

OGDEN VALLEY CITY PLANNING COMMISSION MINUTES OF PLANNING COMMISSION MEETING

Tuesday, March 10, 2026, 6:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Attendance
Lisa Arbogast	Planning Commission Chair	Present
Andela 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 Commissioner Chair Arbogast called the meeting of the Ogden Valley City Planning Commission to order at 6:00 pm
 - a. Pledge of Allegiance
 - b. Moment of Silence

2. Regular Business

- a. Approval of Minutes from Planning Meeting February 24th 2026 and March 3rd 2026.

Planning Chair Arbogast commented that the general plan was not on the agenda, but that the commission was still in the process of reviewing and making edits to put to a final vote. Commissioner Dean commented that she thought that had approved with edits / comments. Planning Chair Arbogast questioned whether changes could be made to the General plan if that was not on the agenda, Attorney Gordon commented that if an item was not on the agenda, it could not be acted upon.

Commissioner Shaffer motioned to approve the amended minutes from February 24th 2026 and March 3rd 2026. Planning Commissioner Zenger seconded the motion. All votes Aye. Motions carried. (7-0).

- b. Review and discuss edits to the zoning map and possibility to release to public for review and comment.

It was discussed to not bring forward form-based zoning at this time, and instead the sections that were form based would be incorporated into the areas where they currently existed. The motion that was made in the previous discussion was missing details about certain areas of land. Any property that is currently in a Zone that is not being brought forward, that property will be “grandfathered” with the zone it was previously functioning under as a non-conforming use.

Commissioner Dean commented that the Planning Commission will need to go through the map and specifically remove the areas that are form-based. She went on to clarify that the purpose of this zoning work is to tie zoning back to the General Plan. Commissioner Dean referred to parts of the General Plan that supported this action. Commissioner Bickle commented that the commission desired to return the form-based zoning areas to the zone they were assigned prior to becoming form-based.

Commissioner Dean withdrew her previous motion to remove form-based zones and replace with the AV3 zone (in a previous meeting and discussion), Dean Amended her motion to designate previous form based zones to either AV3 or FV3 accordingly, as well as certain property located at 5500 E 200 N be zoned CV2, to be compatible with surrounding zones. Commissioner Bickle seconded the motion. All voted Aye, (7-0) motion carried.

Discussion continued on the zoning map and corrections/ adjustments that the Planning Commission would like to see made.

Commissioner Dean made a second follow up motion to approve the zoning map, with the corrections that have been discussed at this meeting as well as mentioned in the above motion. Commissioner Shaffer seconded the motion. All votes Aye, (7-0) motion carried.

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

Commissioner Bickle requested that the FV3 be revisited from the previous meeting, where this item was not completed. The planning commission desires to support agriculture practices in Zones outside the AV3 zone. Commissioner Dean questioned the difference between the AV3 and FV3 Zone. Commissioner Lloyd summarized this for the record, that the FV3 supports forest areas.

The issue of slope restrictions was discussed; Brian stated this is an item addressed in the subdivision ordinance. Commissioner Bickle asked the commission to review the usages in this Zone. There was discussion on appropriate uses for this Zone.

Commissioner Blickle motioned to have the FV3 Zone undergo more work and be brought back to the planning commission. Commissioner Lloyd seconded the motion. All votes Aye, (7-0) motion carried.

Upon the advise of attorney Gordon, Commissioner Blickle withdrew his previous motion, then motioned to approve FV3. Commissioner Shaffer seconded the motion. All Votes Aye(7-0), motions carried.

- d. Review and discuss edits to Zone FR3 (renamed Hillside Residential HR) and possibly release to public for review and comment

The Planning Commission was ready to move this item forward.

Commissioner Dean motioned to approve the Zone HR as previously edited. Commissioner Blickle seconded the motion. All votes Aye (7-0), motion carried.

- e. Review and discuss edits to definitions and possibly release to public for review and comment

Comments were made digitally by the commission to the definitions. Definitions pertaining to alcohol were discussed. Some members thought there was discrepancy, duplication, or missing items in the definitions section.

Commissioner Blickle motioned to Table definitions. Commissioner Lloyd Seconded the motion. All Vote Aye (7-0), Motions carried.

- f. Review and discuss edits to AV3 and possibly release to public for review and comment.

Commissioner Lloyd addresses the topic of horses. The Commission agreed to leave as is. Commissioner Lloyd suggested to hold off on addressing water issues at this time. He has concerns about irrigation water issues. He desires a process to where developers/property owners seek approval from appropriate and applicable water companies before they are allowed to subdivide.

Attorney Gordon commented that a developer is commonly required to obtain a will serve letter from the appropriate irrigation company as part of the process for development. The commission agrees that a developer needs to provide written approval of sufficient wet water from appropriate irrigations companies; private property owners need to communicate with irrigations companies directly.

Commissioner Lloyd motions to approve the AV3 Zone as presented minus irrigation language; Commissioner Shaffer seconded the motion. All Votes Aye (7-0), motions carried.

- g. Review and discuss edits to Subdivision Ordinance and possibly release to public for review and comment

City Planner Carver commented that the subdivision Ordinance was standard. Water rights were discussed, as well as making sure developers have the appropriate water rights. City Attorney Gorden explained the way a developer can go about obtaining the proper water rights and proving such rights.

The City Planner and City Attorney will work on the language based on the Planning Commission's discussion. Planning Chair Arbogast explained that the Planning Commission has some time to work on this Ordinance, and they can discuss this at the next meeting. Commissioner Dean stressed the importance of the wording for the requirement of wet water.

Commissioner Bickle motioned to Table the Subdivision Ordinance. Commissioner Lloyd Seconded the motion. All Vote Aye (7-0), Motions carried.

- h. Review and discuss edits to Design Standards and possibly release to public for review and comment.

City Planner Carver recommended breaking this section into small chunks to discuss further at another meeting. Planning Chair agreed due the time constraints.

Commissioner Lloyd questioned what still needed to be done with the General Plan due to the time sensitivity on that. He commented that it was moved forward last meeting, but the Planning Commission felt it needed more work. The commission agreed that since the general plan was previously approved and it can be fine-tuned later.

Commissioner Bickle motioned to table Design Standards. Commissioner Lloyd Seconded the motion. All Vote Aye (7-0), Motions carried.

- 3. Adjourn- **Commissioner Lloyd motioned to adjourn the meeting. Commissioner Shaffer seconded the motion, All votes Aye, meeting adjourned at 8pm.**