

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, March 4, 2026, 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  
                          Andrey Akhmedov via Zoom  
                          Jenny Sandau  
                          Michelle Williams-via Zoom  
                          Rick Southwick  
                          James Humphreys

Members Excused:    N/A

Staff Present:        Barton Brierley, Planning Director  
                          Joe Simpson, Assistant Planning Director  
                          James Tanner, Assistant City Attorney  
                          David Sawyer, CED Assistant Executive Director  
                          Alex Anderson, Engineer  
                          Jennifer Patrick, Planner II  
                          Alyssa Girardo, Planner II  
                          Olivia Thomas, Planner I  
                          River Jarman, Planning Technician  
                          Aimee Pagano, Administrative Assistant II

Others Present:      Brent Maruji  
                          Mike Vowles  
                          Jen Vowles  
                          Mitch Vance  
                          Trevor Broughton  
                          Adam Stevenson  
                          Laura Stevenson

The Pledge of Allegiance led by James Humphreys

**1. Approval of Agenda**

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

**2. Consent Agenda**

- a. Minutes for February 4, 2026, February 18, 2026
- b. Preliminary Subdivision, Sycamore Subdivision, 7 townhouse lots, 642 28<sup>th</sup> St
- c. Final Group Dwelling, Jefferson Place, 7 dwelling units, 2784 Jefferson Ave

**COMMISSIONER ROSS MADE A MOTION TO APPROVE THE CONSENT AGENDA. COMMISSIONER HUMPHREYS SECONDED THE MOTION, ALL VOTING AYE.**

3. **Preliminary Subdivision**, the Vibe, 10 townhouse lots, 2546 Adams Ave  
Petitioner Mike Vowles proposed a townhouse project with 10 units, addressing fire marshal concerns about access and suppression systems.  
Assistant Planning Director Joseph Simpson showed slides and said staff recommended approval to subdivide for individual ownership with some conditions such as a defined site plan and some minor corrections with utilities access and plat format and verbiage put in place by legal staff.

**COMMISSIONER HUMPHREYS MOVED TO APPROVE THE PRELIMINARY SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS AND CORRECTIONS. MOTION WAS SECONDED BY COMMISSIONER WILLIAMS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AKHMEDOV, HUMPHREYS, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE**

4. **Encroachment Permit**, Balcony, 2246 Wahington Blvd  
Trevor Broughton and Thane Fisher presented a balcony project for maintenance and renovation.  
Planner Alyssa Girardo stated staff recommended approval with conditions contingent on obtaining a UDOT permit and minimizing the balcony to mitigate pedestrian safety risks.

**COMMISSIONER SOUTHWICK MOVED TO APPROVE THE ENCROACHMENT PERMIT SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER WILLIAMS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AKHMEDOV, HUMPHREYS, ROSS, SANDAU, SHALE, SOUTHWICK, AND WILLIAMS. VOTING NO – CHAIR SHINODA WITH CONCERNS FOR PEDESTRIAN SAFETY.**

5. **Encroachment Permit**, Balcony, 2560 Lincoln Ave  
Petitioner Mitch Vance discussed the Wonder block project and adapting the balconies encroachment in the right of way by extending the sidewalk out and putting landscaping directly under the balconies.  
Assistant Planning Director Joseph Simpson showed aerial example slides of past balconies that were too large and expressed support of the applicants' proposal to mitigate size and encroachment with added strategic landscaping and having drainage with industry standard materials supported by city engineering while at the same time adding visual interest.

**COMMISSIONER SANDAU MOVED TO APPROVE THE ENCROACHMENT PERMIT SUBJECT TO STAFFS RECOMMENDED CONDITIONS AND CORRECTIONS. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AKHMEDOV, HUMPHREYS, ROSS, SANDAU, SHALE, SOUTHWICK, AND WILLIAMS. VOTING NO – CHAIR SHINODA WITH CONCERNS FOR SAFETY.**

6. **Change of Nonconforming Use**, Reuse for coffee shop with exterior revisions, 810 Canyon Rd Petitioners Chase Burch and Adam Stevenson proposed converting the project into a coffee shop with a walk-up window and the parking configuration recommending one ADA stall and access aisle, taking up a temporary parking space.  
Planner Olivia Thomas advised the applicant to use 296-gallon carts instead of a dumpster for waste management and recommended approval of the coffee shop use with conditions, including compliance with engineering standards, landscaping, removal of some concrete and potential future consideration of a walk-up window.

**COMMISSIONER SOUTHWICK MOVED TO APPROVE THE CHANGE OF NONCONFORMING USE SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AKHMEDOV, HUMPHREYS, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE**

7. **Restoration of Nonconforming Use**, Restoration to use a second single-family dwelling on a lot, 2846 Quincy Ave  
The petitioner was requesting the restoration of the nonconforming use of the rear structure of the main building on the property.  
Planner Olivia Thomas recommended approval subject to safety and historical preservation requirements, and the owner's registration with the Good Landlord Program.

**COMMISSIONER ROSS MOVED TO APPROVE THE PRELIMINARY SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS AND CORRECTIONS. MOTION WAS SECONDED BY COMMISSIONER AKHMEDOV AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AKHMEDOV, HUMPHREYS, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE**

**Review of correspondence (if any)**

None.

**Reports**

**Landmarks Commission**-Mandy Shale said they discussed the upcoming scavenger hunt, the Marilyn Drive Historic District was approved, and they approved a Certificate of Historic Appropriateness for The Episcopal Church of the Good Shepherd and found out it is the oldest continuously used religious building in Utah.

**Citizen Advisory Committee**-Jeremy Shinoda reported they didn't meet.

**Ogden Trails Network**-Michelle Williams didn't attend the meeting but from the minutes found out that are still adding new members and talking about possibly merging with TFNU.

**Review of Meeting**-James Tanner commented that everything went pretty smooth.

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



**AIMEE PAGANO**  
**ADMINISTRATIVE ASSISTANT II**

APPROVED: 4/1/26  
(DATE)