

MINUTES FOR OGDEN VALLEY PLANNING COMMISSION MEETING

Tuesday, May 12, 2026, 5:00 p.m.
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
Tyson Lloyd	Planning Commissioner	Present
Erin Shaffer	Planning Commissioner	Present
Teri Zenger	Planning Commissioner	Present
Jim Morgan	Planning Commissioner	Present
Alex Jones	JUB Planner	Present
Kathy Zindel	IT Director	Present
Sharon Robbins	Recorder	Present
Corbin Gordon	City Attorney	Present

1. Call to Order by Chair Arbogast at 5:00pm
 - a. Pledge of Allegiance led by Chair Arbogast
 - b. Moment of Silence for approximately one minute.
2. Regular Business
 - a. **START TIME FOR PUBLIC HEARINGS AT 5:00 PM**
 - b. Introduction of public hearing process (City Attorney)

Corbin Gordon, the City Attorney, explained the public hearing process to the attendees.

- c. Review and provide a recommendation to City Council on adoption of Chapter 108 Design Standards
 - 108-12: Noncomplying Structures; Nonconforming Uses; Nonconforming Lots
 - i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in 108-12: Noncomplying Structures; Nonconforming Uses; Nonconforming Lots that was provided with the notice packet.

ii Public Hearing

Joe Baker read his public comment into the record. His comments are included as a separate document as part of the minutes.

iii Possible recommendation to the City Council

There was discussion of minor wording changes and about whether Mr. Baker's issue could be addressed in the ordinance. The result of the discussion was that Mr. Baker's issue be referred to the City Attorney and City Planner.

Vice Chair Dean moved to forward 108-12: Noncomplying Structures; Nonconforming Uses; Nonconforming Lots to the City Council with minor wording changes. Commission member Zenger seconded the motion. All commission members voted aye (7-0).

- 108-20 Forest Campgrounds
 - i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in 108-20 Forest Campgrounds that was provided with the notice packet.

ii Public Hearing

Joe Baker read his public comment into the record. His comments are included as a separate document as part of the minutes.

iii Possible recommendation to the City Council

The language about two entrances was added by Planning staff to align with new legislation. Alex Jones indicated he would be happy to have the conversation with the fire chief. Language was added to indicate that exceptions for alternate access requirements will be addressed by the regulating authority.

Commission member Lloyd moved to forward 108-20 Forest Campgrounds to the City Council with the language changes around exceptions. Vice Chair Dean seconded the motion. All commission members voted aye (7-0).

- 108-22 Natural Hazards
 - i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in 108-22 Natural Hazards that was provided with the notice packet.

ii Public Hearing

Greg Schlaker indicated he is an Engineering Geo Consultant that prepares documents for the planning staff. He asked that the Planning Commission look at updating the current standard of practice. Weber County has not updated their ordinances since the 1990's. He indicated some of the language, such as active faults, does not apply to OVC.

He recommended looking at the ordinance prepared by Morgan County as a model for a new ordinance, since it is similar to OVC.

iii Possible recommendation to the City Council

The Commission members asked for a review by the Planning staff to make sure all references between county and city are correct. They indicated they would look at revamping the ordinance later this year, based on Mr. Schlaker's suggestions.

Vice Chair Dean moved to forward 108-22 Natural Hazards to the City Council the understanding the Planning Commission will revisit it later in the year after the

moratorium is lifted. Commission member Blickle seconded the motion. All commission members voted aye (7-0).

d. Review and provide a recommendation to City Council on adoption of Chapter 104-28 Sensitive Lands Overlay Zone SLOZ.

i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in Chapter 104-28 Sensitive Lands Overlay Zone SLOZ that was provided with the notice packet.

ii **Public Hearing**

Greg Schlaker indicated that geo studies are required with a slope of greater than 25%. He recommended that studies be conducted for slopes of 15-25% for soil / soil erosion. This is the requirement in the Morgan County ordinance. He stated that a full geo study is required with slopes between 15% and 25% (up to the buildable slope maximum). He asked the Planning Commission to look at the provisions for restricted lots.

iii Possible recommendation to the City Council

There was discussion that the text is incorrect regarding the slopes. The slope percents need to be cleaned up across the board and to review the language about the regular geotech review as compared to the original Weber County language. They discussed looking at the Morgan County code, based on Mr. Schlaker's suggestion.

