

OGDEN VALLEY CITY PLANNING COMMISSION
MINUTES FROM PLANNING COMMISSION MEETING – FEBRUARY 24, 2026
February 24, 2026, 6:00p.m.
Huntsville Town Hall, 7474 E 200 S, Huntsville, UT

Name	Title	Status
Lisa Arbogast	Planning Commission Chair	Present
Angela Dean	Planning Commission Vice Chair	Present
Fred Blickle	Planning Commission Member	Present
Tyson Lloyd	Planning Commission Member	Present
Erin Shaffer	Planning Commission Member	Present
Teri Zenger	Planning Commission Member	Present
Jim Morgan	Planning Commission Member	Present
Brian Carver	City Planner	Present
Kathy Zindel	OVC IT Director	Present
Sharon Robbins	OVC Recorder	Present

1. **Call to Order.** Planning Commission Chair Arbogast called the meeting of the Ogden Valley City Planning Commission to order at 6:00pm.
 - a. **Pledge** of Allegiance was led by Chair Arbogast.
 - b. **Moment of Silence** was approximately one minute.

2. **Regular Business**
 - a. **Approval of Minutes**

January 26, 2026 Planning Commission Meeting minutes were approved. Commission member Dean motioned to approve the minutes. Commissioner Zenger seconded the motion. All commission members voted aye (7-0).

February 10, 2026 Planning Commission Work Session minutes were approved. Commission member Shaffer motioned to approve the minutes. Commissioner Dean seconded the motion. All commission members voted aye (7-0).

February 17, 2026 Planning Commission Work Session minutes were approved with amendments from Commission member Dean. Commission member Shaffer motioned to approve the minutes. Commissioner Morgan seconded the motion. All commission members voted aye (7-0).

- b. **Review and discuss edits to Zone AV3 and possibly release to public for review and comment.**

The commission first discussed the process for reviewing and approving a draft document, with plans to make edits, review it this week, and continue discussions next week if necessary. They noted that public notices for hearings must be issued 10 days in advance, which affects the timing of document availability.

Commission member Lloyd reviewed the purpose and intent of the AV3 Zone. In this zone, he indicated that more residents are not farmers than farmers. He indicated that many of the changes he is recommending for this zone are changes from conditional use to permitted use. Key changes included allowing on-farm packing, storage, and distribution, agricultural product sales, and custom exempt meat cutting, while separating residential and agricultural uses more clearly. The group also considered allowing cannabis production but decided to limit it to permitted commercial operations and exclude industrial-scale indoor grows. Open questions remained about the specific size limitations for cannabis production and whether certain agricultural activities, such as camps and recurring educational programs, would require conditional use permits.

The group discussed agricultural practices and animal husbandry regulations. It was clarified in that in Huntsville, their zoning for on-site manure collection and composting are permitted under customary agricultural practices, but commercial manure processing is not allowed. They also discussed regulations for dairy farms, slaughterhouses, and dog breeding, with specific density limits and setback requirements.

Commission member Blickle brought up the topic of density. The group debated the appropriate number of horses allowed per acre of land, with concerns raised about the current quarter-acre limit being too high. They agreed to look for external sources to substantiate the density requirements for livestock. They discussed horse management regulations, deciding not to set specific space requirements since no other Utah jurisdiction does so. They agreed to reference federal standards for horse management and consult with horse owners rather than establishing new requirements.

They also discussed zoning and density standards for agricultural areas. The group debated whether to maintain the current 3-acre density requirement or switch to a 5-acre minimum with incentives for clustering and preserving agricultural land. Concerns were raised about potential controversy and impact on current property owners. The team also discussed animal unit densities for large livestock and the need to clarify standards. They agreed to research governmental references for animal unit definitions and consider clarifying language for wind energy systems in the ordinance. The conversation ended with plans to continue discussions on these topics the following week.

Other areas of review and update included several other land use categories, such as agritourism, child daycare, equestrian facilities, public buildings, and two-family dwellings, with specific provisions for each use to ensure compatibility with surrounding land uses.

- c. Review and discuss edits to Zone FV3 and possibly release to public for review and comment**

Commissioner Dean walked the team through the FV3 Zone proposal, which removed golf courses due to insufficient land and made minor changes to permitted uses and regulations. They discussed consolidating signage and outdoor lighting regulations into separate ordinances referenced across zones. The team also considered renaming the FV3 zone to better reflect its purpose and discussed moving conditional uses to permitted uses where appropriate. They agreed to review the proposal again next week after incorporating feedback and reformatting the document for consistency.

d. Review and discuss edits to Zone FR3 and possibly release to public for review and comment

The group discussed changing the description of purpose and intent and getting rid of conditional use. The map will not need to be changed, just modified to current. Commission member Dean indicated the name should be changed.

Additional discussion. The group clarified that water storage reservoirs for subdivisions would be permitted, subject to conditions such as size limitations and screening. They also discussed animal raising regulations, noting that most areas were already covered by HOA rules and that they wanted to avoid restricting existing agricultural uses.

The group agreed to review their working copies further and bring the discussion back next week to finalize parameters for moving from conditional to permanent regulations.

e. General Plan. Public hearing on General Plan. Review and possibly approve recommendations to the City Council.

Chair Arbogast indicated that City Planner Carver sent out the General Plan last week, dated February 23rd. City Planner Carver indicated comments from Commission members Bickle and Lloyd were incorporated. The graphics team from JUB are updating the charts, and the zoning map will be removed since it is out-of-date.

He indicated that the zoning map by parcel does not need to be included in the General Plan. It will, however, need to be completed. The zoning map will need to be in place for each zone incrementally as the ordinance is ready to be adopted by the City Council. Council member Lloyd asked the best way to make these modifications to move forward. City Planner Carver recommended printing the map on a large plotter for review and to mark changes.

Review of the General Plan. There were some general comments about changes to the General Plan, including removing references for areas outside of Ogden Valley City, such as the canyon and Powder Mountain. All references to Weber County are being changed to Ogden Valley City. Commission member Lloyd indicated the on-going study referenced on p8 has been completed.

Other updates include more information about open spaces/agriculture, clean air/water, water quality and water quantity protection, more about goals and monitoring. The commissioners agreed to incorporate Commission member Lloyd's suggestions about hydrological studies and sustainable

development projections. They decided to create a new water conservation goal under clean air and water principles, acknowledging the ongoing work of the City Council to establish a valley wide water advisory board.

Commission member Blickle indicated he removed the language regarding mining. That section will need the graphics and pictures removed. The carrying capacity section will also need to be updated to tighten the language.

City Planner Carver said he will make the additional edits and review it one more time. He will then send it to the Planning Commission for final discussion and a vote to move forward. A public hearing will be required with a 10-day notice.

3. Adjourn. Commission member Blickle motioned to adjourn the meeting. Commission member Shaffer seconded the motion. All commission members voted aye. The meeting was adjourned at 5:30pm.

The February 24, 2026 Planning Commission minutes were Approved by the Ogden Valley Planning Commission on the 10th day of March, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins