

**OGDEN VALLEY CITY PLANNING COMMISSION**  
**MINUTES FROM PLANNING COMMISSION MEETING – JANUARY 27, 2026**  
**January 27, 2026, 6:00p.m.**  
**Huntsville Town Hall, 7474 E 200 S, Huntsville, UT**

| Name                | Title                                                          | Status           |
|---------------------|----------------------------------------------------------------|------------------|
| Lisa Arbogast       | Planning Commission Chair                                      | Present          |
| Angela Dean         | Planning Commission Vice Chair                                 | Present          |
| Fred Blickle        | Planning Commission Member                                     | Present via Zoom |
| Tyson Lloyd         | Planning Commission Member                                     | Absent           |
| 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          |
| Don Hickman         | District 5 City Council / Mayor Pro Tem                        | Present          |
| Chad Booth          | District 4 City Council member / Planning Commission portfolio | Absent           |
| Peggy Dooling-Baker | District 2 City Council member / Planning Commission portfolio | Present          |

**Call to Order.** Mayor Pro Tem Hickman called the initial meeting of the Ogden Valley City Planning Commission to order at 6:02pm, January 27, 2026.

- a. **Pledge** of Allegiance was led by Mayor Pro Tem Don Hickman.
- b. **Moment of Silence** was approximately one minute.
- c. **Introductions**

Council member Dooling-Baker introduced the new planning commission members to the public audience. She expressed that Council member Booth is responsible for the Planning Commission as part of his city council portfolio duties but could not attend this meeting.

**Public Comment**

Iain Hueton, a member of the Board of Trustees for the Ogden Valley Land Trust, expressed interest in working with the Planning Commission as they complete their work on land use and zoning.

**2. Open and Public Meeting Act-Lisa Arbogast**

Lisa Arbogast reviewed the Open and Public Meeting Act with the planning commission and council members. She showed a short You Tube clip. (Link: <https://www.youtube.com/watch?v=Pr966j67tq4>).

She walked through the Open and Public Meeting Act requirements. Here are her references:

[https://le.utah.gov/xcode/Title52/Chapter4/C52-4\\_1800010118000101.pdf](https://le.utah.gov/xcode/Title52/Chapter4/C52-4_1800010118000101.pdf) (Utah Code 52-4-101 Utah Open & Public Meetings Act) and

[https://le.utah.gov/xcode/Title52/Chapter4/C52-4-S203\\_2024050120240501.pdf](https://le.utah.gov/xcode/Title52/Chapter4/C52-4-S203_2024050120240501.pdf) (Utah Code 52-4-203 Written Minutes of Open Meetings - Public Records - Recorded Meetings).

She also mentioned Ch 2.12, in particular Ch 2.12.040 from the Ogden Valley City Municipal Code pertaining to electronic meetings.

### **3. Discussion Protocol-Use the Protocol to discuss OPMA- Lisa Arbogast**

This agenda item was skipped, since it was well-covered in agenda item #2.

### **4. Introduction of new City Planner-Brian Carver**

Mayor Pro Tem Hickman introduced Brian Carver as the City Planner for Ogden Valley City. He will be working with the Planning Commission to develop the new zones and ordinances.

### **5. GIS Demonstration- Kraig Hansen**

Kraig Hansen could not attend this meeting to provide a demonstration of GIS. Sharon Robbins showed the Planning Commission how to locate the Weber County GIS on the internet. She walked through a demonstration of the Weber County GEO Gizmo interactive map to show how the Planning Commission can use this website to display the new Ogden Valley City boundary, zones and other pertinent information to the Planning Commission.

City Planner Carver also provided some additional insights into how to use this website, noting the link to the Weber County codes for each zone.

### **6. Transition Team Update- Angela Dean**

Planning Commission member Angela Dean provided an overview of the current zones for the City. She walked through the work the Transition Team had already completed. Her presentation to the planning commission will be included with the minutes.

### **7. Selection of Chairperson and Vice Chairperson**

The roles for the Chair and Vice Chair of the Planning Commission were described for the commission members and the audience. The Chair frames the topics for the meetings, creates the agenda and runs the meetings. The Chair cannot make a motion for a vote but can vote. The Vice Chair runs the meetings in the absence of the Chair. The Vice Chair can make motions and can vote. These roles are in place for one year.

Council member Dooling-Baker indicated that she had already communicated with Planning Commission members regarding their interest in being the Chair or Vice Chair of the Planning Commission, since not all members of the commission were present at the meeting.

She indicated the Planning Commission member Lloyd, who was absent, was not interested in a Chair or Vice Chair role in the Planning Commission at this time.

Mayor Pro Tem asked each member of the Planning Commission if they had interest in a leadership role. Here were their responses:

|                                         |
|-----------------------------------------|
| Lisa Arbogast - Yes                     |
| Angela Dean – Yes, Vice Chair           |
| Fred Blickle – Yes, Chair or Vice Chair |
| Tyson Lloyd – absent                    |
| Erin Shaffer - No                       |
| Teri Zenger - No                        |
| Jim Morgan - No                         |

Mayor Pro Tem Hickman asked for nominations for Chair of the Planning Commission. Council member Dean motioned to nominate Council member Arbogast for the role of Chair of the Planning Commission. Council member Zenger seconded the motion. The vote was unanimous for those present, 6 ayes, 1 absent.

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|----------------------|
| Lisa Arbogast - Aye  |
| Angela Dean – Aye    |
| Fred Blickle – Aye   |
| Tyson Lloyd – absent |
| Erin Shaffer - Aye   |
| Teri Zenger - Aye    |
| Jim Morgan - Aye     |

Mayor Pro Tem Hickman asked for nominations for Vice Chair. Council member Shaffer motioned to nominate Council member Dean for the Vice Chair role. Council member Arbogast seconded the motion. Council member Blickle motioned to nominate himself for the role of Vice Chair. There was no second for this motion.

Mayor Pro Tem Hickman called for a vote on the motion for Planning Commission member Dean as Vice Chair. The motion was passed, 5 ayes, 1 nay, 1 absent.

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|----------------------|
| Lisa Arbogast - Aye  |
| Angela Dean – Aye    |
| Fred Blickle – Nay   |
| Tyson Lloyd – absent |
| Erin Shaffer - Aye   |
| Teri Zenger - Aye    |
| Jim Morgan - Aye     |

## 8. Next Meeting February 10, 2026- Craig Call

Mayor Pro Tem Hickman turned over conduct of the meeting to the new Planning Commission Chair Arbogast. Chair Arbogast asked City Planner Carver about the schedule for reviewing zones and land use codes to set up meetings for these reviews.

City Planner Carver indicated his expectation that each member of the Planning Commission takes an area of responsibility for this review. And the commission members would help put together a schedule.

The City Council had already established planning commission meetings for the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month from 6-8pm. Lisa suggested the planning commission also schedule meetings for the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays. The agreed upon time following the discussion was to hold these meetings from 3-5pm at the Huntville Town Hall (if available) starting on February 3<sup>rd</sup>.

Chair Arbogast also reminded everyone that Craig Call, is invited speak to the Planning Commission meeting on February 10<sup>th</sup> regarding land use.

9. **Adjournment** Commission member Shaffer motioned to adjourn the meeting. Commission member Zenger seconded the motion. All voted aye (6 ayes, 0 nays, 1 absent).

The January 27, 2026 planning Commission meeting minutes were approved by the Planning Commission on the 24<sup>th</sup> day of February, 2026.

Signed: Sharon Robbins  
Recorder