

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, February 4, 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
 William Ross
 Andrey Akhmedov via Zoom
 Jenny Sandau
 Michelle Williams-via Zoom
 Rick Southwick

Members Excused: James Humphreys

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 James Tanner, Assistant City Attorney
 Alex Anderson, Engineer
 River Jarman, Planning Technician
 Aimee Pagano, Administrative Assistant II

Others Present: Lynn Stratton

The Pledge of Allegiance led by Vice Chair Mandy Shale

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 January 7, 2026, January 21, 2026

COMMISSIONER SHALE MADE A MOTION TO APPROVE THE CONSENT AGENDA.
COMMISSIONER SOUTHWICK SECONDED THE MOTION, ALL VOTING AYE.

3. Subdivision Preliminary Plat, Canyon Flats, 1518 Canyon Rd

Petitioner Craig North via Zoom was excited for the project to provide primary residence with individual ownership, which includes 29 townhome units.

Assistant Planning Director Joseph Simpson displayed slides stating that the project meets the 12th Street Corridor Overlay standards and design requirements and that with some conditions such as unit addressing requirements, corrected legal descriptions and signature blocks, and required Plat verbiage changes, staff recommends approval.

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

4. Discussion of Multi-Family Housing

Planning Director Barton Brierley led discussion on multifamily housing trends, noting a 9.7% vacancy rate and a goal to increase owner-occupied units to 70%. The zoning code update, including the R-1-2.5 zone for small single-family homes, was highlighted.

Review of correspondence (if any)

None.

Reports

Landmarks Commission-Mandy Shale said they approved Certificates of Historic Appropriateness. They also discussed that the Union Station sign is going to be repaired and possibly replaced, a new sign on 25th St is going up for the National Historic Registry, and they reviewed updates to the code and approved process changes.

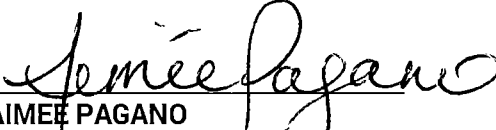
Citizen Advisory Committee-Jeremy Shinoda reported they hadn't met again since their last meeting he reported on at the last Planning Commission meeting, but that they will meet again on March 18th.

Ogden Trails Network-Michelle Williams said there has been a lot of work happening on the trails and there is talk of conjoining some in the future.

Review of Meeting-James Tanner commented that the meeting went well.

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

APPROVED: 3/4/26
(DATE)


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II