

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, October 1, 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
 Michelle Williams
 Rick Southwick

Members Excused: N/A

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 James Tanner, Assistant City Attorney
 Brandon Rypien, Senior Planner
 Brady Herd, Water Utility Director
 Olivia Thomas, Planner via online
 Dalton Richins, Engineer
 Aimee Pagano, Administrative Assistant II

Others Present: Brandon Stoddard
 Tim Price
 Harold Woodruff

The Pledge of Allegiance

1. Approval of Agenda

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

2. Consent Agenda

a. Minutes for September 3, 2025

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

3. Beacon Hills, (9 single-family dwellings), 756 30th St

Regarding the Preliminary Group Dwelling and the Private Subdivision, Petitioner Brandon Stoddard and partner, both longtime residents of Ogden City, were eager to provide the opportunity for owner occupied single-family homes with this project.

Assistant Planning Director Joseph Simpson stated that staff supported the plan with some conditions such as the suggested amenities, addressing the building materials discussed, adding garbage enclosures, adding a road for access, etc.

a. Preliminary Group Dwelling.

COMMISSIONER SANDAU MOVED TO APPROVE THE PRELIMINARY GROUP DWELLING SUBJECT TO STAFFS RECOMMENDED CONDITIONS BASED ON FINDING THE APPLICABLE CRITERIA ARE MET. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SOUTHWICK, WILLIAMS, AKHMEDOV, AND CHAIR SHINODA. VOTING NO – COMMISSIONER SHALE WHO FELT THERE WASN'T ENOUGH INFORMATION PROVIDED.

b. Private Subdivision.

COMMISSIONER SANDAU MOVED TO APPROVE CONTINUING THE PRIVATE SUBDIVISION TO ANOTHER MEETING. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AKHMEDOV, AND CHAIR SHINODA. VOTING NO – NONE.

4. Public Hearing Zone Change, R-4 to R-5, 211 Patterson St

Petitioner Tim Price with the Ogden Housing Authority stated they were seeking the rezone to add a housing unit for foster care and homeless youth needs. With approval for 25 units, they will qualify to get help with tax credits.

Assistant Planning Director Joseph Simpson displayed slides and said the single lot plan supports the General Plan and that staff recommended approval of the proposed rezone.

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

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

5. Public Hearing General Plan Amendment, General Plan Water Element

Delaney Sillman with Logan Simpson gave a presentation on recommendations for water consolidation, considering water demand and water infrastructure methods and reducing water demand per capita for the water use and preservation element of the General Plan.

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

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

Review of correspondence (if any)

None.

Reports

Landmarks Commission-Mandy Shale said they had another great meeting and tabled a Certificate of Historic Appropriateness request due to questions on some special work and they approved the Wonder block hotel construction project.

Ogden Trails Network-Michelle Williams said they are struggling to raise funds for trail maintenance and are seeking grant assistance.

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 SANDAU SECONDED THE MOTION. ALL VOTING AYE.**



AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 11/5/25
(DATE)