

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, April 1, 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
 Jenny Sandau
 Michelle Williams
 Rick Southwick

Members Excused: William Ross
 Andrey Akhmedov
 James Humphreys

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 Brandon Rypien, Senior Planner
 James Tanner, Assistant City Attorney
 Alex Anderson, Engineer
 Jennifer Patrick, Planner II
 Olivia Thomas, Planner I
 Aimee Pagano, Administrative Assistant II

Others Present: Kent Champneys
 Ty Reese
 Gary Cannon
 Peter Moss
 Travis Pate
 Sarah Moss
 Trevor Broughton
 Ivan Carroll
 Debra Darrington
 James McAllister
 Annie McAllister

The Pledge of Allegiance led by James Humphreys

1. Approval of Agenda

COMMISSIONER SANDAU MADE A MOTION TO APPROVE THE AGENDA, AS PREPARED AND ADD 1000 JEFFERSON AS ITEM 10. COMMISSIONER SHALE SECONDED THE MOTION, ALL VOTING AYE.

2. Consent Agenda

- a. Minutes for March 4, 2026, March 11, 2026
- b. General Plan Consistency, New above-ground fuel tanks, 135 W 17th St

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

3. Preliminary Subdivision, Callie Court, 1425 Kingston Dr

Petitioner Gary Cannon has had good feedback from the neighborhood on the plan layout of the old LDS church subdivision project.

Planner Jennifer Patrick showed slides of the 10-lot potential subdivision and given some conditions such as modifying the cul de sac to fit the radius and future growth, staff recommended approval.

COMMISSIONER SHALE MOVED TO APPROVE THE PRELIMINARY SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SANDAU AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE. COMMISSIONER SOUTHWICK RECUSED HIMSELF FROM DISCUSSION AND VOTING DUE TO AN INTEREST IN THE PROPERTY.

4. Canyon View Townhomes, 1080 12th St

- a. 12th St Overlay Exception, changes to exterior building materials for Phase 2, 88-unit townhomes

- b. Preliminary Private Subdivision

Representative for the petitioner Mary Ann Smith and the Durbano Group accounted that the project had already been approved and they were just looking for an adjustment to the exterior and switching the units from rentals to owner occupied.

Assistant Planning Director Joseph Simpson showed slides and expressed staff support of the transition to ownership and the adjustment to exterior materials on the units. Some modifications suggested to the design change were to make brick the primary material used and keep staff informed on updated design plans.

Resident Travis Pate expressed concern about the units having individual fire suppressant systems and them being properly maintained by future homeowners.

Joseph Simpson and the Durbano Group representative reassured that the system was supported by the Fire Marshall, the site will have all the necessary turnaround requirements for emergency vehicles and that fire suppression maintenance requirements can be included in the HOA packet for home buyers.

a- COMMISSIONER SANDAU MOVED TO APPROVE THE OVERLAY EXCEPTION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE

b-COMMISSIONER SANDAU MOVED TO APPROVE THE PRELIMINARY PRIVATE SUBDIVISION. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE

5. Public Hearing, zone change from R-3EC to C-9, 543-563 25th St

Petitioner Ivan Carroll in place of Melissa Jensen conveyed their desire for a mixed-use development to include apartments, artist cottages, and parking. He talked of their hope to preserve Ogden and make this project an asset to the area.

Assistant Planning Director Joseph Simpson displayed slides and expressed excitement to work with them on the 3-parcel project. He noted the narrow street would be a challenge providing no on-street parking and included a concept of shared parking with the Forest Service implementing access to the sidewalk and the OGX bus station to provide good connectivity through the development. Also, incorporating three cottage lots along the frontage on Porter to support the zone change with some conditions such as obtaining a Development Agreement and having the units be owner occupied.

Some Public Hearing comments were as follows:

Trevor Broughton, a local businessman gave his personal endorsement for the project and its neighborhood connection.

Annie McAllister, a local resident, supported the plan and its mixed-use improvement.

Travis Pate, local resident, worries the zone change would add too much density, allow any type of building and detract from Ogden's architectural characteristics.

Debra Darrington, local resident and business owner, raised her kids in Ogden and worries the city is moving away from the neighborhood feel.

**COMMISSIONER SANDAU MADE A MOTION TO CLOSE THE PUBLIC HEARING.
COMMISSIONER SHALE SECONDED THE MOTION, ALL VOTING AYE.**

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

6. This item was removed from the agenda and will not be heard: Public Hearing, zone change from O-1 to M-2, 3324 Parker Dr

7. 12th St Overlay Exception, driveway for new commercial building, 660 12th St

Petitioners' representative, Brian Dixon was seeking a special exception for driveway access to not be off of 12th St and the elimination of landscaping requirements for the retail building called Cornerstone Rock Shop. A site plan was provided as the petitioner desires to locate some of his creations and rocks there as a display for his shop instead which would save water as a bonus.

Planner Jennifer Patrick explained that during a meeting with UDOT staff, they determined that the driveway entrance and property access on Orchard Avenue is more appropriate for this

project, as local streets are for access to property, and 12th Street is for a highway or main corridor. She then addressed the landscaping request and stated that the General Plan did not support 0% landscaping, and therefore staff did not either. She did, however, suggest waterwise landscaping plants and/or trees that could be considered that require little water, are beneficial to the environment and are copasetic with the surrounding area, while still allowing for space to display the petitioners' wares.

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

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

8. General Plan Consistency, 2027-2031 CIP

Planning Director Barton Brierley reviewed the 2027-2031 capital improvement plan. The meeting discussed current projects, challenges and potential of urban development in Ogden and emphasized support for small businesses with a suggestion to attract innovative businesses.

COMMISSIONER SOUTHWICK MOVED TO APPROVE THE GENERAL PLAN CONSISTENCY SUBJECT TO STAFFS RECOMMENDED CHANGES. MOTION WAS SECONDED BY COMMISSIONER SHALE AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO – NONE

9. Deliberation, Zone Ogden development code, zoning map, and related code amendments
Planning Director Barton Brierley addressed sign regulations and some changes with the proposed development code, zoning map and code amendments. After much discussion it was agreed to table the item until the next Planning Commission meeting.

COMMISSIONER SANDAU MADE A MOTION TO TABLE THE DELIBERATION. COMMISSIONER SHALE SECONDED THE MOTION, ALL VOTING AYE.

10. Historic Registry Consideration, church, 1000 and Jefferson

The Commission discussed initiating the process to the City Council that the church built in 1940 be considered for the historic registry.

COMMISSIONER SANDAU MADE A MOTION TO INITIATE CONSIDERATION OF ADDING THE CHURCH AT 1000 JEFFERSON AVENUE TO THE LOCAL REGISTER OF HISTORIC RESOURCES. COMMISSIONER SOUTHWICK SECONDED THE MOTION, ALL VOTING AYE.

Review of correspondence (if any)

None.

Reports

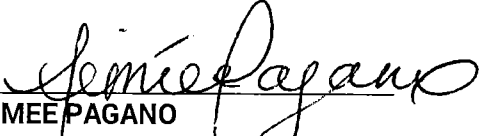
Landmarks Commission-Mandy Shale said they approved a Certificate of Historic Appropriateness for a storefront change on 25th St and ratified a request to restore the Rovali sign.

Citizen Advisory Committee-Jeremy Shinoda reported they went over the five-year Consolidated Plan, amendment 2, and the annual action plan, fiscal year 2027.

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

Review of Meeting-James Tanner commented that it was a long but good meeting with answers to a lot of the questions people had on the Unified Development Code from last month's meeting.

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


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 5/6/26
(DATE)