

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, May 6, 2026, at 5:00pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Members Present: Jeremy Shinoda, Chair
 Mandy Shale, Vice Chair via Zoom
 Jenny Sandau
 Rick Southwick
 William Ross
 Andrey Akhmedov via Zoom
 James Humphreys

Members Excused: Michelle Williams

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 James Tanner, Assistant City Attorney via Zoom
 Ethan Washburn, Engineer
 Jennifer Patrick, Planner II
 Alyssa Girardo, Planner II
 River Jarman, Planning Technician
 Aimee Pagano, Administrative Assistant II

Others Present: Mitch Vance
 Chris Bick
 Mike Bastian
 Mark Stevenson

The Pledge of Allegiance led by William Ross

1. Approval of Agenda

COMMISSIONER SOUTHWICK MADE A MOTION TO APPROVE THE AGENDA, AS PREPARED. COMMISSIONER ROSS SECONDED THE MOTION, ALL VOTING AYE.

2. Consent Agenda

- a. Minutes for April 1, 2026, April 15, 2026
- b. Conditional Use Permit, Energy Methane Mitigation, 910 W 21st St.
- c. Preliminary Condominium Plat, Wonder Block Lot 1 Condominium First Amendment, Buildings A, B, and C, 2550 Lincoln Ave
- d. Deliberation, Zone Ogden development code, zoning map, and related code amendments **~TO CONTINUE TO JUNE 3, 2026~**

COMMISSIONER HUMPHREYS MADE A MOTION TO APPROVE THE CONSENT AGENDA. COMMISSIONER ROSS SECONDED THE MOTION, ALL VOTING AYE.

3. Preliminary Subdivision, 21st Apartments Subdivision, 195 W Rushton St, 4 lots

Engineer Chris Bick with Kimley-Horn was there in support of the project to answer any questions.

Assistant Planning Director Joseph Simpson stated that the proposal was to develop two apartment buildings that would total 334 units, also dedicating two right of ways for Gibson Avenue and a Rushton connection onto that. Staff recommended approval with conditions for soil remediation and engineering corrections.

COMMISSIONER SANDAU MOVED TO APPROVE THE PRELIMINARY SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, ROSS, SOUTHWICK, AND CHAIR SHINODA. VOTING NO – COMMISSIONER HUMPHREYS AS HE FELT IT WOULD BE TOO BUSY AND NOT THE BEST USE OF LAND IN THAT LOCATION.

4. Preliminary Private Subdivision, Liberty Cove West, 205 W. North St., 38 footprint lots for 19 duplexes

Petitioner Mike Bastian stated they were ready for the final phase of the duplex townhomes. Assistant Planning Director Joseph Simpon said that staff recommended approval of the proposed 38-unit plat of 19 duplexes and a single-family home fronting North Street with some conditions such as street improvements, securing an easement for utility set up, to go along with their planned landscaping and amenities.

COMMISSIONER SOUTHWICK MOVED TO APPROVE THE PRELIMINARY PRIVATE SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER HUMPHREYS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, ROSS, SOUTHWICK, HUMPHREYS AND CHAIR SHINODA. VOTING NO – NONE

5. Site Plan with Exception, Exception for painting brick in East Central, 622 21st

Applicant Mark Stevenson relayed his story that he purchased the home as a flip, and in seeing most of the neighbors had painted brick, he decided to paint it blue to give it curb appeal. Nowhere in the purchase of the home or on his deed did it say he could not paint it so he wasn't aware he was doing anything wrong. The companies he hired to do the testing on possible damage if they removed the paint suggested it would do more damage to remove it and is hoping he doesn't have to.

Planner Jennifer Patrick said staff did not recommend approval due to the negative impact on historic preservation.

COMMISSIONER HUMPHREYS MOVED TO DENY THE EXCEPTION. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, ROSS, SOUTHWICK, HUMPHREYS AND CHAIR SHINODA. VOTING NO – NONE

Review of correspondence (if any)

None.

Reports

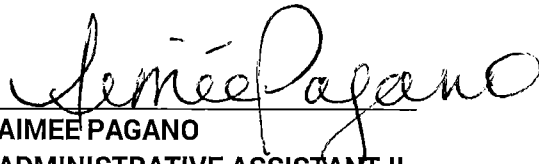
Landmarks Commission-Mandy Shale reported that they approved some Certificates of Historic Appropriateness and there's a new scavenger hunt coming up focusing on the oldest buildings in Ogden.

Citizen Advisory Committee-Jeremy Shinoda said they did not meet.

Ogden Trails Network-Michelle Williams was unable to attend the meeting.

Review of Meeting-James Tanner commented it was a good meeting with the biggest issue being painted brick and that it's important to know the law that's in the code.

As there was no additional business to come before the Commission, **COMMISSIONER SANDAU MOVED THE MEETING ADJOURN. COMMISSIONER ROSS SECONDED THE MOTION. ALL VOTING AYE.**


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 6/3/26
(DATE)