

OGDEN VALLEY CITY PLANNING COMMISSION
MINUTES FROM PLANNING COMMISSION MEETING – FEBRUARY 17, 2026
February 17, 2026, 3:00p.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
Tyson Lloyd	Planning Commission Member	Present
Erin Shaffer	Planning Commission Member	Absent
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 Commission Chair Arbogast called the meeting of the Ogden Valley City Planning Commission to order at 3:00pm.
 - a. **Pledge** of Allegiance was led by Chair Arbogast.
 - b. **Moment of Silence** was approximately one minute.

2. **Regular Business**

- a. **Review the proposed General Plan and possibly release to public for review and comment**

Corbin Gordon was not available for the meeting, so Brian Carver, the City Planner, reviewed the General Plan. He asked if the Planning Commission wanted to take time in the meeting or another time. The General Plan will need to be posted for public comments.

Chairperson Arbogast indicated the agriculture language was repetitive. The Planning Commission will need to tweak the language and add a couple of sentences. For subdivisions, she suggested considering cluster language to preserve farmland. For example, on a 30-acre plot the homes can be clustered so the rest can be farmed. Brian Carver provided an example of setting aside 5 acres for 10 homes. For a 30-acre plot 25 acres could be put into a trust and not fragmented.

Commission member Lloyd indicated the General Plan should aspire to limit friction. Commission member Zenger indicated the ordinances need to be tightened.

Brian Carver indicated the General Plan is advisory only. Decision-making would be enforced through ordinances.

Vice Chair Dean indicated the need to add suggested improvements as preliminary changes to the plan and to prepare it to get it ready to send for comment. She also indicated information regarding TDRs should be extracted, and if a future shift to add the language as a revision.

Commission member Lloyd asked that more be added to the plan about ground water and drinking water to make support a focus. He suggested that warning thresholds be established for nitrates and other pollutants to develop a permit process based on that data.

Commission Member Blickle indicated the mining section should be removed from the plan since it is not consistent with the vision for the valley.

Commission member Zenger had no additional comments.

Commission member Morgan indicated the information on TDRs needs to be better formulated. There should be an indication of how to value them.

Commission member Blickle also asked if STRs need to be revisited since they are not included in the plan. Brian Carver indicated they are in the housing section (p. 23). They are only mentioned in reference to affordability. Commission member Blickle asked if there needs to be a general statement regarding STRs.

Chair Arbogast indicated that ADUs were not in the general plan. Brian Carver said they are newer.

Commission member Lloyd asked Brian Carver to take all the suggestions to put in the draft so that it can be posted.

b. Review existing zoning maps

Brian Carver displayed the Weber County Geo Gizmo interactive map. He walked through and pointed out the locations of each of the zones.

c. Discussion of the purpose of each zone

Brian Carver displayed a document that listed each zone, the purpose and intent of the zone. The document reviewed is attached with the minutes.

d. Discussion of time permitted for Planning Commission meetings

Chair Arbogast suggested the Planning Commission needs additional time for discussion and preparation for the zones and ordinances. She asked if the time for the 3pm meetings could be extended to 3pm until 5:30pm (an additional half hour for each meeting).

Commission member Blickle motioned to extend the meeting time for the Planning Commission 3pm meetings to end at 5:30pm. Commission member Zenger seconded the motion. All commission members voted aye.

3. Adjourn. Commission member Zenger motioned to adjourn the meeting. Commission member Blickle seconded the motion. All commission members voted aye. The meeting was adjourned at 5:00pm.

The February 17, 2026 planning Commission meeting minutes were approved by the Planning Commission on the 24th day of February, 2026.

Signed: Sharon Robbins
Recorder