

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, November 5, 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  
                             Michelle Williams  
                             Rick Southwick

Members Excused:     Andrey Akhmedov

Staff Present:             Barton Brierley, Planning Director  
                             Joe Simpson, Assistant Planning Director  
                             James Tanner, Assistant City Attorney  
                             Jennifer Patrick, Planner  
                             Olivia Thomas, Planner  
                             River Jarman, Planning Technician  
                             Dalton Richins, Engineer  
                             Alex Anderson, Engineer  
                             Aimee Pagano, Administrative Assistant II

Others Present:             Simon Post  
                             Raquel Ellis  
                             Xanna DeGooyer  
                             Blake Duflin  
                             Robyn Moore  
                             Peter Clemens  
                             Nick Milford  
                             Deborah Widmark  
                             James Hudson  
                             Cheri Hudson  
                             Janet Wager  
                             Wanda Waddell  
                             Darell Nielson  
                             Carl Buckway  
                             Carlin Maw  
                             John Hinds  
                             Christian Graf  
                             Angie Clark  
                             Crystal Flemming  
                             Kimberly Duffin  
                             Gardner Frances  
                             Jackson Smith

The Pledge of Allegiance

**1. Approval of Agenda**

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

**2. Consent Agenda**

a. Minutes for October 1, 2025, October 15, 2025

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

**3. Conditional Use Permit, Cell tower, 1080 9<sup>th</sup> St**

Petitioner Raquel Ellis with Verizon Wireless in regard to the renewal request of the previously proposed and approved replacement of an 84-foot stealth monopole cell tower at Ben Lomond High school. She addressed specific wireless service needs in the area and said that the tower will improve coverage without adding a stand-alone tower.

Planner Jennfier Patrick stated that staff recommended approval as it adheres to the list of requirements for conditional use permits and will provide much needed coverage in the area, with the condition of a site plan that shows it will be enclosed and blend in with the other stadium light poles on the field.

COMMISSIONER ROSS MOVED TO APPROVE THE CONDITIONAL USE PERMIT SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SANDAU AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SOUTHWICK, AND WILLIAMS. VOTING NO – COMMISSIONER SHALE AND CHAIR SHINODA STATING THAT THEY FEEL IT WILL AFFECT VISIBILITY.

**4. Special Exception, Downtown Site Plan, 2261 Grant Ave**

Petitioner Christian Graf with Lotus Company for City Walk Phase 2 was requesting reduction of square footage and depth requirements for the 8 live/work units they have planned and had supporting evidence that similar units in other cities have had success.

DaVinci Academy representatives expressed concern for the children with the added density and activity. They have sought the Commissions attention with traffic and parking concerns in the past to no avail. They are hoping they will deny or defer their decision for the current request today in hopes that the past reasons for denial are be applied consistently.

Assistant Planning Director Joseph Simpson presented slides supporting that the special exception meets the intent of the zone, with the condition that no additional nonresidential exceptions be requested for the future phases of the project.

Planning Director Barton Brierley addressed that, where there is no density limit in this zone, there is no request with this special exception for increased density.

COMMISSIONER SOUTHWICK MOVED TO APPROVE SPECIAL EXCEPTION 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 ROSS, SANDAU, SHALE, SOUTHWICK, AND CHAIR SHINODA. VOTING NO – COMMISSIONERS AABERG AND WILLIAMS AS THEY WOULD PREFER THE UNITS BE OWNER OCCUPIED AND THAT THE TEACHERS AND CHILDREN OF THE ACADEMY DESERVE MORE ATTENTION WHEN IT COMES TO PARKING AND SAFETY.

**5. Public Hearing Zone Change, R-2 to R-2S, 1201 16<sup>th</sup> St**

Petitioner Gardner Frances was requesting a zone change for their project as it supports the existing policy and the design of the project with complement the character and scale of the surrounding neighborhoods. He said they would maintain the height setbacks and parking requirements of the zone and help to bring affordable housing to the city.

Public comments by Blake Duflin, Peter Clemens, Nick Milford, Deborah Widmark, James Hudson, Janet Wager, Wanda Waddell, Darell Nielson, Carlin Maw, John Hines, and Kimberly Duflin, included concerns about road accessibility, traffic, sewage and noise issues, no sidewalks, blocked views, safety for children, and the harming of wildlife.

Assistant Planning Director Joseph Simpson stated that staff recommended approval as the zone change would enforce an owner occupied requirement and a restriction on density, and they feel the project and proposal would meet the criteria for both the policies and provisions of the General Plan and the Canyon Road Community Plan, with the conditions of doing a private subdivision and a Development Agreement with a conditional overlay.

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

COMMISSIONER SHALE MOVED TO APPROVE THE ZONE CHANGE MOTION 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, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE.

**Review of correspondence (if any)**

None.

**Reports**

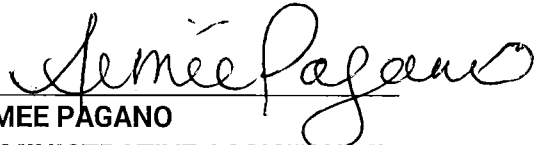
**Landmarks Commission**-Mandy Shale said it was a quick meeting where they approved the schedule for 2026 and two certificates of historic appropriateness on 25<sup>th</sup> Street.

**Ogden Trails Network**-Michelle Williams said they had a get-together instead of a meeting and they won't meet again until January.

**Review of Meeting**-James Tanner commented that there have been some early reports that the state legislature has been using the preemption word, so the City may eventually lose all of its zoning ability. He also addressed that taking public comments can be nice to hear some concerns, however,

sometimes the clamor seems to take precedence and really shouldn't be considered over actual, factual information that actually applies.

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: 12/3/25  
(DATE)