

Meeting was conducted by Chair Shinoda and began at 5:30pm.

Members Present: Jeremy Shinoda, Chair
 Mandy Shale, Vice Chair
 James Humphreys
 Jennifer Sandau
 William Ross
 Michelle Williams
 Rick Southwick

Members Excused: Andrey Akhmedov

Staff Present: Barton Brierley, Planning Director
 Joseph Simpson, Assistant Planning Director
 Brandon Rypien, Senior Planner
 James Tanner, Assistant City Attorney
 River Jarman, Planning Technician
 Kshitij Sriperambuduru, Planner I
 Alaina Schwartz, Planning Technician
 Mara Brown, Chief Administrative Officer
 Aimee Pagano, Administrative Assistant II

Others Present:	John Janson	Vahid Sadeghi	Jennifer Sadeghi
	Roger Wheelwright	Ruben Villalobos	Beverly Moore
	Roy Douglas	Riley Beason	Brian Warren
	Jim Sweet	Theresa McCall	Ashley Pengelly
	Travis Meyerhoffer	Michael Correll	Jennifer Hansen
	John Sohl	Chris Chreppa	Steven Broadbent
	Kevin Jacobson	Emma Turner	Christina Port
	Brett Buckley	Francisco Ochoa	Ashley Ochoa
	Victor Jensen	Bill Hunter	Sue Wilkerson
	Lee Crittenden	Tyler Crittenden	Nick Milford
	Bill Johnson	Sue Johnson	Carlin Jensen
	Robert Miller	Ashley Loertscher	Chelsie Shira
	Jennifer Bailey	Conner Pantone	Jose Rentria
	JJ Chogavasglin	Spencer Tagy	Mandana Faraji
	Lane Stephensen	Travis Pate	Russell Urcher
	Theresa Bramwell	John Slawson	Megan Blanc
	John Mayor	Selvoy Fillerup	Shane Skeen
	Adam Young	StewMcInnus	Victor Jensen
Via Zoom:	Gail Daily Berkeley	Arnold Gaunt	

1. **Public Hearing: Planning Commission recommendation to the City Council* on adoption of**
 - a. **a new unified development code (UDC), replacing Titles 14, 15, 17, and 18 of the Ogden Municipal Code;**
 - b. **amendments to various titles of the Ogden Municipal Code that cross reference the existing Titles 14, 15, 17, and 18;**
 - c. **amendments to the Zoning Map to:**
 - i. **rename various zones and overlays to match the UDC;**
 - ii. **create a new East Central Overlay and a new Established Neighborhoods Overlay; and**
 - iii. **rezone various school sites CF or CC.**

John Jansen presented the adoption of a unified development code with associated Municipal Code amendments and zoning map amendments. The new code consolidates four separate codes into one, reducing the length from 1,200-1,500 pages to 750 pages. Key changes include simplified processing, modernized codes, and new design guidelines. The commission emphasized the importance of balancing development with community needs. They discussed updates to the zoning ordinance, focusing on design standards for new single-family homes in older neighborhoods. Key points included the application of these standards across various zoning categories (R1-6, R1-10, R1-2, R1-3) without changing underlying zoning. The proposal also included provisions for lot size averaging, flag lots, and accessory dwelling units

There were multiple **Public Hearing comments**, some of which were as follows:

Riley Beason-questioned property lines

Roger Wheelwright-concerned about high density housing and the zone changes future affects on traffic

Roy Douglas-his daughter wants to put a metal roof on her home

Vahid Sadeghi-curious how zone change affects his desire for changes to his property

Jim Sweet-representing the Ogden Masonic Temple wanting lighting outside

Theresa McCall-dissenting the overlay reaching into the Lions Park

Travis Meyerhoffer-wants to keep Stables and Agriculture in the code change

John Sohl-questioning no visual difference with the changes in the separate areas

Michael Correll-questioned plans for the old Taylor Elementary location to keep playground

Jennifer Hansen-also hopes to use the Elementary space for a brewery and keep playground

Robert Miller-will it be single zoning in the overlay areas and upset with neighbors' trees

Steven Broadbent-there is a new pipeline being put in on his properties and he wants to get them out of his grandfathers name and into his to sell them.

Russell Urcher-wonders about zone change to his daughters' home as the area has not been maintained and there is a road going through her home on the map.

Sue Wilkerson-Logan Simpson did a good job simplifying the zoning code

Nick Milford-new code is easier to understand and suggested loosening restrictions and requirements

Travis Pate-something wrong with the historic preservation in the overlay areas that you can't paint brick but you can tear them down.

Theresa Bramwell-zoning supports big commercial and not for the little guy. Feels Ogden City has made it difficult for the middle class.

John Slawson-has a large lot and gave two thumbs up for the flag lot proposal

Megan Blanc-had concerns about the neighborhood overlay and keeping the housing affordable and nice for everyone individually

Chelsie Shira-had concerns with the overlay and the removal of Lions Park

John Mayor-applauded the residential overlay proposal

Selvoy Fillerup-concern for the use of flag and infill lots, making sure that those are successfully put to good use.

Shane Skeen-many stagnant lots that are inhabitable because they don't fit the overlay maps and zones and have too many restrictive requirements.

Adam Young-limit restrictions to encourage creative architecture and keep with the unique artistic history and encourage affordability and open spaces.

Emily-attended many of the open houses for Zone Ogden and hopes to encourage limitations on exterior materials and that ADU requirements be lessened.

Mandana Faraji-wants to rebuild a home on her property that was ruined by a fire years ago

Stew McInus-wants tiny home requirements reconsidered to allow possible ADU's

Victor Jensen-wants the Dog Food Plant moved out west to eliminate the smell

Gayle Daley Berkeley via Zoom-would like some limitations for developers so there is more green space and protected views.

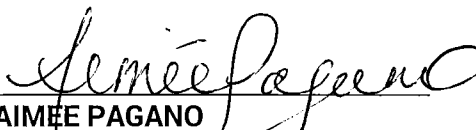
Arnold Gaunt via Zoom-worried zone change will allow for high density housing

COMMISSIONER SHALE MADE A MOTION TO CLOSE THE PUBLIC HEARING. COMMISSIONER SOUTHWICK SECONDED THE MOTION. AYE-COMMISSIONERS HUMPHREYS, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS AND CHAIR SHINDODA. NO-NONE

Planning Director Barton Brierley, Assistant City Attorney James Tanner, John Jansen with Logan Simpson and the Commissioners addressed and discussed the public's concerns and comments. Many of the comments/questions had to do with individual property issues and not the zone change/codes so the public was advised to contact the Planning Division for further assistance. The Commission agreed to table the zone amendment to a future meeting for further discussion.

COMMISSIONER SOUTHWICK MADE A MOTION TO TABLE THE ZONE AMENDMENT FOR FURTHER DISCUSSION AT THE NEXT MEETING. COMMISSIONER HUMPHREYS SECONDED THE MOTION. ALL IN FAVOR – AYE

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


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 4/1/26
(DATE)