



**PLANNING COMMISSION MEETING  
FEBRUARY 15, 2023 AT 6:00 PM  
505 EAST 2600 NORTH  
NORTH OGDEN, UT 84414**

**PUBLIC CAN ATTEND IN PERSON, OR:**

Click the link to join the webinar: <https://us02web.zoom.us/j/89856032221> Webinar ID: 898 5603 2221

Or 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:** Chairman Thomas

**Invocation or Thought:** Commissioner Webb

**Pledge of Allegiance:** Commissioner Nancarrow

1. Roll Call
2. Minutes Consideration:
  - a. Consideration and action to approve the January 4, 2023, Planning Commission Meeting minutes
  - b. Consideration and action to approve the January 18, 2023, Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose
4. Public comments for items not on the agenda\*

**ADMINISTRATIVE ITEMS**

5. SPR 2023-04 Consideration and action on an administrative application, site plan approval of Kidz Under Construction Pre-School, located at approximately 1949 North 400 East, Suite #2  
Presenter: Kai Johnsen, Planning Tech
6. SUB 2022-11 Consideration and action on an administrative application, preliminary approval of the Jordyn Park Estates Subdivision (38 lots), located at approximately 3650 North and Mountain Road  
Presenter: Kai Johnsen, Planning Tech

**LEGISLATIVE ITEMS**

7. ANX 2023-02 Consideration and action on a legislative application to annex property located at approximately 2117 North Washington Boulevard, and zone the property RE-20  
Presenter: Scott Hess, Planning Director
8. ANX 2023-01 Consideration and action on a legislative application to annex property located at approximately 1651 North and 1659 North Washington Boulevard, and zone the property R-4 and M-1  
Presenter: Scott Hess, Planning Director
9. GPTA 2023-01 Public Hearing, consideration, and recommendation on a legislative application to amend the General Plan to permit Manufacturing uses within the South Town neighborhood near approximately 1651 North and 1659 North Washington Boulevard  
Presenter: Scott Hess, Planning Director
  - a. Public Hearing
  - b. Consideration and recommendation

10. ZTA 2023-01 Public hearing, consideration, and recommendation on a legislative amendment to update Title 11, Section 10 Article B, Manufacturing Zone M-1, to permit storage units as a permitted use  
Presenter: Scott Hess, Planning Director
  - a. Public Hearing
  - b. Consideration and recommendation
11. Public comments\*
12. Remarks - Planning Commissioners
13. Report - Planning Director
14. Remarks - City Manager/Attorney
15. Adjournment

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#### **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 February, 2023 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 2023 meeting schedule was also provided to the Standard Examiner on December 16, 2022.

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 compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.  
Susan L. Nance, MMC, City Recorder

#### **Public Comments During Meetings**

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Before each agenda item begins, City staff will give a report. After the staff report, the applicant will speak first and be allowed up to 10 minutes. Following the applicant, any other interested person will be allowed to speak for up to 5 minutes. The applicant has final rebuttal time of up to 5 minutes.
- 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.