

OGDEN VALLEY PLANNING COMMISSION

MINUTES OF PLANNING COMMISSION MEETING

Tuesday, March 17, 2026, 3:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Status
Lisa Arbogast	Planning Commission Chair	Present
Angela Dean	Planning Commission Vice Chair	Absent
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
Corbin Gordon	City Attorney	Present via Zoom
Kathy Zindel	OVC IT Director	Present
Sharon Robbins	OVC Recorder	Present

1. Call to Order - by Chair Arbogast at 3:20pm
 - a. Pledge of Allegiance – The pledge was foregone since it was done at the earlier meeting that just concluded
 - b. Moment of Silence - The moment of silence was foregone since it was done at the earlier meeting that just concluded
2. Regular Business
 - a. Approval of Minutes.

No minutes required approval.

- b. Review and discuss edits to Definitions and possibly release to public for review and comment.

The Commission members reviewed the comments that had been made in the definitions. One sentence was about conference centers offering overnight lodging. There was a request to delete that sentence about conference centers offering overnight lodging. **Commission member Zenger motioned to delete the sentence about conference centers offering overnight lodging. Commission member Blickle seconded the motion. Commission members Blickle, Zenger and Morgan voted aye. Commission members Lloyd and Shaffer voted nay. (3-2, 1 absent).**

The other definition discussed was ADA (American Disabilities Act). The decision was made to leave it in the document to see how it can be used in other contexts throughout the code.

It was noted that section B needs to be added to the Table of Contents.

Commission member Lloyd motioned to accept the definitions as edited with the changes that were agreed and to move this forward for public comment. Commission member Blickle seconded that motion. All members voted aye (5-0, 1 absent).

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

The review focused initially on Section 108.15 Single Family Dwellings. There was discussion around whether to reference the International Residential Code.

Use of Vinyl was discussed, with the explanation that it has a shorter shelf life for maintenance (20 years versus 40 years). It is perceived as being cheap. Everyone was OK with removing vinyl.

There was a discussion about mobile homes / manufactured housing. The group determined that a chapter should be added for mobile homes, with references moved to its own section.

Commission member Shaffer indicated that the DRR zone no longer exists within our City limits, so references can be removed.

Commission member Dean has made comments about second kitchens. There was a discussion about what must be included for a second kitchen. Commission member Zenger indicated that the single-family dwelling section is not used for ADUs. ADUs have their own design standards including kitchens. The decision was made to address multiple kitchens in the ADU section. **Commission member Zenger motioned to remove multiple kitchens from the single-family dwelling section. Commission member Shaffer seconded the motion. All members voted aye (5-0, 1 absent).**

City Planner Carver expressed concern about the roof pitch. The decision was to leave it since it is covered in the International Building Code.

There was discussion about the 2X6 construction providing better insulation. Commission Zenger indicated that 2X6 does not match energy insulation. The decision was to leave it in for now to be discussed later.

There was also a discussion about construction methods. The decision was to include both licensed architect and licensed engineer as having the ability to certify the design.

Commission member Shaffer motioned to move section 108.15 Single Family Dwellings with the agreed changes forward for public comment. Commission member Blickle seconded the motion. All members voted aye (5-0, 1 absent).

- d. Review and discuss edits to Sign Standards and possibly release to public for review and comment.

City Planner Carver indicated the language for this section came from the Weber County code. There was a discussion regarding luminous signs and whether they needed to be turned off. City Planner Carver indicated the Dark Sky ordinance states that outside lighting needed to point downward and limit the amount of lumens at night. There were questions about what should be done with electric signboards. The Commissioners will review the types of lighting and signage on the prohibited list. The decision was to table this topic of discussion for this meeting.

TIME PERMITTING AND IN ORDER TO BE DETERMINED BY COMMISSION

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

Commission member Blickle indicated the subgroup working on RE15 and RE20 decided the zones should be combined into one chapter 104.3.

There is a reference to a setback of one foot. The members agreed this should be enlarged to 5 feet. The decision was made to strike out the signage language from the table above.

Commission member Shaffer motioned for the agreed changes to be accepted and to move Section 104.3 RE15, RE20 forward for public comment. Commission member Blickle seconded the motion. All members voted aye. (5-0, 1 absent).

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

See e. above for the comments regarding Zone RE20.

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

The Commissioners decided that Zone F5 and Zone F40 should be combined into one chapter 104.9.

Commission member Lloyd had sent emails regarding questions about ridgelines. These questions have not yet been answered and need to be looked at. There was discussion about whether the builder could build on a ridgeline if no other is buildable. The decision was to have City Planner Carver and City Attorney Gordon look at code from other cities to review for incorporation into the Ogden Valley City code.

Commission member Blickle asked about setbacks for streams in Section 104.94 to ensure animals are not drinking from a stream. Commission member Lloyd indicated that he would look into it.

Commission member Lloyd indicated that low density needs a definition. He will research what other cities do.

The Commissioners agreed that TDRs will not be addressed in this section.

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

See g. above for the comments regarding Zone RE40.

3. Adjourn **Commission member Shaffer motioned to adjourn the meeting. Commission member Lloyd seconded the motion. All members voted aye. (5-0, 1 absent).**