

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, September 3, 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:     Jeremy Shinoda, Chair  
                              Mandy Shale, Vice Chair  
                              William Ross  
                              Jordan Aaberg  
                              Jenny Sandau  
                              Andrey Akhmedov via Zoom

Members Excused:   Michelle Williams  
                              Rick Southwick

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

Others Present:       Courtney Wallace  
                              Richard Geertsen  
                              Lorie Buckley  
                              Lynden Bennett  
                              Marta Bennett  
                              Tyson Hunter  
                              Chaz Schlange  
                              David Osborn  
                              Melvin Murphrey

The Pledge of Allegiance

**1. Approval of Agenda**

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

**2. Consent Agenda**

- a. Minutes for August 6, 2025, August 20, 2025
- b. General Plan Consistency, UTA Administrative Building and Canopy, 135 W 17<sup>th</sup> St
- c. Encroachment Permit, rock wall in right-of-way, 1436 Marilyn Dr
- d. Nonconforming Use Expansion, expansion of nonconforming single-family dwelling, 2687 Lincoln Ave
- e. Private Subdivision, Canyon Gate Townhomes, 910 Monroe Blvd
- f. Subdivision Amendment, Villas at the Pointe 1<sup>st</sup> Amendment, 1090 S 400 W
- g. General Plan Consistency, Olympic Public Art, 2450 Kiesel Ave

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

**3. Nonconforming Use Expansion, Auto recycling, 770 W 17<sup>th</sup> St**

Planner Alyssa Girardo stated the petitioner was requesting to tear down an existing building and rearrange the site, adding storage and more parking to the side. She said the changes will fit in with the area and actually make it more conforming. Staff recommended approval with some conditions including meeting ADA regulations and providing a solid fence.

Petitioner Richard Geertsen agreed the changes would be an improvement as they plan to clean up the auto dismantling and recycling salvage yard site.

**COMMISSIONER SANDAU MOVED TO APPROVE THE NONCONFORMING USE EXPANSION SUBJECT TO STAFFS RECOMMENDED CONDITIONS BASED ON FINDING THE APPLICABLE CRITERIA ARE MET. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SHALE, AKHMEDOV, AND CHAIR SHINODA. VOTING NO – NONE.**

**4. Preliminary Subdivision, Porter Seven Subdivision, 566 24<sup>th</sup> St**

Petitioner Chaz Schlange addressed the plan to build small, individual cottage homes and add a sidewalk.

Planner Jennifer Patrick stated that staff recommended approval of the cottage overlay with conditions such as dedicating 8.88 feet of property for a sidewalk and meeting zoning requirements.

Local residents Jeremy Peterson and Kevin Schneider were concerned about on-street parking and adding a sidewalk.

Planning Director Barton Brierley and Principal Engineer Dalton Richins addressed the fact that the city prefers not to install dead end sidewalks but where the property abuts that of the Lutheran Church, and the church would have to dedicate the right of way to extend the sidewalk on to their property, they would rather install what sidewalk they can as to enhance pedestrian safety.

COMMISSIONER SANDAU MOVED TO APPROVE THE PRELIMINARY SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS BASED ON FINDING THE APPLICABLE CRITERIA ARE MET. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SHALE, AKHMEDOV, AND CHAIR SHINODA. VOTING NO – NONE.

**Review of correspondence (if any)**

None.

**Reports**

**Landmarks Commission**-Mandy Shale said they had another great meeting as they ratified some approvals for replacing a roof, repainting a porch and handrails, and they got two certificates of historic appropriateness for a building on Eccles Avenue and one on 25<sup>th</sup> Steet.

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

**Review of Meeting**-James Tanner commented that the meeting went well with good discussion.

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

  
AIMEE PAGANO  
ADMINISTRATIVE ASSISTANT II

APPROVED: \_\_\_\_\_

10/1/25  
(DATE)