

**OGDEN VALLEY PLANNING COMMISSION
MINUTES OF OGDEN VALLEY PLANNING COMMISSION MEETING**

Tuesday, April 21, 2026, 3:00pm
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	Present
Fred Blickle	Planning Commissioner	Present via Zoom
Tyson Lloyd	Planning Commissioner	Present
Erin Shaffer	Planning Commissioner	Present via Zoom
Teri Zenger	Planning Commissioner	Present via Zoom
Jim Morgan	Planning Commissioner	Absent
Brian Carver	Planning Director	Present
Kathy Zindel	IT Director	Present
Helene Liebman	Volunteer Recorder	Present

1. Call to Order by Chair Arbogast
 - a. Pledge of Allegiance led by Chair Arbogast
 - b. Moment of Silence

2. Approval of Minutes for March 31, April 7, and April 13 meetings.

Commissioner Dean pointed out revisions to March 31 and April 13 minutes. The March 31 minutes note that the City will allow TDRs but calls current policy an interim plan. She also noted that the Commission decided to keep RMH-1-6 in place but to remove the gravel zone.

For the April 13 minutes, she noted that the Commissioners decided to keep Conditional Uses consistent; and that in Item D for SLOZ they decided to keep text regarding wildlife habitat.

Commissioner Zenger pointed out that for April 13 minutes, she did not make the motion to adjourn.

Commissioner Dean motioned to approve the minutes for March 31, April 7, and April 13 with the above stated corrections. Commissioner Tyson seconded the motion. All ayes (6-0). The motion passed.

3. Regular Business

- a. Review and discuss edits to Chapter 104-11 CVR-1 and consider to approve for release to public for review and comment.

There was discussion of:

- The term resort does not seem to fit; it is more attuned to walkable communities.
- A table or list should be added.
- Remove short term rentals.

- Eliminate or place design conditions on drive-throughs. The concern is the issue of traffic back-ups and idling.
- Change “beer garden” to tavern in the definitions.
- Recreation lodge fits better in the F5 or F40 zone.
- The issue of a management office in a resort complex.
- Take out the limits regarding horse rentals. It is now 10 horses per acre. This limit might be appropriate if the horses are there only during operational hours.

Under 104-11.5, Commercial Space. There was discussion about increasing the minimum percentage for commercial in a development in order to increase the tax base, with a number ranging from 30% to 60%.

Commissioner Blickle made a motion to increase the minimum to 30% of gross square footage to commercial in Item A. Commissioner Shaffer seconded the motion. Four were in favor (Commissioners Blickle, Shaffer, Dean, and Lloyd). Two opposed (Commissioners Zenger and Arbogast). The motion passed.

There was discussion of the number of condominium units by square footage; and the issue of clustering to allow for more open space. The Commissioners noted that they had already moved the allowable height from 50 to 35 feet.

Commissioner Lloyd made a motion to release this Chapter for public review and comment with the above noted change. Commissioner Blickle seconded the motion. All ayes. The motion passed.

b. Review and discuss edits to Chapter 104-9 F5 and F40 Zones and consider to approve for release to public for review and comment.

There was discussion about removing the issues of hillside and ridgeline (which is covered in SLOZ) and the number of animal units per acre (to provide consistency with other zones).

Commissioner Dean made a motion to release Chapter 104-9 F5 and F40 Zones for release for public review and comment with the change hillside and ridgeline as discussed; removing conditional uses, and make the language consistent regarding the number of animal units. Commissioner Lloyd seconded the motion. All ayes. The motion passed.

c. Review and discuss edits to Chapter 104-19 RMH 1-6 Residential Manufactured Housing and consider to approve for release to public for review and comment.

Commissioner Dean made a motion to release Chapter 104-19 RMH 1-6 Residential Manufactured Housing for public review and comment as drafted. Commissioner Shaffer seconded the motion. All ayes. The motion passed.

d. Review and discuss edits to Chapter 108-17 Ogden Valley Pathways and consider to approve for release to public for review and comment.

There was a question about pathway design standards.

Commissioner Zenger made a motion to table this Chapter to the future. Commissioner Lloyd seconded the motion. All ayes. The motion passed.

e. Review and discuss edits to Chapter 108-20 Forest Campground Zone and consider to approve for release to public for review and comment.

Commissioner Dean made a motion to table this Chapter to the future. Commissioner Tyson seconded the motion. All ayes. The motion passed.

f. Review and discuss edits to Chapter 108-21 Agritourism Zone and consider to approve for release to public for review and comment.

It was noted that the City's Agricultural Committee is drafting a new ordinance for Agritourism, and the Commissioners noted that the Agricultural Committee should make a presentation of such at a future meeting. In the meantime, Commissioner Lloyd will pass along the Planning Commission's questions and thoughts.

Commissioner Lloyd made a motion to table this Chapter to the future. Commissioner Dean seconded the motion. All ayes. The motion passed.

g. Review and discuss edits to Chapter 108-11 Short Term Rentals (STRs) and consider to approve for release to public for review and comment.

There was discussion on these points:

Whether to eliminate STRs from Zones where they existed prior.

The violation penalties seem weak.

The definition of a major versus minor violation.

The issue of regular (annual) inspections for safety. This could be at the owner's expense.

Licensing could include a fee for monitoring and enforcing the ordinance.

The responsiveness to an agent/owner to a problem.

The fees for licensing and inspections should cover the costs for the city to administer the program.

Commissioner Blickle made a motion to refer this ordinance to the City Planner (Brian Carver) to draft a new ordinance that incorporates the Commissioners' concerns and to revisit this ordinance in the next 2 to 3 weeks. Commissioner Lloyd seconded the motion. All ayes. The motion passed

Revisiting the motion under item b above:

Commissioner Dean made a motion to amend her motion to retain agritourism, campgrounds, picnic areas, and dude ranches as conditional uses in this ordinance. Commissioner Tyson seconded the amended motion. All ayes. The amended motion passed.

Commissioner Dean made a motion to adjourn the meeting at 5:33pm. Commissioner Lloyd seconded the motion. All ayes. The motion passed.

The April 21, 2026 Planning Commission minutes were Approved by the Ogden Valley Planning Commission on the 11th day of May, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins