated impacts.

2:24:12 Gerrit d'Ablaing, a North Ogden resident, raised concerns about the development's potential effects on wildfire risk, insurance availability, landslides, earthquakes, avalanches, and existing homes below the project. He also questioned whether police, fire, ambulance, evacuation planning, roads, utilities, and schools could adequately support the additional population. He emphasized that infrastructure and emergency access should be evaluated based on worst-case conditions, not just normal operations, particularly given limited access routes and cumulative growth from other developments. He also questioned who would pay for increased road maintenance and other public infrastructure needs. Gerrit argued that housing growth should occur alongside investments in transportation, utilities, emergency services, hazard mitigation, and evacuation planning. He requested that the proposal be tabled until these issues are addressed in detail and stated that he does not support the project as currently proposed.

2:29:38 Slade Opheikens, a North Ogden resident, acknowledged that growth is inevitable and expressed appreciation for the developer's past work. However, he emphasized the need for responsible growth and raised concerns about water, traffic, and retaining walls. He requested more information about where secondary water for the development would come from and whether existing facilities have sufficient capacity. He also asked that traffic, sewer, and water analyses be shared with residents, particularly those living near major access points.

Finally, he requested clearer language in the development agreement regarding the potential size and appearance of retaining walls. Overall, he was not opposed to development but wanted these issues addressed to ensure the project represents smart growth.

2:32:20 Jean Barclay, a North Ogden resident, expressed concern that high-density housing could negatively affect the property values of existing homes in The Cove. She suggested allowing The Cove to install gates separating the neighborhood from the proposed higher-density development as a way to protect existing homeowners and their property values.

2:33:07 Wayne Van Taisell, a Pleasant View resident whose property borders the development, requested greater transparency regarding traffic, water, fire protection, grading, and infrastructure studies. His main concerns were potentially large retaining walls affecting neighboring views and increased traffic using already constrained roads in Pleasant View. He asked that studies be publicly available and that transportation impacts be evaluated across the surrounding area, not just within the development.

2:37:09 Cam Arrington, a North Ogden resident, questioned the developer's claim of providing 150 acres of open space, arguing that only about 10 acres would be usable park space while most of the remaining acreage consists of steep or otherwise difficult-to-develop land. He felt presenting the full 150 acres as a community benefit was potentially misleading.

2:38:09 Kelly Carmichael, a North Ogden resident, raised concerns about the project's effects on traffic, water, soil, and other infrastructure. She questioned whether the referenced 164-page report was a current environmental impact assessment and, if not, argued that one should be completed to fully evaluate whether the community can handle a project of this size.

2:39:37 Alex, a North Ogden resident, appreciated the development's overall vision and planned trails but expressed concern that the development agreement gives the developer too much flexibility while providing insufficient guarantees for the City. He questioned the timing of promised amenities, potential infrastructure costs to the City, allowable modifications, and the long agreement term. He cautioned that changing economic conditions could result in promised benefits being delayed or altered and urged the City to strengthen the agreement to protect its interests over the long term.

2:43:26 Christina Van Langenberg, a North Ogden resident, expressed concern that the development's size and scope would fundamentally change North Ogden's small-town character.

She questioned whether existing schools and other services could support roughly 1,600 additional homes and argued that even if infrastructure concerns can be addressed, the city should still consider whether growth of this scale is desirable. She supported development generally but felt this proposal was too large.

Commissioner Settlemyre motioned to close the Public Hearing. Commissioner Jorgensen seconded the motion. All in attendance voted aye. The Public Hearing was closed at 8:45 p.m.

2:45:49 The developers addressed concerns about phasing, water, traffic, schools, and the existing development agreement. They said detailed phasing is difficult because construction will depend on market demand and infrastructure needs, although provisions are intended to ensure different phases work together. Regarding water and drainage, they said each subdivision application must demonstrate adequate culinary and secondary water capacity and comply with engineering requirements protecting downstream properties. If sufficient water, storage, transmission, or other utility services cannot be demonstrated, the City can withhold subdivision approval.

On traffic, the developers agreed to provide their traffic studies and said they are continuing to work on the Mountain Road connection and broader east-west access. They said modern traffic modeling considers schools, churches, and other traffic generators. They also stated that school capacity is primarily addressed by the school district as growth occurs. The developers rejected suggestions of undisclosed arrangements with the City. Regarding the existing development agreement, they estimated it has about five years remaining and said that without the proposed amendment, they would likely pursue development of the remaining units permitted under the existing agreement, which they said would not provide the trails, open space, and public access included in the new proposal.

2:55:02 Planning Commissioners generally viewed the proposed master-planned approach as potentially better than fragmented development under existing approvals, but several said they needed more information before making a recommendation. Commissioners specifically requested additional details on infrastructure, geological conditions, water capacity, traffic, costs, and who would be responsible for necessary improvements. Staff clarified that roughly 1,200 units could potentially be entitled under existing approvals and annexation, compared with about 1,637 under the proposal, an estimated net increase of about 437 units. Some Commissioners saw benefits in having a cohesive plan with coordinated zoning, drainage, buffers, and open space rather than separate subdivisions. Commissioners also discussed narrowing permitted commercial uses and ensuring quality development if property is sold to other builders. The developers agreed to provide additional infrastructure and traffic information and reconsider certain uses.

Ultimately, Commissioners indicated they were hesitant to forward the proposal to the City Council without reviewing the additional information. The developers requested that the matter be tabled, and the Commission reached a consensus to continue it to the next meeting so they could make a more informed decision.

3:13:18 Commissioner Jorgensen made a motion to table the Altura Zoning Map Amendment and Master Development Agreement until the next Planning Commission meeting to allow time to gather additional information before making a recommendation to the City Council. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion passed with a 5-0 vote.

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 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**

Vice Chair Green opened the Public Hearing at 9:15 p.m.

No public comment was made.

Commissioner Settlemyre motioned to close the Public Hearing. Vice Chair Green seconded the motion. All in attendance voted aye. The Public Hearing was closed at 9:16 p.m.

3:16:41 Commissioner Gardner asked how two parcels, one owned by Rocky Mountain Power and another containing a reservoir, could be included in the overall annexation even though their owners were not applicants. Scott Hess explained that the City may add adjoining properties to an annexation petition. Although the City generally has avoided doing so, the reservoir parcel is City-owned property that should have been annexed when the water tank was completed, making its inclusion a cleanup matter. The Rocky Mountain Power parcel is surrounded or encompassed by the annexation area, and Scott was unaware of any objection from the utility. Jon Call added that including these parcels is permissible under the applicable annexation rules if the Planning Commission recommends bringing them into the annexation.

3:18:14 Commissioner Settlemyre made a motion to table the Altura Westside Investments LC Annexation Petition until the next meeting. Commissioner Jorgensen seconded the motion.

Voting on the motion:

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

The motion passed with a 5-0 vote.

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

3:19:37 Scott Hess, Community and Economic Development Director, explained that the Planning Commission postponed this proposal after its August 5, 2026 public hearing to address concerns involving noise, wall height, fire protection, public safety, and mitigation.

Following discussions with the property owner and a review with the City Attorney, staff is comfortable with the revised ordinance. The revisions limit the perceived wall height next to residential property to 10 feet, with the building stepping up to 20 and then 30 feet. The first 10 feet cannot be used as an occupied rooftop or gathering area. Building and fire codes will govern construction, maintenance, and fire-protection requirements. The proposal also removes any requirement that neighboring property owners provide maintenance access. Developers must either design the zero-lot-line building so outside access is unnecessary or obtain a private access easement from the neighbor. Scott said zero-lot-line commercial development is common, staff does not anticipate significant impacts, and the affected neighbors support the project because of planned property improvements. Staff recommends approval as drafted.

3:22:37 The Planning Commission discussed whether the revised ordinance adequately addressed its earlier concerns about zero-lot-line commercial development next to residential property. Scott confirmed that occupied rooftop uses, including decks, patios, dining, and gathering areas, are prohibited within 10 feet of an adjoining residential property. The ordinance also requires applicants to demonstrate that construction and maintenance can occur without entering neighboring property; if access is necessary, a recorded easement or private agreement must be obtained before a building permit is issued.

