

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, May 7, 2025, at 5:00pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Members Present: Rick Safsten, Chair
Jeremy Shinoda, Vice Chair
Jenny Sandau
Mandy Shale
Rick Southwick
William Ross
Jordan Aaberg
Michelle Williams

Members Excused: Andrey Akhmedov

Staff Present: Barton Brierley, Planning Director
Joe Simpson, Assistant Planning Director
James Tanner, Assistant City Attorney – via Zoom
Brandon Rypien, Senior Planner
Jennifer Patrick, Planner
Alyssa Girardo, Planner
Haylie Hale, Planner
Olivia Thomas, Planning Technician
Dalton Richins, Principal Engineer
Aimee Pagano, Administrative Assistant II

Others Present: Brett Snelgrove
Evan Williams
Sarah Rogers
Tony Auger
Tami Auger
Kathy Campbell
James Doolin
Fred Donaldson
Janice Starky
Pamela Aycock

At the request of Chair Safsten, all present stood and recited the Pledge of Allegiance led by Commissioner Shale.

1. Approval of Agenda

COMMISSIONER SOUTHWICK MADE A MOTION TO APPROVE TONIGHT'S AGENDA, AS PREPARED. COMMISSIONER SHALE SECONDED THE MOTION, ALL VOTING AYE.

2. Consent Agenda

- a. Minutes for April 2, 2025
- b. Extension, Weber Center Parking Agreement 2380 Washington Blvd
- c. Nonconforming use expansion, Additions of sheds to residence in M-1 zone, 3018 S 1475 W
- d. Conditional use permit revision, phasing plan for Villas at the Pointe, 400 W. north of 12th St

COMMISSIONER SHALE MADE A MOTION TO APPROVE THE CONSENT AGENDA AS PREPARED, PULLING 2E SO IT COULD BE ADDRESSED INDIVIDUALLY. COMMISSIONER ROSS SECONDED THE MOTION, ALL VOTING AYE.

- 2e. Conditional use permit revision**, revised landscaping plan for the Ogden Transfer Station
Petitioner Brett Snelgrove representing Ogden Transfer Station affirmed that the amendment is to revise the landscaping plan for the new building they have been constructing.
Planner Jennifer Patrick recommended approval, with conditions requiring perimeter landscaping, signage, and tree planting.

COMMISSIONER SHALE MOVED TO APPROVE THE CONDITIONAL USE PERMIT REVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, SANDAU, SHALE, SHINODA, SOUTHWICK, WILLIAMS AND CHAIR SAFSTEN. VOTING NO – NONE. COMMISSIONER ROSS HAD RECUSED HIMSELF AND WAS TEMPORARILY EXCUSED DUE TO HAVING A WORKING RELATIONSHIP WITH ONE OF THE APPLICANT'S.

- 3. Public hearing, rezone and zoning text amendment**, Rezone to MU with Zoning Text Amendment and Development Agreement, 768 W 24th St
Presenter Luke Canard presented a bold, community focused project of a three story, mixed-use townhome unit perfect for residential living on the upper two floors and commercial on the bottom, platted for individual ownership.
Assistant Planning Director Joseph Simpson informed on the surroundings and that the area is supported for this mixed use. With conditions such as a Development Agreement, design requirements and the suggested concept plans, staff recommended approval

COMMISSIONER SHALE MADE A MOTION TO CLOSE THE PUBLIC HEARING. COMMISSIONER SOUTHWICK SECONDED THE MOTION. ALL IN FAVOR – AYE

COMMISSIONER SANDAU MOVED TO APPROVE THE REZONE AND TEXT AMENDMENT SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SHALE, SHINODA, SOUTHWICK, WILLIAMS, AND CHAIR SAFSTEN. VOTING NO – NONE.

4. Public hearing, rezone, Rezone from M-1 to C-3 or FLEX , 155 W 14th St

Petitioner Tyler Alexander commented they were requesting the rezone since the light manufacturing and its intended use doesn't really fall within the area anymore, particularly the Gibson Community Plan where they're located. The rezone would allow for a lateral movement and transition into a new category with minimal impact on the surrounding businesses that are already zoned for that. Mr. Alexander said they are a sliver of space among them, that are not. The change would bring in more personal services and complimentary businesses not currently allowed.

Planner Haylie Hales addressed that the petitioner currently has a gym on the 12,000 sq ft warehouse property and would like to finish the 3,000 ft space in the front for commercial use. Based on the findings as listed in the report and after looking at the Zone Ogden Plan, staff has found that it will not affect the integrity of the surrounding properties or character of the overall area and recommends approval.

COMMISSIONER SHALE MADE A MOTION TO CLOSE THE PUBLIC HEARING. COMMISSIONER SHINODA SECONDED THE MOTION. ALL IN FAVOR – AYE

COMMISSIONER SHALE MOVED TO APPROVE THE REZONE TO C-3. MOTION WAS SECONDED BY COMMISSIONER SANDAU AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SHALE, SHINODA, SOUTHWICK, WILLIAMS AND CHAIR SAFSTEN. VOTING NO – NONE

5. Public hearing, corridor plan, 24th Street Interchange District Plan

Presenter McKayla Dunfey over zoom, presented the 24th Street Interchange Plan thus far with the Gateway to Ogden plan with informational slides and detailed maps as UDOT is redesigning the I-15 and 24th Street Interchange to allow for entrances and exits for both north and south travel. Where the current plan does address specific improvements for the viaduct, they have referenced long-term plans for the future.

Sr. Planner Brandon Rypien addressed some concerns from the commission with further informational slides of plans for a shared path along the New Midland and 1900 West that would follow the new road and go under the viaduct and be an additional support for the commute.

Public resident Janice Starkey, who lives on D Avenue expressed concerns having a possible round-a-bout on 25th and D Avenue with the children and school buses.

Public resident Kathy Campbell, who lives on H Avenue has watched people trying to cross the street and believes the viaduct is very important to address.

Public resident Sarah Rogers, who lives on 24th St is concerned about timing on the proposed Gateway Plan.

COMMISSIONER SHALE MADE A MOTION TO CLOSE THE PUBLIC HEARING. COMMISSIONER ROSS SECONDED THE MOTION. ALL IN FAVOR – AYE

COMMISSIONER SOUTHWICK MOVED TO TABLE THE 24TH STREET INTERCHANGE PLAN UNTIL NEXT MONTHS MEETING FOR FURTHER DISCUSSION. MOTION WAS SECONDED BY

COMMISSIONER WILLIAMS AND PASSED UPON BY A VOICE VOTE. ALL VOTING AYE – VOTING NO – NONE

6. Public hearing, zoning text amendment, Amendment to parking location and design in downtown

Petitioner Brett Donaldson, the Executive Administrator at Da Vinci Academy and their General Counsel expressed they feel landlocked with the surrounding properties and Da Vinci's options for parking for their staff, teachers and parents and is looking to find a cooperative partnership with the city for options we could use.

Planning Director Barton Brierley first extended sincere gratitude to Da Vinci Academy for their part in the community and the great things they do for our kids. He then gave background with slides on why the city has been restrictive on service parking lots. The whole idea with Downtown was to use projects in key areas that will spark a domino effect of development on adjacent parcels, while raising the bar on the quality of development that's fundamental to the approach of the master plan. They have done considerable research to support that straying from the goals set to with the Make Ogden Plan can have negative long-term impacts on the city's ability to provide even the most basic needs. Some other options Da Vinci Academy might consider such as working with surrounding businesses and a public parking structure across the street, but in support of the city's best interests, staff does not recommend the proposed ordinance amendment.

After much debate amongst the commission, it was agreed upon to close the public hearing and vote.

COMMISSIONER SHALE MADE A MOTION TO CLOSE THE PUBLIC HEARING. COMMISSIONER WILLIAMS SECONDED THE MOTION. ALL IN FAVOR – AYE

COMMISSIONER SOUTHWICK MOVED TO APPROVE THE AMENDMENT TO PERMIT PARKING FOR ALL ACREDITED SCHOOLS. MOTION WAS SECONDED BY COMMISSIONER WILLIAMS, A ROLL CALL VOTE FOLLOWED: VOTING AYE – COMMISSIONERS AABERG, SAFSTEN, WILLIAMS AND SOUTHWICK. VOTING NO – COMMISSIONER SHALE AND SHINODA, STATING THERE COULD BE UNINTENDED CONSEQUENCES TO CHANGE THE ZONE TEXT, COMMISSIONER SANDAU SUPPORTED NOT CHANGING ZONES, AND COMMISSIONER ROSS SUGGESTED OTHER CHANGES RATHER THAN THE ZONE. THE MOTION FAILED.

Review of correspondence (if any)

None.

Reports

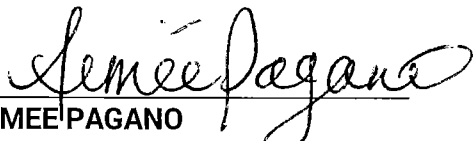
Landmarks Commission-Mandy Shale said they had a good meeting

Citizen Advisory-Rick Southwick and Jeremy Shinoda reported that the Hud plan opened today

Ogden Trails Network-Michelle Williams said they are trying to close the walkway by the golf course to eliminate people getting hit.

Review of Meeting-James Tanner commented it was a good meeting with good discussions.

As there was no additional business to come before the Commission, **COMMISSIONER SHALE MOVED THE MEETING ADJOURN. COMMISSIONER SAFSTEN SECONDED THE MOTION. ALL VOTING AYE.**


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 6/4/25
(DATE)