

OGDEN VALLEY CITY PLANNING COMMISSION
MINUTES FROM PLANNING COMMISSION MEETING – MARCH 3, 2026
March 3, 2026, 3:00p.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; arrived late
Erin Shaffer	Planning Commission Member	Present
Teri Zenger	Planning Commission Member	Present
Jim Morgan	Planning Commission Member	Present
Brian Carver	City Planner	Present; arrived late
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 3:02pm.
 - a. **Pledge** of Allegiance was led by Chair Arbogast.
 - b. **Moment of Silence** was approximately one minute.

2. **Regular Business**
 - a. **Ogden Valley Watershed Action Group (OVWAG) Presentation**

Les Vierra provided an overview of the roles and responsibilities of the Ogden Valley Watershed Group. He indicated there are lots of ways the new City and OVWAG can coordinate. He indicated there have been several water studies completed since the General Plan and codes were adopted. He outlined their results and discussed potential impacts.

He provided some intent language that can be adopted in the General Plan. And talked about tools OVWAG has available to help and how the City might get grants. Chair Arbogast indicated these committees should get together to see how they can provide mutual benefit. The intent language is attached as part of the minutes.

Several commission members expressed interest in adopting the intent language into the interim General Plan. **Commission member Zenger motioned to include the intent language in the interim General Plan with the minor changes identified. Commission member Shaffer seconded the motion. All commission members voted aye (6-0, Commission member Lloyd absent).**

- b. **Review and discuss edits to the Zoning Map and possibly release to public for review and comment.**

City Planner Carver provided a large color plot of the city area with the zones noted. The group walked through the zones that are closer to being adopted and noted any changes in the boundaries.

Commission member Arbogast asked if the zone map to be adopted is the entire map, or should sections be adopted as they are finalized. City Planner Carver recommended having the entire map completed.

There was discussion about zones to be removed from the map: Gravel, Form-based, DRR-1, A-3. There were additional discussions regarding some zones or specific parcels.

- Gravel lot land use is protected under Utah state law and will be considered a nonconforming use for the City.
- The end of Stringtown Road is zoned Commercial Recreational. It is owned by Ogden and should be rezoned as sensitive land.
- FR3 will be renamed to HR, Hillside Residential.
- Light manufacturing was not addressed.

The following votes were taken for specific zones:

Commission member Zenger motioned to remove the Gravel zone and replace those parcels with the AV3 zone. Commission member Blickle seconded the motion. All commission members voted aye (6-0, Commission member Lloyd absent).

Commission member Zenger motioned to remove the A3 zone and replace those parcels with the AV3 zone. Commission member Shaffer seconded the motion. All commission members voted aye (6-0, Commission member Lloyd absent).

Commission member Dean motioned to remove the Form-based zone and replace those parcels with the AV3 zone. Commission member Blickle seconded the motion. Five commission members voted aye. Commission member Shaffer voted nay. Commission member Lloyd was absent. (5-1, 1 absent).

Commission member Dean motioned to remove the FR3 zone and replace those parcels with the HR zone. Commission member Blickle seconded the motion. All commission members voted aye (7-0, Commission member Lloyd was present – arrived late).

Commission member Shaffer motioned to remove the HRM1-6 zones and replace those parcels with the CVR-1 zone. Commission member Blickle seconded the motion. All commission members voted aye (7-0, Commission member Lloyd was present – arrived late).

Commission member Lloyd motioned to change the FV3 zone parcels near the monastery with the AV3 zone. Commission member Shaffer seconded the motion. All commission members voted aye (7-0, Commission member Lloyd was present – arrived late).

Commission member Shaffer motioned for all other zones to remain as they are currently. Commission member Blickle seconded the motion. All commission members voted aye (7-0, Commission member Lloyd was present – arrived late).

c. Review proposed edits to General Plan and possibly release to public for review and comment

The group walked through the red-lined working copy of the General Plan dated 2-27-26. Several additional updates were noted, including removing icons no longer used in the plan, remove and redo tables, updates to the acreage, updated list of zones, updated carrying capacity, maps, remove TDR references, remove mining language, updates to median income, adding commercial design, update Weber County to OVC. Several items were noted for the City Planner to review for correct references.

There were also discussions on requiring wet water instead of will-serve letters. There is interest in changing water rights to water service. The City Planner indicated that Weber County is developing a draft that Ogden Valley City can use. For wet water rights, more research would be required.

Commission member Bickle met with the Health Dept about what is needed for wastewater treatment. There are specific standards (federal, state, Health Dept) that need to be met.

Several members asked about Chapter 9, regarding Resources. The City Planner indicated this chapter can be removed since it is only required for counties. A general note was for the City Planner to remove all other references that do not apply. He agreed to get the update completed and sent to Commission members by Friday, March 6.

Council member Dean motioned to provide the draft with the modifications discussed, including land use, TDR, water rights, removing Chapter 9, including watershed intent from OVWAG in this next draft version to the public for the public hearing. Commission member Shaffer seconded the motion. All commission members voted aye (6-0, Commission member Lloyd absent).

d. Review and discuss edits to Zone AV3 and possibly release to public for review and comment

No discussion.

e. Review and discuss edits to Zone FV3 and possibly release to public for review and comment

Council member Bickle indicated the changes for FV3 are good to go. Chair Arbogast said that irrigation protection channels should be added. City Planner Carver indicated the language is over-arching and should be added in subdivision and developer ordinances. Commission member Bickle suggested handling this as a separate issue and putting it aside for now. Commission member Dean suggested putting in irrigation as an overlay.

Commission member Bickle indicated some of the other changes for FV3 are changing most conditional use to permitted use, such as custom meat cutting, cannabis production, and lab facility.

This zone still needs to address the agriculture items such as accessory buildings, and farm worker housing (subject to 5 acre minimum).

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

Commission member Dean discussed the changes needed for the FR3 zone. These include eliminating conditional use, changing the name to HR and cleaning up the language.

Chair Arbogast suggested making the language on horses per acre match the other ordinances. This language should be consistent across all ordinances.

STRs permitted use language should be removed and revisited after the moratorium. STRs currently in place will be nonconforming. Additional efforts after moratorium will need to elaborate more on the potential lack of housing. Illegal STRs will be addressed later and may be able to be addressed with code enforcement. Rental duration should be considered not provide the ability to terminate rental agreements in 3 days. Commission member Dean suggested STRs should be handled in a broad city-wide manner. The City Planner indicated that some subdivisions were previously plated with the right for nightly rentals that would preempt zoning.

Chair Arbogast asked the definition of private parks. Does that include swimming pool, tennis courts, etc. in an HOA? She indicated that Power Mountain has purchased property inside the city boundary. Weber County has already agreed to move forward. City Planner Carver stated the Weber County definition of private park is that no admission is charged, it is free for residents to use and is recreational use, such as tennis court or playground. Commission member Dean stated the definition needs to be consistent across secondary use.

Commission member Dean motioned the FR3 zone should be formally changed to HR. Commission member Shaffer seconded the motion. All commission members voted aye (7-0).

g. Review and discuss edits to Zone CVR and possibly release to public for review and comment

No discussion.

h. Review and discuss edits to Zone F5 and possibly release to public for review and comment

No discussion.

i. Review and discuss edits to Zone F40 and possibly release to public for review and comment

No discussion.

j. Review and discuss edits to Zone RE15 and possibly release to public for review and comment

No discussion.

- k. **Review and discuss edits to Zone RE20 and possibly release to public for review and comment**

No discussion.

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

The March 3, 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