

**NORTH OGDEN PLANNING COMMISSION  
MEETING MINUTES**

September 4, 2024

The North Ogden Planning Commission convened on September 4, 2024, 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 Website on August 30, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

**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:**

Eric Thomas	Chairman	
Brandon Mason	Vice-Chairman	
Nicole Nancarrow	Commissioner	
Johnson Webb	Commissioner	Excused
Cody Watson	Commissioner	
Nissa Green	Commissioner	
Chad Bailey	Commissioner	arrived at 6:04 pm

**STAFF:**

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

**VISITORS:**

Travis Taylor  
Colton Bryan  
Chris Pulver  
Phillip Swanson

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

## **CONSENT AGENDA**

### **1. ROLL CALL**

0:01:17 Chairman Thomas excused Commissioner Bailey (who later arrived at 6:04 pm) and Commissioner Webb. All other Commission Members were in attendance.

### **2. CONSIDERATION AND ACTION TO APPROVE THE AUGUST 21, 2024, PLANNING COMMISSION MEETING MINUTES**

0:01:48 Vice Chairman Mason made a motion to approve the August 21, 2024, Planning Commission Meeting minutes. Commissioner Green seconded the motion.

#### **Voting on the motion:**

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	aye
Commissioner Webb	absent
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	absent

The motion carried.

### **3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE**

0:01:56 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

## **LEGISLATIVE ITEMS**

### **4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

### **5. ANX 2024-01 CONSIDERATION AND ACTION ON A LEGISLATIVE APPLICATION TO ANNEX PROPERTY AT APPROXIMATELY 1661 NORTH WASHINGTON BOULEVARD AND ZONE THE PROPERTY MULTI-FAMILY RESIDENTIAL (R-4)**

0:03:19 Scott Hess, Community and Economic Development Director, provided an overview of the annexation process, emphasizing that it differs from a standard rezone due to State code requirements. The annexation petition is certified by the County and submitted to the City, with public notices handled by the City's Recorder's office. This process involves multiple steps, including recommendations from staff, service providers, and the Planning Commission before a public hearing is held at the City Council level. The Planning Commission's task is to consider whether the City should annex 20.5 acres of land and determine the appropriate land use designation. The land in question includes multiple parcels, with some not being included in the annexation process. The City's policy has been to let landowners request annexation at their own discretion.

Chairman Thomas asked about specific parcels, and Scott clarified the parcels not included in the annexation. He also noted that certifications have confirmed the City's ability to provide necessary services like culinary water, aided by recent infrastructure improvements.

Scott shared that the General Plan designates the area for multifamily use, potentially including mixed-use. He discussed road access concerns, future alignment considerations, and possible collaboration with UDOT. The concept plan under review aligns with R-4 zoning requirements but exceeds the 35-foot height limit for buildings, which could be addressed through an existing Planned Unit Development ordinance.

The process would still require subdivision approval and escrow for improvements before issuing building permits. Public open space considerations were mentioned, as the current concept plan does not include park space. The Planning Commission was advised to take this into account when making its recommendation to the City Council. Scott concluded by stating that Staff supports the annexation, recommending approval for multifamily R-4 zoning. He then opened it up for questions, noting that the applicant was present as well.

0:14:29 Commissioner Nancarrow initiated a discussion by asking about the future land use map, specifically about a green area on the map. Scott Hess clarified that the green area conceptually represents a need for open space, which is still flexible in its exact location. He explained the presence of some existing open spaces, including detention basins and trail spaces, though many are not traditional park spaces. Scott also mentioned Harrisville's Regional Park, located just outside the City's boundary, which serves some of the nearby residents. Commissioner Nancarrow noted that the blue area on the map represents a projected elementary school.

Commissioner Green inquired why the specific parcel was being considered for green space over other areas. Scott provided background on other nearby parcels and developments, including a piece of land annexed two years ago and the possible inclusion of an 18-acre parcel for a park. He highlighted that cities typically acquire open spaces either through impact fees or land dedications in exchange for increased development density.

