

**NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES**

May 1, 2024

The North Ogden Planning Commission convened on May 1, 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 April 25, 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	

STAFF:

Jon Call	City Manager/Attorney
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Eric Casperson	City Engineer
Paige Hamblin (Zoom)	Police Records Supervisor

VISITORS:

Jake Young
Dan Nixon
Chris Pulver

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

CONSENT AGENDA

1. ROLL CALL

0:01:10 Chairman Thomas excused Commissioner Webb. All other Commission Members were in attendance.

2. CONSIDERATION AND ACTION TO APPROVE THE APRIL 3, 2024, PLANNING COMMISSION MEETING MINUTES

0:01:32 Commissioner Nancarrow made a motion to approve the April 3, 2024, Planning Commission Meeting minutes. Commissioner Bailey 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	aye

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:01:50 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

5. **SPR 2024-03 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL FOR THE CONSTRUCTION AND UPGRADE OF STORAGE UNITS AT LOCK IT UP STORAGE, LOCATED AT APPROXIMATELY 300 EAST 2000 NORTH**

0:02:43 Scott Hess, Community and Economic Development Director, acknowledged the presence of the applicant and the project manager at the meeting. He provided a brief overview of the background, stating that storage units were no longer a permitted use in the City's Manufacturing Zone in 2021 when Dan Nixon and Lock It Up Storage acquired older surrounding storage units and proposed upgrades. Two years ago, in collaboration with the applicant, Land Use Code, 11-10: Commercial and Manufacturing Zones, Article E: Class A Self-Storage Upgrade Standards, was developed. Phase one of the project focuses on upgrading existing storage units, while phase two involves constructing a commercial sales leasing building at another location. The upgrades include additional buildings, enclosing open RV storage, and constructing a two-story climate-controlled storage facility.

Scott explained that the Manufacturing Zone has minimal standards, allowing flexibility. The Staff Report highlighted conditions of approval, such as meeting frontage and lighting requirements, implementing low-impact development techniques, and ensuring compliance with signage regulations. Discussion ensued regarding the height of the building and its impact on the streetscape. Scott clarified that the building would serve as the wall, meeting Code standards, albeit with staggered architecture.

Scott further discussed fencing, landscaping, outdoor storage, and operational hours. The proposal aligns with the General Plan, aiming to modernize and maintain viability. Conditions of approval include Technical Review memo compliance, Engineering Department requirements, and Fire Department recommendations. Lighting must adhere to Dark Sky guidelines, and stormwater basins should be redesigned for detention only. The applicant must provide any required stream alteration permits from the Army Corps of Engineers. Also, a landscape review will be conducted before building permits are issued, ensuring compliance with design standards.

The Planning Commission will assess the proposal's conformity with Zoning Ordinances and the General Plan. The recommendation for site plan approval for phase one was made by Staff based on the outlined conditions.

Chairman Thomas invited the applicant to address the Planning Commission.

0:16:07 Jake Young and Dan Nixon, applicant representatives, came forward and addressed the Commission. Discussion focused on the stormwater plan and property boundaries, highlighting the project's benefits for water quality, emphasizing improvements to Coldwater Creek. Jake outlined the stormwater basin design and plans to meet with the Army Corps regarding stream alteration permits. Additionally, the upgrade along 2000 North was discussed, noting the transformation from barbed wire fences to a modern building with landscaping and a sidewalk.

Chairman Thomas raised concerns about property lines extending into the road and suggested ensuring accuracy in property surveys. Commissioner Bailey praised Lock It Up Storage's aesthetics and security measures, while Commissioner Nancarrow and others acknowledged the project's enhancements, such as internal storage and landscaping. The discussion addressed the

West boundary and future expansion plans for 2000 North, emphasizing the need for collaboration with property owners and potential capital improvement projects.

Discussion among the Commission Members continued, touching on the building's design and its impact on the streetscape. While some expressed reservations about the building's size and proximity to the road, others recognized its compliance with Code and its potential benefits. The discussion concluded with an agreement to approve the project, acknowledging its alignment with regulations while noting considerations for future developments and streetscape aesthetics.

