

MINUTES FOR OGDEN VALLEY PLANNING COMMISSION

Tuesday, May 4, 2026, 11:00 a.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Attendance
Lisa Arbogast	Chair	Present
Angela Dean	Vice Chair	Present
Jim Morgan	Commissioner	Present
Erin Shaffer	Commissioner	Present
Tyson Lloyd	Commissioner	Present
Fred Blickle	Commissioner	Absent
Teri Zenger	Commissioner	Present
Kim Arave	Recorder	Present
Kathy Zindel	Technology Director	Present
Brian Carver	City Planner	Zoom

1. Call to Order at 11:00 by Chairman Lisa Arbogast
 - a. Pledge of Allegiance was led by Chairman Arbogast
 - b. Moment of Silence for approximately 1 minute
2. Regular Business
 - a. No minutes to approve.
 - b. Review and discuss edits to Design Standards and consider forwarding to the city council for adoption:

i. 108-2 Architectural, Landscaping, Screening Standards

Brian Carver clarified that this zoning applies only to industrial, commercial and multi-family housing. Discussion included acceptable types of structure siding. Landscaping suggestions that 50% of exterior landscaping should be trees and plants grouped together with similar water needs for water conservation, and no invasive species or “public nuisance” plants, i.e. root-invasive, excessive height, or high “litter” plants. It was recommended that grass be used only in areas intended for recreation, not in park strips less than 8 ft. wide, and encompass only 15% of overall landscaping. Commissioner Dean recommends to add the zoning areas to the title for clarification. Discussion included addressing lighting of interior spaces with full-glass fronts, to avoid light projecting to the outside in accordance with dark sky provisions.

Commissioner Dean motioned to move 108-2 Architectural, Landscaping, Screening Standards zoning forward to city council for consideration of adopting the edits for limitations of landscaping, accepted steel siding, and addition of a link to a list of recommended trees. Commissioner Lloyd seconded the motion. All votes aye, motion carried (6-0)

ii.a). 108-7 Supplementary and Qualifying Regulations

Discussion centered around height allowances for residential and commercial buildings with current allowance of 15 ft. above rooftops for listed structures, such as pergolas, flag poles, chimneys, AC units, and cupolas. It was agreed by the commissioners to remove from the allowed list penthouse, stairways, water tanks, and elevators. Brian Carver explained that parapets are used to hide rooftop units such as AC and ventilation units, and that most commercial buildings have 3-6 ft. high parapets. It was decided to separate 'parapet' from other allowed structures and limit parapet height to 6 ft.; separate sentence for allowance of up to 15 ft. for steeples, and flagpoles; Ham radio antennas are excluded, as they are regulated by state law.

ii.b) . 108-7-20 Occupying Recreational Vehicles

Occupying recreational vehicles (RV) is allowed for in forest zones, RV parks, or mobile homes. In forest zones, owner-occupied RV is allowed for a 6-month timeframe. It was clarified that the 14-day time limitation is not for owner occupied, but for non-commercial guests of the property owner. If an RV is being rented out for income, it should be taken under consideration of STR licensing requirements.

ii.c). 108-7-__ . Energy Generation Standard

Concerns were brought up that the allowed dB for wind energy is higher than the Ogden Valley noise ordinance. Discussion centered around agricultural allowances and exemptions. Brian Carver cited that the "Utah Right to Farm Act" governs nuisance activities but does not exempt agricultural zones from complying with building codes. Agricultural protection areas are protected from nuisance lawsuits regarding noise, smell and dust. In reference to language addressing cannabis production. "Zero setback" for commercial zones can't be changed, as that issue has already gone forward to public hearing.

Commissioner Lloyd motioned to move 108-7 Supplementary and Qualifying Regulations, 108-7-20 Occupying Recreational Vehicles and 108-7-21 Energy Generation Standard forward for to city council for review. Commissioner Morgan seconded the motion. All votes aye; motions carried (6-0).

iii. 108-18 Drinking Water Protections Areas

Brief discussion about drinking water protection areas to be included in sensitive lands overlay. Brian Carver relays that water rights are not "perfected", i.e. established legally, to be recognized for use by the state. Chairman Arbogast that water rights are not pertinent to 108-18 zoning.

Commissioner Shaffer motioned to move 108-18 forward to city council for discussion. Commissioner Zenger seconded the motion. All votes aye; motion carried (6-0).

c. Agritourism farm tour experience report

Commissioners Shaffer, Morgan and Lloyd presented a summary of their recent tour of Dancing Moose and Argyle Acres. Highlights from Dancing Moose were the innovative environmentally friendly designs, solar power, yurts, education programs and straw bale homes. It was noted that he had to meet many county regulations, as he was the first agritourism model in Ogden Valley. Argyle Acres was commended for his use of regenerative farming with no use of commercial fertilizers and using radio-controlled collars on his cows in place of physical fencing.

d. Review and discuss edits to Design Standards and consider to approve for release to public edits to the following:

i. 108-11 Short Term Rentals

Discussion of STR's included whether STR's should be allowed after the moratorium is lifted, and in what zones might STR's be allowed. Currently STR's are allowed in FR-3 and CVR-1 zones and under some specific development agreements, per Weber County with legal application and business license. It was discussed that property owners with existing, legal STR should be able to renew their license for the next 2 years to allow a sunset/transition period if it is determined that STR's will be eliminated; in that way, the property owner would be able to recover some of their investment. Planning commission opines that Ogden Valley needs increased availability of housing and STR's could easily transition to long-term rentals. Commissioner Morgan reminded the members that STR's are a tax revenue for the city. Brian Carver asserted that it is legal for the planning commission to remove a conditional use in a zoning or revise the ordinance; and that this is a top ordinance consideration.

Further discussion focused on violations and enforcement of STR ordinance. It was suggested that fines for unlicensed owners using their property as an STR would be \$1500 for first offense, double the fine for second offense (\$3000); third offense would be double the second offense (\$6000) and a charge of a misdemeanor charge to be prosecuted in court and/or inability to apply for a valid STR license for 3 years. A lien on the violator's property could be placed if the fine remains unpaid. The planning commission will review the suggested penalties with attorney Corbin to confirm if consistent with the legal code.

Commissioner Zenger motioned to move 108-11 Short-term Rentals forward for public hearing. Commissioner Shaffer seconded the motion. All votes aye; motion carried (6-0).

ii. 108-17 Ogden Valley Pathways

Commissioners discussed the need for ADA accessibility on paved trails. Brian Carver relayed that ADA guidelines are required only if federal funding/grants are used. Commissioner Zenger requested change of signage at trailheads to advise that trails are NOT used when wet or muddy in order to ensure that trails stay in good condition. Brian Carver confirmed that the city is only responsible for, and in control of trails that the city owns.

Commissioner Dean motioned to move 108-17 Ogden Valley Pathways forward for public review and hearing with input of improved signage. Commissioner Shaffer seconded. All votes aye; motion carried (6-0).

3. Adjourn

Commissioner Lloyd motioned to adjourn the meeting. Commissioner Shaffer seconded the motion. All votes aye. Meeting adjourned at 1:31 p.m.

The May 4, 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