

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

Tuesday, April 27, 2026, 11:00am
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	Absent
Tyson Lloyd	Planning Commissioner	Present
Erin Shaffer	Planning Commissioner	Absent
Teri Zenger	Planning Commissioner	Present
Jim Morgan	Planning Commissioner	Present
Brian Carver	Planning Director	Present
Kathy Zindel	IT Director	Present
Helene Liebman	Volunteer Recorder	Present

Also present: Ian Heuton and Chris Argyle of the Agricultural Committee

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

2. Approval of Minutes

There were no minutes ready to approve

3. Presentation by the Agricultural Committee on Agritourism

Mr. Heuton presented a white paper on the Committee’s thoughts on Agritourism. There was discussion about the need to establish an overall goal for the ordinance. There was also discussion on the issue of lodging and the need, for example, to flesh out the impact to water, sewer, etc. Mr. Heuton noted that lodging will likely involve three different elements covered by different ordinances—ADU’s, STR’s, and TDR’s. He also noted that most agritourism, to start, will not involve building lodging.

Mr. Argyle explained that there will likely be different ways to qualify for agritourism. For example, to qualify, an applicant may not necessarily offer “tours” for farm work; that pretty much any experience will lead to education on farming.

There was discussion about enforcement once a permit has been granted. This could be accomplished by inspectors who are knowledgeable about agritourism/farm work and could involve fees that the permit holder pays to help offset or cover the inspection. The City could create one or more contracts to evaluate and hire applicants. Or, qualified inspectors could be volunteers.

It was suggested that due to the tight deadline (the Planning Commission would need to have a draft ordinance within 3 weeks to meet the moratorium deadline), they could tackle the easier issues now; save the housing component for the future.

The next steps: The Commission's committee on agritourism (Angela, Tyson, and Jim) work with the Agricultural Committee to prepare a draft for consideration at the May 11 Planning Commission work session.

3. Regular Business

a. Review and discuss edits to 108-20 Forest Campgrounds, and consider to approve for release to public for review and comment.

There was discussion of:

- That forest campgrounds are limited to zones F5 and F40
- That the ordinance needs to cover both public and private campgrounds
- That there should be a maximum length of stay (otherwise, they would be RV Parks); such as a 2-week maximum
- There should be consideration of the water source (e.g., water company, well, etc.)
- That signs should be in compliance with the City's sign ordinance

Commissioner Lloyd made a motion to release this Chapter for public review and comment. Commissioner Zenger seconded the motion. All ayes. The motion passed.

b. Review and discuss 109-11 Short Term Rentals consider to approve for release to public for review and comment.

There was discussion of these points:

The need to distinguish between a short term rental (STR) and a long term rental and how to avoid manipulation of a rental so that a long term rental is really an STR. The definition in the draft is that an STR is any rental of 30 days or less.

Language across codes should be consistent.

The requirement that the license application include contact information for the property owner and/or the responsible agent.

That the agent/owner be close enough to be on site to respond to problems within 30 minutes of a report; that the mileage requirement is not necessary given the 30-minute requirement. Then there was a lot of discussion on how the 30-minute requirement would be tracked so that the City would be able to identify non-compliance (a violation). The Sheriff now issues a daily police report to the City Council members; if the Sheriff's office knows that the residence is an STR the Sheriff could contact the responsible agent and then be able to report response time. Brian Carver will follow up with the County to see how they handle this issue.

The working draft has no distinction between major and minor violation. The question arose about suspending versus revoking the permittee's license.

Commissioner Dean made a motion to table 109-11 Short Term Rentals. Commissioner Lloyd seconded the motion. All ayes. The motion passed.

Commissioner Dean made a motion to adjourn the meeting at 1:32pm. Commissioner Lloyd seconded the motion. All ayes. The motion passed.

The April 27, 2026 Planning Commission meeting minutes were Approved by the Ogden Valley Planning Commission on the 11th day of May, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins