

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, June 4, 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
Andrey Akhmedov
Mandy Shale
William Ross
Jordan Aaberg

Members Excused: Michelle Williams
Rick Southwick

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
Olivia Thomas, Planning Technician
Jeremy Smith, Community Development Director
Aimee Pagano, Administrative Assistant II

Others Present:	Jacob Farnsworth	Via Zoom:	Michael Litchfield for David Yates
	Quinn Tucker		Tamara Lamont
	Bob Giboney		Tom Grahm
	Bob Sowatsky		
	Craig North		
	Jeremy Kranic		
	Chase Liggett		
	Ben Ammden		
	Lynden Bennet		
	Marta Bennet		
	Richard Marsh		
	Elwood Marsh		
	Richard O'Dell		
	Lavell Chadron		
	Marta Bennett		
	Matt Tolliver		

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

1. Approval of Agenda

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

2. Consent agenda

- a. Minutes – April 30, 2025, May 7, 2025, May 21, 2025
- b. Final Group Dwelling Amendment, Grandview Townhomes, 3865 Jackson Ave (makes changes to some of the building elevations)
- c. Private Subdivision, Dylan's Townhomes, 14 townhome footprint lots, 1245 Monroe Blvd (plats lots for already approved townhome project)
- d. Conditional Use Permit, manufacture of propane dispensers, Intermountain Truck Rebuilders, 2927 American Way

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

2b. Final Group Dwelling Amendment, Grandview Townhomes, 3865 Jackson Ave

Richard O'Dell, who's backyard looks on to the project, questioned building elevations and a proposed wall.

Joseph Simpson, Assistant Planning Director explained the projects history and that there had been no grading plan or site amendments from the current plan. Staff recommended approval of the proposed amendment to simply change the building exteriors themselves by having masonry, brick or stone extend to the top of the first level on all sides of each building.

The developer Craig North confirmed Joe's sentiments

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

3. Preliminary Subdivision Plan, 605 Jackson Subdivision, 29 lots, 605 N Jackson Ave

Presenter Jeremy Smith, Ogden City Community Development Director reminded the commission that the project property was purchased from the school district in 2023 as the city determined it would be a great place to fill some of their quality neighborhoods initiative, which is to bring moderate income housing to some of the neighborhoods in need of revitalization.

Joseph Simpson, Assistant Planning Director, added that the subdivision would be platted for individual ownership with walkways and wrought iron fencing and that staff recommended approval.

COMMISSIONER SHALE MOVED TO APPROVE THE PRELIMINARY SUBDIVISION PLAN. MOTION WAS SECONDED BY COMMISSIONER AABERG AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, AKHMEDOV, ROSS, SANDAU, SHALE, SHINODA, AND CHAIR SAFSTEN. VOTING NO – NONE.

4. Public Hearing Zone Change, from R-1-6 to R-2S/CO, 853 7th St

Petitioner Pat Burns relayed his desire to make the development better for people living there and stated that the zone change would allow for small single-family lots.

Joseph Simpson, Assistant Planning Director, supported that the intent for the more than 12-acre property was to get more density to build single-family homes. He acknowledged there was a lot to be considered but that this was just the first step. He said the petitioner had opted to do a conditional overlay with the rezone, which calls for a Development Agreement that is binding to the property and controls how it will be developed. With the specific suggested conditions, staff recommended approval.

Several residents living near the project address, in person and via Zoom (names listed in Others Present) expressed concerns with traffic, sewage issues, current and future, that the green space being taken from the wildlife and turned into homes will be a loss to the neighborhood and may aesthetically have a negative effect on the area, and the issue of possible easements that would hinge on the development of the project, they felt ignores decades of adverse use and may impact some portions of the easement corridor making the zone change appear to be precipitous without addressing very substantial access issues.

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

COMMISSIONER SHINODA MOVED TO APPROVE THE ZONE CHANGE. MOTION WAS SECONDED BY COMMISSIONER SANDAU AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS, ROSS, SANDAU, SHINODA, AKHMEDOV AND CHAIR SAFSTEN. VOTING NO – COMMISSIONER AABERG FELT THE COST FOR THE PROJECT WOULD BE TOO MUCH AND THAT THE AREA SHOULD BE PRESERVED. COMMISSIONER SHALE FELT THAT THE GREEN SPACE SHOULD BE PRESERVED AS WELL AND NOT BE TAKEN FROM THE NEIGHBORHOOD.

5. Wall Avenue Corridor Plan, Preferred Concept

Brandon Rypien, Sr, Planner shared that part of the vision is to make Wall Avenue consistent throughout the downtown area, so it feels more like a downtown. He noted they have worked with UDOT, UTA and Wasatch Front Regional Council, as well as their stakeholders to consider a variety of concepts for the plan.

Presenter Jacob Farnsworth with Kimley-Horn said when they talk about the downtown concept area, they're talking about starting it at the intersection of 22nd St, ending at 27th St. They have looked at several alternatives, the pros and the cons and the benefits for the downtown area, favoring a traffic-calming shared use path. Consideration has also been taken into account of public comments that emphasized concerns with delivery access for local businesses and support for the presentation of the plan as a whole at public events.

COMMISSIONER SANDAU MOVED TO APPROVE THE WALL AVENUE CORRIDOR PLAN. MOTION WAS SECONDED BY COMMISSIONER AKHMEDOV AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, AKHMEDOV, ROSS, SANDAU, SHALE, SHINODA, AND CHAIR SAFSTEN. VOTING NO – NONE.

6. 24TH Street Interchange District Plan, Deliberation

Brandon Rypien, Sr Planner stated that the whole plan was initiated by the planned improvements to the 24th Street I-15 interchange. He shared that they had several public workshops where they asked the public to consider future land uses and improvements to the area, such as ways of unification. Slides were shown of the proposed street network and improvements. Also, of a future land use map they came up with that illustrates a variety of land uses. Their recommendation to the planning commission is to approve the 24th Street interchange district plan, and also to recommend that the city council seek funding for the 24th Street viaduct to be expanded to a five Lane arterial.

COMMISSIONER SANDAU MOVED TO APPROVE THE 24TH STREET INTERCHANGE PLAN WITH THE RECOMMENDATION TO CITY COUNCIL TO SEEK FUNDING FOR THE 24TH STREET VIADUCT EXPANSION TO A FIVE LANE ARTERIAL. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, AKHMEDOV, ROSS, SANDAU, SHALE, SHINODA, AND CHAIR SAFSTEN. VOTING NO – NONE.

Review of correspondence (if any)

None.

Reports

Landmarks Commission-Mandy Shale said they had a good meeting, approving several certificates of historic appropriateness. There was an awards ceremony for the Historic Tour Scavenger Hunt with a really great training on the Marilyn Drive District and that Planner Haylie Hale did a great job.

Ogden Trails Network-Michelle Williams was not present to comment.

Review of Meeting-James Tanner gave counsel and said it was a good meeting with a lot of discussion and public opinion.

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


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 7/2/25
(DATE)