

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, December 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-via Zoom
 Mandy Shale, Vice Chair
 William Ross
 Jordan Aaberg
 Andrey Akhmedov-via Zoom
 Jenny Sandau
 Michelle Williams
 Rick Southwick

Members Excused: N/A

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 James Tanner, Assistant City Attorney
 Jennifer Patrick, Planner
 Kshitij Sriperambuduru, Planner
 Alex Anderson, Engineer
 Ethan Washburn, Engineer
 Aimee Pagano, Administrative Assistant II

Others Present: Brandon Stoddard
 Gary Cannon
 10 local residents

The Pledge of Allegiance led by Jordan Aaberg

1. Approval of Agenda

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

2. Consent Agenda

- a. Minutes for November 5, 2025, November 19, 2025
- b. 2026 Year At A Glance
- c. **Special Exception**, Canopy for Merci Car display, 2501 Wall Ave

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

3. Beacon Hills project, 756 30th St

- a. Final Group Dwelling, consisting of 9 single-family dwellings
- b. Preliminary Private Subdivision, consisting of 9 footprint lots

Petitioner Brandon Stoddard began that they had addressed the conditions from when the project had come before the Commission previously and that they were hoping for approval today as the project will provide affordable starter homes for the community.

Assistant Planning Director Joseph Simpson showed slides and a 3D video of an example of the plan. He said that staff approved the Final Group Dwelling and the Preliminary Private Subdivision with conditions, including orienting Unit Six towards 30th Street and obtaining variances for parking and sidewalks.

- a. Final Group Dwelling

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

- b. Preliminary Private Subdivision

COMMISSIONER SANDAU MOVED TO APPROVE THE PRELIMINARY PRIVATE SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER AABERG AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, AKHMEDOV, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO –

4. Conditional Use Permit, Used Car Dealership, 321 2nd St

Petitioner Midas Cars manager was seeking a conditional use permit to move their existing used car dealership to a bigger lot.

Planner Jennifer Patrick stated that as the existing Mountain America Credit Union building, lights and landscaping were all of which are in good condition, will meet the objective and compatibility of the area and that staff recommends approval with conditions such as maintaining existing accesses and wrought iron fencing with some permanent chain link fencing being acceptable.

COMMISSIONER AABERG MOVED TO APPROVE THE PRELIMINARY PRIVATE SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS WITH A MODIFICATION TO ADD CHAIN LINK IN THE REAR. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, AKHMEDOV, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE

5. **Special Exception**, painted brick in East Central, 2743 Liberty Ave
Petitioner was not present.

Planner Jennifer Patrick stated that though the painting of brick is prohibited in the East Central Historic District, the brick had been previously been painted white and the petitioner wanted to re-paint the existing brick. Testing proved that attempted paint removal of the raked brick would be very difficult and potentially damaging, therefore staff recommended approval, with conditions to remove additional mailboxes and units to assure it is converted back to the duplex it was originally zoned for.

COMMISSIONER SOUTHWICK MOVED TO APPROVE THE SPECIAL EXCEPTION SUBJECT TO STAFFS AND THE COMMISSIONERS 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 AKHMEDOV, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – COMMISSIONER AABERG AS HE FEELS IT SHOULD BE CONSISTANT WITH SIMILAR DECISIONS IN THE PAST.

6. **Public Hearing, Zone Change**, R-1-10 to R-1-8, 1425 Kingston Dr

Petitioner Gary Cannon shared some statistics and wants to provide nice single-family homes. Assistant Planning Director Joseph Simpson said that creating 10 single-family lots with a cul-de-sac is in compliance with the provisions of the General Plan and the Mount Ogden Community Plan and that staff recommended approval of the rezone petition. Residents Shawn Mathewson, Sam Hunter, Jonathon Cornell, Jenny Nagy and Jeff Preston were all in full support of the project baring there is enough parking and that home heights are consistent with the current homes. Meredith Lund through Zoom disagreed and thought the plan called for too many lots.

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

COMMISSIONER AABERG MOVED TO APPROVE THE ZONE CHANGE. MOTION WAS SECONDED BY COMMISSIONER SANDAU AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AABERG, ROSS, SANDAU, SHALE, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE. COMMISSIONER SOUTHWICK RECUSED HIMSELF DUE TO BEING INVOLVED WITH THE PROJECT. COMMISSIONER AKHMEDOV WAS GONE AS HE HAD TO LEAVE EARLY.

Review of correspondence (if any)

None.

Reports

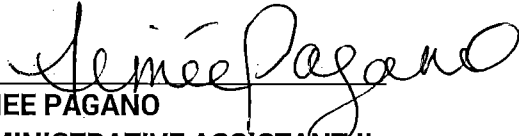
Landmarks Commission-Mandy Shale said there was no meeting.

Citizen Advisory Committee-Jeremy Shinoda said the meeting was rescheduled.

Ogden Trails Network-Michelle Williams said they did not have a meeting.

Review of Meeting-James Tanner commented that over all it was a really good meeting.

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


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 1/7/2026
(DATE)