Vice Chairman Mason added that when the General Plan was created, the community had a significant role in deciding where parks, businesses, and houses should be placed. He stressed the importance of having City-controlled open space rather than relying on parks outside North Ogden, such as Harrisville's park, since the City does not control its future use.

Commissioner Nancarrow expressed concerns about the growing number of apartment complexes in the area and the lack of recreational space for families and children. Scott Hess mentioned that developers are required to provide 50% open space for their projects, although this is typically private open space for residents rather than public. Commissioner Bailey asked if there was a way to require public open space, to which Scott responded that the Planning Commission could make that recommendation, though the City Council ultimately makes the decision.

Chairman Thomas suggested that the City should work collaboratively with developers in the area to address the open space needs before the land is fully developed. He emphasized the importance of planning for public open space and ensuring it isn't overlooked as individual projects are approved. Scott added that the area, particularly near Mud Creek, has wetlands and high water tables, which could influence how the open space is used, potentially favoring more natural, marshy areas over traditional playing fields. The applicant was then invited to speak.

0:27:12 Travis Taylor, Westates Companies, on behalf of applicant Jim Hill with J. Hill Farms, expressed caution about the conceptual drawings presented, particularly with regard to the challenges posed by Mud Creek, which runs through the area. While the eastern part of the land is flat, the western part has more complex terrain. Travis highlighted the need for detention ponds in future planning and emphasized that the current layout is under the density limit for the zoning area. He mentioned that the plan includes a mixture of townhomes and amenities, though these details are not yet finalized. Travis is confident that the proposed development would be a livable, well-scaled community.

Chairman Thomas raised the possibility of a collaborative effort with other developers in the area to address the need for open space, such as turning existing land designated for a future school into a park that could benefit the entire neighborhood. Travis responded positively, noting his previous collaboration with nearby developers to align road infrastructure. While acknowledging that developers typically prefer minimal upfront contributions, Travis expressed a willingness to work together on shared community needs, including parks and stormwater management.

0:33:01 Discussion among Commissioners and Staff ensued with Scott Hess bringing up the potential collaboration between properties, particularly regarding the combination of detention areas for stormwater management in the southwest. He mentioned that the project's north-south connection would benefit neighboring developments. Chairman Thomas agreed, emphasizing the collaborative nature of the efforts. Commissioner Green raised concerns about concentrating high-density, multifamily housing in one area, suggesting that this could cause issues for the community in the long term. She acknowledged the complexity of the issue and the challenges of changing the General Plan but thought it was worth considering alternatives.

Vice Chairman Mason and Commissioner Nancarrow supported discussing zoning, with Vice Chairman Mason highlighting the odd shape of the parcel and its industrial surroundings. They considered whether alternative uses might fit the space better. Commissioner Bailey reflected on the limitations of zoning, suggesting that a mix of multifamily housing with commercial opportunities could better serve the growing population. Commissioner Green emphasized the importance of green space, particularly for youth sports, agreeing that recreational areas should be included in future plans.

Chairman Thomas added that without adequate green space, there would be a strain on road systems as families would need to travel to other parts of the City for recreation. He proposed a proactive approach to building parks in the area, mentioning that soccer fields and other recreational amenities would be crucial given the growing population. Chairman Thomas also pointed out past development choices, like a storage unit wall, which limited future commercial opportunities along Washington.

Scott Hess elaborated on the open spaces in the current concept, noting that while the green spaces are small, there is room for improvement. He reflected on how the area's development had been shaped by limited input during the General Plan process. Chairman Thomas suggested that the Council should consider consolidating detention ponds to create larger, more functional parks, possibly negotiating with neighboring developers to achieve this. Scott proposed revisiting the General Plan in 2024 or 2025 to make gradual adjustments for better zoning equity across the City.

