

OGDEN VALLEY CITY
MINUTES FOR OGDEN VALLEY CITY PLANNING COMMISSION MEETING

Tuesday, March 24, 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	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
Kathy Zindel	OVC IT Director	Present
Sharon Robbins	OVC Recorder	Present

1. Call to Order by Chair Arbogast at 6pm

Chair Arbogast provided information to the public audience regarding the cancellation and rescheduling of the hearing. She also described the process used for the Planning Commission, what residents should see with the revised notice, where the information is available for review (including showing the Ogden Valley City website), and how residents can sign up for the information for the meetings.

- a. Pledge of Allegiance led by Chair Arbogast at approximately 6:17pm.
- b. Moment of Silence held for approximately one minute.

2. Regular Business

- a. Approval of Minutes. No minutes available for approval at this meeting.
- b. Review and discuss edits to F5/40 and consider to approve for release to public for review and comment.

This item was not addressed in the agenda order posted on the public notice website due to needs to get through other items.

Commission member Blickle indicated there were outstanding items that still needed to be addressed to hold a discussion: setbacks, density, ridgeline, TDRs. Density was addressed for the F5 and F40 zones. City Planner Carver indicated that TDRs are not currently included in this section. City Attorney indicated he had not completed research about ridgelines, one of the outstanding items. He will get the information to the Planning Commission this week. The Commissioners agreed to look at conditional uses and what would be needed to meet those

conditions. Chair Arbogast asked if this agenda item should be tabled until the meeting next week.

Commission member Blickle motioned to table Title 104-9 Forest Zones. Commission member Shaffer seconded the motion. All members voted aye (5-0, 1 absent).

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

Chapter 108-1 Design Review

There was a discussion of 108-1 Design Review. This is procedural language that discusses how we review applications and deal with exceptions to certain rules.

Chair Arbogast asked if there are additional comments for this section. She indicated there are minimal changes in the document for review.

There was discussion about what should be done with any differences between single-family homes and subdivisions. The commission decided to address these issues in another section. Commission member Blickle asked for additional landscaping provisions for imperious design of maximum 60% or less. City Planner Carver indicated it should be added in a different section. It was decided it should be included in this section since there are significant details about other landscaping design standards in this section.

Commission member Lloyd motioned for the 108-1 Design Review section with the agreed changes to be moved forward for public hearing. Commission member Morgan seconded the motion. All members voted aye (5-0, 1 absent).

Chapter 108-4 Conditional Use

There was a discussion of 108-4 Conditional Use section. This is procedural language that discusses how conditional use permits are applied for, how conditional uses are granted in terms of what types of conditions may be placed on the use to make it acceptable, compliant, how they're enforced and then how they're appealed or removed.

Commission Chair indicated the language for the feasibility letter for culinary water should be changed so that it is confirmed proof that wet water is available. City Planner Carver stated it should indicate proof of capacity to provide the service from water or sewer provider.

Commission member Shaffer motioned for the 108-4 Conditional Use section with the agreed changes to be moved forward for public hearing. Commission member Blickle seconded the motion. All members voted aye (5-0, 1 absent).

Chapter 108-14 Hillside Development Review Procedures and Standards

There were lots of comments in this section including comments from the Transition team. Most comments were about building on steeper slopes. Building on slopes of 30-40% was removed and replaced with the steep development standards.

There was discussion about what slopes should be considered buildable. City Planner Carver indicated that Weber County has already prohibited building on 40% slopes. The question was asked about what can be crafted in the language about building on 30-40%.

Commission member Morgan indicated that in some zones the language is included about building on no greater than 25%. Commissioners expressed interest in limiting building to 25% slope. There was a discussion about lots not having buildable areas due to slope.

At the bottom of the chapter there are tables with graphics that include building on 25-30%. There is a request to change the tables to remove 25-30% from these graphics. This will keep the slope percentages consistent with the zoning ordinances.

City Planner Carver will make the changes discussed today and provide them prior to the next meeting for final approval. The summary of changes is that buildable slope is not greater than 25% and the table will be changed to match.

Commissioner Shaffer motioned to table discussion on Chapter 108-14 Hillside Development Review Procedure until the changes can be made and reviewed with the intent of moving them forward at the March 30th meeting. Commissioner Lloyd seconded the motion. All members voted aye (5-0).

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

There was discussion of Title 110 Signs. It was noted there is a prohibited use list to review.

It was noted that there are currently no limits on operation of signs. The commissioners discussed setting hours of operation between 10pm and 6am unless there is an emergency to honor the intent of dark skies.

There was a discussion about meeting outdoor lighting requirements. Section 110-2-12 subsection 3 already has outdoor lighting requirements addressed except for hours of operation. The Commissioners agreed to add hours of operation.

There was a discussion about murals and that there are not currently restrictions on having murals. City Planner Carver indicated that some cities have permits and procedures for murals. The Commissioners agreed to not change the murals section and revisit later if it becomes a problem.

There was a discussion about works of art. The Commissioners discussed not regulating works of art on private property.

There was discussion about political signs. City Attorney stated that many cities have requirements to remove campaign signs and political signs after the election. City Planner Carver looked up the Weber County code for campaign signs and political signs. The definitions are the same.

Commissioner Blickle indicated that Weber County told the City Council candidates signs can be put up 60 days prior to an election and must be removed 3 days after the election. The commissioners agreed this is a good

There was a discussion about other types of signs such as lost cat or yard sale. City Planner Carver indicated that most cities have requirements regarding signs on public property. The question is how it can be enforced.

The Commissioners agreed to include a requirement for dangerous or defective signs removed within 2 weeks after written notice.

Commission member Morgan motioned for Title 110 Signs with the agreed changes to be moved forward for public comment. Commission member Blickle seconded the motion. All members voted aye (5-0, 1 absent).

- e. Review and discuss edits to General Implementation and Planning Administration (General Land Use Administration Folder) and consider to approve for release to public for review and comment.

There was a discussion of Chapter 101-1 Creation, Implementation, Amendment and Effect with a requested language change to take out 'where practicable' on page 2.

There was discussion about Section 101-1-5 Effect of Previous Ordinances and Maps. City Planner indicated this section will apply once ordinances have been adopted by the City, but that it cannot be applied since no ordinances exist now.

There was also discussion about rewriting the chapter with more plain language, not legalese. The Commissioners did not want to rewrite it now.

Commission member Zenger motioned for Chapter 101-1 with the agreed changes to be moved forward for public comment. Commission member Lloyd seconded the motion. All members voted aye (5-0, 1 absent).

There was discussion about Title 102. Commission member Zenger noted the section on removal from the planning commission. City Planner Carver indicated currently a planning commission can be released for no reason. There was discussion about language added to support transparency and state a reason for removal. City Planner Carver indicated possible language may include providing written notice to the planning commissioner and prohibiting removal without reason. He also suggested having a board of adjustment or appointing a 3rd party to provide appeal authority. The Commissioners agreed to include a 3rd party for appeals.

The Commissioners also agreed to remove the DRR zone from the Title.

Commission member Lloyd motioned for Title 102 Administration in its entirety with the changes agreed to be moved forward for public comment. Commission member Shaffer seconded the motion. All members voted aye (5-0, 1 absent).

There was a discussion about Title 104 In General sections 1 through 4. The Commissioners agreed to update the table with zone changes and remove those zones not being moved forward.

Commission member Lloyd motioned for Title 104-1, Title 104-2, Title 104-3 and Title 104-4 with the zone changes to be moved forward for public comment. Commission member Shaffer seconded the motion. All members voted aye (5-0, 1 absent).

TIME PERMITTING AND IN ORDER TO BE DETERMINED BY COMMISSION

- f. Review and discuss edits to Zone Shoreline and consider to approve for release to public for review and comment.

Chair Arbogast asked if Shoreline needs discussion in this meeting. Commission member Lloyd indicated he would like to discuss grazing and waterways. Commission member Morgan indicated the Shoreline zone would require a longer discussion. Chair Arbogast indicated an agricultural committee that is being formed may have some good information.

- g. Review and discuss edits to Zone Open Space and consider to approve for release to public for review and comment.

Not discussed.

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- h. Review and discuss edits to Zone Sensitive Land Overlay and consider to approve for release to public for review and comment.

Not discussed.

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