

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, July 2, 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  
Andrey Akhmedov  
Rick Southwick

Members Excused: William Ross  
Jordan Aaberg  
Michelle Williams

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

Others Present: Jared Kay  
Zach Smith  
Jacob Wall  
Mark Hopkins  
Melissa Dibble

At the request of Chair Safsten, all present stood and recited the Pledge of Allegiance.

**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 June 4, 2025, June 18, 2025
- b. Nonconforming Use Expansion, addition to single-family dwelling in a C-3 zone, 3273 Stephens Ave

COMMISSIONER SANDAU MADE A MOTION TO APPROVE THE CONSENT AGENDA AS PREPARED. COMMISSIONER SHALE SECONDED THE MOTION, ALL VOTING AYE.

3. **Site Plan with Sensitive Area Overlay Exception**, new single-family dwelling, 1868 Quail Run Dr  
Applicant Jared Kay, Landscaper Jeff Scarborough and homeowner Zach Smith want to restore the area to better condition and regrade the lot in an environmentally friendly way and in a timely manner as the house is set to be in the parade of homes for 2026.  
Planner Jennifer Patrick said staff recommends approval of the desire for more impervious material coverage based on the conditions such as it a 50-foot distance from the nearby fault line, relocating a water main to allow construction to take place, and taking fire protection measures, among others.

**COMMISSIONER AKHMEDOV MOVED TO APPROVE THE SENSITIVE OVERLAY EXCEPTION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SANDAU AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SHINODA, SOUTHWICK, AKHMEDOV, AND CHAIR SAFSTEN. VOTING NO – NONE.**

4. **Public Hearing, Zone Change and Community Plan Amendment**, R-2 to R-2S, 1514 N Washington Blvd  
Petitioner Jacob Wall with Wall Brothers Construction would like to put some townhomes on the property and make them cohesive with the apartments they plan to build across the street as they own that property as well.  
Planner Haylie Hale recommends approval of the zone change to allow for single- and two-family dwellings based upon the guidelines outlined in the General Plan and specific conditions, some of which were, avoiding conflicting development patterns and doing a required Development Agreement to ensure the townhomes are owner occupied for a period of 10 years after occupancy.

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

**COMMISSIONER SANDAU MOVED TO APPROVE THE ZONE CHANGE AND COMMUNITY PLAN AMMENDMENT SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SHINODA AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SHINODA, SOUTHWICK, AKHMEDOV, AND CHAIR SAFSTEN. VOTING NO – NONE.**

5. **Preliminary Group Dwelling**, Jefferson Place, 2784 Jefferson  
Petitioner Mark Hopkins would like to build townhomes in a new development to the North of the project property and turn the existing building into a tri-plex in the multi-family neighborhood.  
Planner Haylie Hale addressed some of the conditions for the project approval like complying with adequate interior circulation, traffic patterns, and having compatible architecture with the community, etc. Specific requirements were noted, two of which were vacating a current right of way that runs through the property and combining the 5 parcels of the project property

through an unplatted Parcel Combination. Haylie concluded that staff recommended approval, following the suggested conditions.

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

**6. Election of Planning Commission Chair and Vice Chair**

COMMISSIONER SHALE MOVED TO NOMINATE JEREMY SHINODA AS THE NEW PLANNING COMMISSION CHAIR. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SHINODA, SOUTHWICK, AKHMEDOV, AND CHAIR SAFSTEN. VOTING NO – NONE.

COMMISSIONER SANDAU MOVED TO NOMINATE MANDY SHALE AS THE NEW PLANNING COMMISSION VICE CHAIR. MOTION WAS SECONDED BY COMMISSIONER SHINODA AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SHINODA, SOUTHWICK, AKHMEDOV, AND CHAIR SAFSTEN. VOTING NO – NONE.

**Review of correspondence (if any)**

None.

**Reports**

**Landmarks Commission**-Mandy Shale said they had a good meeting

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

**Review of Meeting**-James Tanner commented that the meeting ran smooth.

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

  
AIMEE PAGANO  
ADMINISTRATIVE ASSISTANT II

APPROVED: 8/6/25  
(DATE)