**0:48:40 Commissioner Nancarrow made a motion to approve annexation on property at approximately 1661 North Washington Boulevard and zone the property Multi-family Residential (R-4), with the conditions that public space be negotiated and that there is collaboration with neighboring developers to combine open space into a larger public space. Vice Chairman Mason seconded the motion.**

**Voting on the motion:**

<b>Chairman Thomas</b>	<b>aye</b>
<b>Vice Chairman Mason</b>	<b>aye</b>
<b>Commissioner Nancarrow</b>	<b>aye</b>
<b>Commissioner Webb</b>	<b>absent</b>
<b>Commissioner Watson</b>	<b>aye</b>
<b>Commissioner Green</b>	<b>aye</b>
<b>Commissioner Bailey</b>	<b>aye</b>

**The motion carried.**

**6. PUBLIC COMMENTS**

Council Member Chris Pulver briefly commented on the townhouses, mentioning that some issues related to parks and other interactions might require a Development Agreement, despite efforts to avoid one. He also noted that owner occupancy could become a factor, driven by State level initiatives, and suggested these considerations be kept in mind moving forward.

**7. REMARKS - PLANNING COMMISSIONERS:**

**0:53:10** Commissioner Nancarrow emphasized the importance of considering a long-term vision for the remaining parcels of land along Washington Boulevard and the surrounding area and planning for commercial or rezoning needs.

Commissioner Bailey highlighted the impact of increased residential development on the area's growth, noting how it drives further stages of development, such as parks and commercial spaces, while warning against overcrowding without proper planning.

Chairman Thomas reflected on past development proposals, mentioning how higher residential density can lead to more commercial activity, but also raised concerns about limited access along Washington Boulevard. He stressed the need to plan comprehensively rather than addressing developments one parcel at a time to avoid missing necessary infrastructure like parks and schools.

Commissioner Green added that a self-contained community should include local resources like schools, parks, and grocery stores to reduce traffic congestion.

Vice Chairman Mason offered a different perspective, suggesting that a park along Washington Boulevard could be a visible and attractive feature for the community, although concerns were raised about safety and practicality.

Commissioner Watson echoed the sentiment, suggesting a balance between open space and commercial development to create a cohesive community space, while acknowledging the challenges of dedicating prime real estate solely to parks.

## **8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR**

1:01:48 Scott Hess provided updates on several upcoming administrative items, including subdivisions. A Technical Review Committee was held for a subdivision on the east side, including a section of Mountain Road. He noted that many old legislative items are making their way to the Council, and it may be time to revisit and update the City's Land Use Code, particularly Title 11. There may soon be public hearings for zoning ordinance revisions.

Scott highlighted the completion of the trail along Cold Water Creek at Village of Prominence Pointe, which had been a challenging project due to its tight right-of-way. This trail was essential for obtaining certificates of occupancy for two apartment buildings. The project also involved improving retaining walls, fencing, and fixing a detention basin. Scott encouraged everyone to visit the trail and emphasized the successful coordination with property owners. Two additional buildings have been approved for construction, with completion expected within 14 months. The new group managing the project is progressing steadily.

Scott concluded by reminding Commission Members about the upcoming APA Utah Fall Conference on October 10 & 11 in Provo.

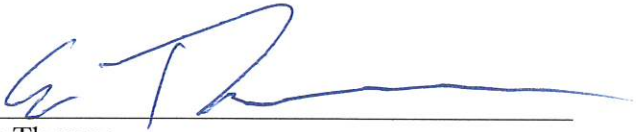
## **9. REMARKS – CITY MANAGER/ATTORNEY**

1:05:09 Jon Call, City Manager/Attorney, highlighted an upcoming event, the "K9 Kerplunk" Saturday at North Shore Aquatic Center, where only dogs will be allowed to swim. He also mentioned other events, including Fright Night at the end of October, and encouraged everyone to watch for the "save the date" email for the holiday party.

10. ADJOURNMENT

Commissioner Nancarrow motioned to adjourn the meeting.

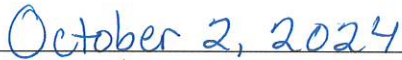
The meeting adjourned at 7:07 p.m.



Eric Thomas  
Planning Commission Chair



Joyce Pierson  
Deputy City Recorder



Date Approved