

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
October 19, 2022**

The North Ogden Planning Commission convened in a regular meeting on October 19, 2022, at 6:01 p.m. The meeting was also held on Zoom. Notice of time, place and agenda of the meeting was furnished to each member of the Planning Commission, posted on the bulletin board at the municipal office and posted to the Utah State Website on October 13, 2022. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2021.

COMMISSIONERS:

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	excused
Scott Barker	Commissioner	
Alan Lunt	Commissioner	
Nicole Nancarrow	Commissioner	via Zoom
Johnson Webb	Commissioner	
Cody Watson	Commissioner	

STAFF:

Jon Call	City Manager/Attorney
Scott Hess	Planning Director
Brandon Bell	Associate Planner
Kai Johnsen	Planning Tech

VISITORS:

Sandy Cochran

Chairman Thomas called the meeting to order at 6:00 p.m. Commissioner Barker offered the invocation and Commissioner Lunt led the Pledge of Allegiance.

1. ROLL CALL

Chairman Thomas conducted roll call; he indicated Vice Chairman Mason is excused and Commissioner Nancarrow is participating via Zoom.

2. MINUTES CONSIDERATION

Consideration and action to approve the August 3, 2022 and September 7, 2022 Planning Commission Meeting minutes.

Commissioner Barker made a motion to approve the August 3, 2022 and September 7, 2022 Planning Commission Meeting minutes. Commissioner Lunt seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

3. OPENING MEETING STATEMENT

Chairman Thomas read the opening meeting statement.

4. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

Chairman Thomas asked if any Commissioner has ex parte communications or conflicts of interest to disclose. No disclosures were made.

5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

ADMINISTRATIVE ITEMS

6. SPR 2022-05 CONSIDERATION AND ACTION ON AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL OF BOWSER BATH, LOCATED AT APPROXIMATELY 400 EAST 1975 NORTH

Associate Planner Johnsen explained the applicant is requesting approval of a site plan that includes the addition of a self-contained, self-service pet wash. The current site has a four-bay car wash with vacuums and vending. The applicant is proposing an 8-foot by 12-foot self-contained structure for self-service pet washing. Mr. Johnsen summarized staff's analysis of the application, which considered zoning ordinance and General Plan compliance. Staff has found that the proposed site meets the requirements of applicable North Ogden ordinances and conforms to the General Plan. The General Plan map calls for the property to be developed under the South Town Mixed Use zoning designation.

Commissioner Barker asked if this action is necessary because of questions with property boundaries. Mr. Johnsen answered no; a site plan approval can be handled administratively if the business is not going to be closer than 20 feet to the front property line, which abuts Washington Boulevard.

Chairman Thomas asked if this business will be separate from the existing carwash. Mr. Johnsen answered yes; it is self-contained, and a building permit application will be submitted for the project. Planning Director Hess briefly summarized the business plan for the operation; this business will essentially be renting space from the existing car wash. The business is unique, and the application is being presented to the Commission for validation that staff has applied the land use code appropriately.

Commissioner Watson made a motion to approve SPR 2022-05, site plan approval of Bowser Bath, located at approximately 400 East 1975 North, based on the findings listed in the staff report. Commissioner Webb seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent
Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

DISCUSSION/TRAINING ITEMS

7. TRAINING: "COMPLETE STREETS AND ACTIVE TRANSPORTATION IN THE GENERAL PLAN"

Planning Director Hess facilitated training and discussion to prepare the Commission for the development of the Complete Streets/Active Transportation elements of the General Plan. He noted he received his training materials from Hugh VanWagonen from the Wasatch Front Regional Council (WFRC). Throughout Mr. Hess's presentation, there was discussion regarding topics such as the active transportation trends such as the popularity of e-bikes and electric scooters, as well as funding sources for complete streets/active transportation improvements in the City in the future.

8. PUBLIC COMMENTS

There were no public comments.

9. REMARKS - PLANNING COMMISSIONERS:

Chairman Thomas reported on the recent actions of the City Council responsive to the recommendations made by the Planning Commission regarding retaining walls; the Council has not taken final action on the matter; they tabled the issue in their most recent meeting.

10. REPORT - PLANNING DIRECTOR:

Mr. Hess reported a joint work session of the City Council and Planning Commission will be held on November 2; he noted the retaining wall matter will be discussed and there is also consideration of other issues of mutual interest to be discussed.

11. REMARKS – CITY MANAGER/ATTORNEY

City Manager/Attorney Call reported the City Christmas Party will be held December 6 and RSVPs are due by November 21.

12. ADJOURNMENT

Commissioner Lunt made a motion to adjourn the meeting. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	absent

Commissioner Barker	aye
Commissioner Lunt	aye
Commissioner Nancarrow	aye
Commissioner Webb	aye
Commissioner Watson	aye

The motion carried.

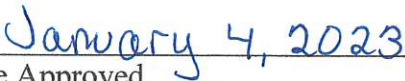
The meeting adjourned at 7:00 p.m.



Eric Thomas
Planning Commission Chair



Joyce Pierson
Deputy City Recorder



Date Approved