

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 9th 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 16th 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

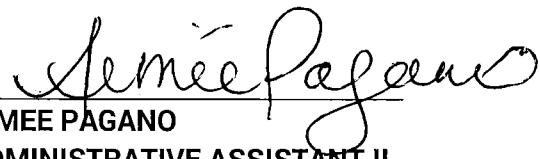
Landmarks Commission-Mandy Shale said it was a quick meeting where they approved the schedule for 2026 and two certificates of historic appropriateness on 25th Street.

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)