0:29:31 Vice Chairman Mason made a motion to approve Site Plan for construction and upgrade of storage units at Lock It Up Storage, subject to conditions in the Staff Report. 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	aye

The motion carried.

6. PUBLIC COMMENTS

0:30:24 There were no public comments.

7. REMARKS - PLANNING COMMISSIONERS:

0:30:31 Commissioner Green raised concerns about the Planning Commission's ability to influence zoning decisions regarding a proposed wall in a manufacturing zone. She questioned the Commission's role in recommending changes and sought clarity on potential actions they could take. A brief discussion centered around the visual impact of the proposed wall with the storage units project discussed tonight and the need for further analysis to assess its suitability, particularly in relation to manufacturing and film industry needs.

0:32:54 Scott Hess provided information on the current status of a Site Plan application related to the Lock It Up Storage project. He explained the limitations in altering zoning midstream and suggested proactive measures to address future developments. Concerns were raised regarding the potential for less desirable outcomes in future projects under the current zoning regulations.

0:35:41 Dan Nixon, applicant and property owner, expressed frustration with the stringent requirements imposed on existing businesses seeking to upgrade. He highlighted the significant financial burden, citing a substantial investment in stormwater management to comply with City

regulations for new builds. Dan emphasized the need for more flexibility in zoning ordinances to encourage upgrades and improvements to older properties and suggested that easing restrictions could incentivize landowners to invest in upgrades, leading to enhanced property values and community satisfaction. Despite the challenges faced, Dan reaffirmed his commitment to responsible development and creating a positive experience for customers. He urged the City to reconsider the balance between regulatory compliance and the financial feasibility of development projects, particularly for existing properties. Dan's perspective shed light on the need for a more collaborative approach between regulators and property owners to achieve mutually beneficial outcomes and his remarks served as a constructive suggestion for future policy revisions aimed at promoting sustainable development while mitigating financial burdens on businesses.

0:39:57 Commissioner Bailey sought clarification on zoning regulations for existing self-storage properties undergoing improvements. He proposed potential adjustments to ordinances to accommodate modern building standards and aesthetics. Discussion highlighted the need for flexibility in zoning regulations to encourage property upgrades without unduly burdening property owners. Commissioner Nancarrow expressed appreciation for the collaborative effort in finding solutions and emphasized the importance of ensuring aesthetic standards in new developments.

8. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

0:45:28 Scott Hess, Community and Economic Development Director, announced his upcoming attendance along with Planner Ryan Nunn at the Utah American Planning Association (APA) Conference in Cedar City the following week, detailing the schedule and offering accommodations for interested parties. He also shared insights from their recent participation in the National American Planning Association Conference in Minneapolis, attended by over 4000 participants. Scott emphasized the relevance of the conference's topics to planning issues faced by jurisdictions of all sizes, highlighting common challenges such as housing, development processes, and urban-wildland interface concerns. He noted that the conference provided a valuable opportunity to connect with planners from across the country and gain insights into shared struggles and solutions.

0:48:39 Ryan Nunn, Planner, echoed Scott's sentiments, highlighting the experience of meeting planners from various cities and participating in mobile tours to observe city planning strategies in action. He found the conference to be enlightening and beneficial for his professional growth.

9. REMARKS – CITY MANAGER/ATTORNEY

0:49:21 Jon Call reminded the Commissioners about the importance of yearly training requirements and encouraged suggestions for future training sessions or speakers. He acknowledged that while they might not be able to secure high-profile speakers, they were open to ideas and willing to reach out to potential speakers. Commissioner Green echoed Jon's sentiment, expressing her gratitude for the training provided earlier in her tenure as a new Planning Commissioner. Vice Chairman Mason added a suggestion for additional training on

Robert's Rules of Order, emphasizing its relevance and importance in facilitating effective meetings.

10. **ADJOURNMENT**

Vice Chairman Mason motioned to adjourn the meeting.

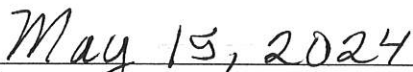
The meeting adjourned at 6:53 p.m.



Eric Thomas
Planning Commission Chair



Joyce Pierson
Deputy City Recorder



Date Approved