The group clarified that neighboring property-owner permission is not universally required under the ordinance. However, the current development would need agreements because the developer intends to alter the grade on neighboring property to maintain the 10-foot maximum perceived wall height. The Commission also discussed windows and doors along a zero-lot-line wall. Scott explained that openings could not provide functional access onto neighboring property, and building/fire codes would likely require a two-hour fire-rated wall without openings because fire apparatus would not have access to that side. Commissioners raised potential privacy and noise concerns from windows, although Scott noted that conventional buildings set back 10 feet can currently be taller and have unrestricted windows. He acknowledged that some effects of the new standards may only become apparent after they are implemented.

3:28:23 Commissioner Jorgensen made a motion to recommend approval of Zoning Text Amendment 2026-06, Commercial Setback and Buffer Amendments and forward this recommendation to the City Council. Commissioner Gardner seconded the motion.

Voting on the motion:

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

The motion passed with a 5-0 vote.

11. PUBLIC COMMENTS

3:29:35 Gerrit d'Ablaing, a North Ogden resident, urged the City to take a measured approach to the proposed development rather than moving too quickly. While acknowledging that the project could provide benefits, he suggested that phased or piecemeal development might be appropriate until the impacts on existing downstream infrastructure are better understood. He expressed concern that infrastructure costs could ultimately fall on North Ogden residents through higher taxes, adding to existing affordability pressures.

3:30:41 Wayne Van Taisell, Pleasant View, expressed concern that the proposed development is moving through the review process too quickly. While supporting the concept of a comprehensively planned community, the speaker noted that the developer spent more than two years preparing what is expected to be a 25- to 30-year project, while the Planning Commission and City have had only a few months to review it. Wayne also questioned whether enough information is available for approval, noting that some technical reports remain preliminary. They urged additional review of issues such as traffic, water supply, geology, engineering, and other infrastructure impacts before the project advances.

3:32:16 Cam Arrington, a North Ogden resident, questioned the developer's suggestion that it could proceed under the existing 2000 Master Development Agreement if the new proposal is not approved. He urged the City and public to review the older agreement and compare it with the current proposal, particularly since it reportedly allows about 400 fewer units. Cam argued that development under the existing agreement would still be subject to applicable standards and questioned whether the older agreement might be a preferable alternative.

12. REMARKS - PLANNING COMMISSIONERS

3:34:12 Commissioner Settlemyre noted that the existing development agreement is available for public review in the materials for Agenda Item 7 on the North Ogden City Planning Commission website.

3:34:54 Vice Chair Green reported on a successful planning conference attended by several Commissioners, noting that North Ogden's meeting structure and minutes were presented as an example for other cities. She praised the Planning Department and staff for their work and organization.

13. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

3:35:35 Scott Hess credited the City Recorder's Office and Joyce Pierson for the Planning Commission's exemplary agendas and meeting materials and described the planning conference as valuable training. He emphasized that the hillside proposal is one of North Ogden's most significant policy decisions for the next 25 years and praised the constructive public process. The Commission will reconvene on October 7, with staff planning to present updated documents and comparisons in a more concise, transparent format.

14. REMARKS – CITY MANAGER/ATTORNEY

3:37:18 Jon Call explained that Agenda Item 5 illustrates what development on the remainder of the hillside could look like under the existing development agreement, noting that it does not include features such as trail connections. He also clarified why the existing agreement remains in effect through 2031. When Marriott installed water tanks and water lines to serve Northview Estates, the development agreement was extended for an additional 10 years. Jon noted that the extension document was not included in the meeting packet, but that it effectively extended an agreement that otherwise would have expired approximately five years earlier.

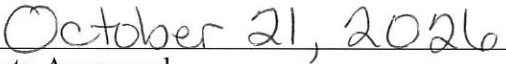
15. ADJOURNMENT

Commissioner Settlemyre motioned to adjourn the meeting.

The meeting adjourned at 9:39 p.m.


Cody Watson
Planning Commission Chair


Joyce Pierson
Deputy City Recorder


Date Approved