Commission member Shaffer moved to forward Chapter 104-28 Sensitive Lands Overlay Zone SLOZ to the City Council with the typos corrected and requirement for geotechnical studies between 15-25%. Commission member Morgan seconded the motion. All commission members voted aye (7-0).

e. Review and provide a recommendation to City Council on adoption of Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1.

i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1 that was provided with the notice packet.

ii **Public Hearing**

Vickie Peterson stated they have 7.5 acres zoned CVR-1 with manufactured housing on the lot. She would like OVC to make her whole.

Kerry Wansgard indicated the CVR-1 ordinance needs to state what to do and what not to do.

iii Possible recommendation to the City Council

The discussion around Ms. Peterson's comments was for her to request a zoning change. There was little discussion since the language in the zone was not changed, other than updating the county to the city.

Commission member Shaffer moved to forward Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1 to the City Council. Vice Chair Dean seconded the motion. All commission members voted aye (7-0).

f. Review and provide a recommendation to City Council on adoption on Chapter 104-9 Forest Zones F-5, F-40.

i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in Chapter 104-9 Forest Zones F-5, F-40 that was provided with the notice packet.

ii **Public Hearing**

No public comments for this ordinance.

iii Possible recommendation to the City Council

There was little discussion since the language in the zone was not changed, other than updating the county to the city. There was an on-line comment about trap shooting as a conditional use in F40, but not F5. The Commissioners decided it was covered sufficiently in state code and could be referred to. The final decision was to leave the conditional use language as stated in the Weber County ordinance for F40.

Commission member Zenger moved to forward Chapter 104-9 Forest Zones F-5, F-40 to the City Council with the additional conditional use added to F40. Commission member Shaffer seconded the motion. All commission members voted aye (7-0).

g. Review and provide a recommendation to City Council on adoption on Chapter 104-19 Residential Manufactured Housing Zone RMH-1-6.

i Discussion of the Code Text Amendment

Alex Jones, the JUB Planner, read the summary of the changes in Chapter 104-19 Residential Manufactured Housing Zone RMH-1-6 that was provided with the notice packet.

ii **Public Hearing**

No public comments for this ordinance.

iii Possible recommendation to the City Council

There was little discussion of this ordinance, other than to confirm that all references to county by corrected to city.

Commission member Shaffer moved to forward Chapter 104-19 Residential Manufactured Housing Zone RMH-1-6 to the City Council with confirmation of county to city changes. Commission member Blicke seconded the motion. All commission members voted aye (7-0).

TIME PERMITTING AND IN ORDER TO BE DETERMINED BY COMMISSION

3. Review and discuss edits and consider to approve for release to public review the following:

These items below were skipped on the agenda.

- i** Chapter 104-3 Gravel Zone
- ii** Chapter 104-27 Master Planned Developments
- iii** Chapter 108-2 Architectural, Landscaping, Screening Standards
- iv** Chapter 108-7 Supplementary and Qualifying Regulations
- v** Chapter 108-11 Short-term Rental Standards
- vi** Chapter 108-12 Nonconforming Uses, Lots, and Structures
- vii** Chapter 108-17 Ogden Valley Pathways
- viii** Chapter 108-18 Drinking Water Source Protection Standards
- ix** Chapter 108-19 Accessory Dwelling Standards
- x** Chapter 108-21 Agri-tourism Standards

4. Adjourn Council member Shaffer moved to adjourn the meeting. Council member Lloyd seconded the motion. All members voted aye (7-0). The meeting was adjourned at 5:52pm.

The May 12, 2026 Planning Commission minutes were Approved by the Ogden Valley Planning Commission on the 9th day of June, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins