

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, June 3, 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 via Zoom
 Mandy Shale, Vice Chair
 Jenny Sandau
 Rick Southwick
 William Ross
 Andrey Akhmedov via Zoom
 James Humphreys
 Michelle Williams

Members Excused: N/A

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 James Tanner, Assistant City Attorney via Zoom
 Alex Anderson, Engineer
 Kshitij Sriperambuduru, Planner I
 Aimee Pagano, Administrative Assistant II

Others Present: Jean Reyes
 Local Residents

The Pledge of Allegiance led by Jennifer Sandau

1. Approval of Agenda

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

2. Consent Agenda

- a. Minutes for May 6, 2026, May 20, 2026
- b. Extension, Weber Center Parking Agreement, 2380 Washington Blvd

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

- 3. Conditional Use Permit**, church conversion to therapy facility, 2873 Quincy
Petitioner Diamantina Escobel spoke of her experience with her business focus of providing ABA therapy to the community with one staff member per child to support her use of the church. Planner Kshitij Sriperambuduru went over the details of the use and stated it does support the vision of the East Central Community Plan and that staff recommends approval with conditions, including addressing the fire marshal's comments on hours of operation, occupancy load, and

clarification of therapy use only, and the engineering officials' requirements regarding the demo of the existing curb, the gutter and the drive approach on Kershaw St.

The Commission verified the applicant would not sublet the building and that it would be used by her business only and requested they sunset the permit should her business close or move.

COMMISSIONER HUMPHREYS MOVED TO APPROVE THE CONDITIONAL USE PERMIT SUBJECT TO STAFFS RECOMMENDED CONDITIONS AND THE COMMISSIONS ADDED REQUEST THAT BUSINESS DAYS BE MONDAY THROUGH SATURDAY AND THE PERMIT BE SUNSETED OR END SHOULD THE BUSINESS CLOSE OR MOVE. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHINODA. VOTING NO – NONE.

4. Encroachment Permit, fence in right-of-way, 614 Healy St

*Item was pulled from the agenda as it was still pending completed steps.

5. Preliminary Group Dwelling, "Ponderosa Drive", 5 units, 1041 16th St

Petitioner Jason Dimmick wants to build two duplex units with the goal of having them for individual ownership.

Assistant Planning Director Joseph Simpson stated the project was reviewed as a preliminary group dwelling, with a conditional use for the group dwelling. He said staff determined the project complied with the group dwelling standards and zoning requirements, with conditions such as a solid, white six-foot fence and water-wise shrubs.

Local resident Kristen Basset stated via Zoom that she was concerned about parking options with the limit of on-street parking, that the exterior of the new development should match the exterior of her townhomes so to blend in, and that landscaping might include fast growing trees.

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

6. Public Hearing, 497 & 605 Grant Ave 253 4th St

a. Zoning Ordinance Text Amendment, Development Standards in O-1 Zone

b. Zone Change, from R-1-6 to O1

Planning Director Barton Brierley discussed the zone change and text amendment for the Fourth Street Ballpark expansion, emphasizing tree preservation and community amenities and recommended approval.

Ogden resident Sarah Fischer suggested saving the big, beautiful trees as they are irreplaceable and had some concerns with parking.

Ogden resident Mr. Rush suggested a tree preservation plan and community input on possible amenities.

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

COMMISSIONER SANDAU MOVED TO APPROVE a. THE ZONING ORDINANCE TEXT AMENDMENT AND b. THE ZONE CHANGE. MOTION WAS SECONDED BY COMMISSIONER WILLIAMS AND BOTH PASSED BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHINODA. VOTING NO: NONE

- 7. Deliberation,** Zone Ogden Development Code, Zoning Map, and related code amendments. Planning Director Barton Brierley discussed the proposed zoning ordinance text amendment and zoning map amendment, and that it was consistent with the general plan and state and federal law. The commission emphasized efforts to preserve trees and addressed specific changes like allowing animals in agricultural zones and modifying residential use limits.

COMMISSIONER SANDAU MOVED TO APPROVE THE ZONE OGDEN DEVELOPMENT CODE, ZONING MAP AND RELATED CODE AMENDMENTS. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND BOTH PASSED BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHALE, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHINODA. VOTING NO: NONE

- 8. Review of Correspondence,** resident concerns on code enforcement for ICE facility. The commission reviewed concerns and opened up public comment about the local ICE facility, noting alleged violations of its conditional use permit, including overnight detentions and public viewings. They agreed to request an administrative report and revisit the issue next month and opened up public comment.

COMMISSIONER SOUTHWICK MADE A MOTION TO TAKE PUBLIC COMMENT ABOUT THE ICE FACILITY. COMMISSIONER AKHMEDOV SECONDED THE MOTION, ALL VOTING AYE.

Kim Haslan shared concerns with treatment and conditions of those being held at the facility and statistics from the government.

Sarah Fischer stated there had been a complaint filed with the Weber Morgan Health Department of concerns about overnight containment and the conditions they were held in.

Dave Belnap is the leader of Community Ice Response and said he continues to see actions that raise serious questions about safety, accountability, and transparency.

A local resident stated his concerns with the breakage of the Conditional Use Permit agreement that was in place for the facility.

Cameron Shirts spoke about human rights and showing courage to enact oversight on the ICE facility.

COMMISSIONER ROSS MADE A MOTION TO CLOSE THE PUBLIC COMMENT ABOUT THE ICE FACILITY. COMMISSIONER WILLIAMS SECONDED THE MOTION, ALL VOTING AYE.

COMMISSIONER HUMPHREYS MADE A MOTION TO REQUEST THE REPORT AND RELATED MATERIALS ON THE ICE FACILITY CODE ENFORCEMENT AND ITS CONDITIONAL USE PERMIT FOR THEIR REVIEW. COMMISSIONER SANDAU SECONDED THE MOTION, ALL VOTING AYE.

Review of correspondence (if any)

None.

Reports

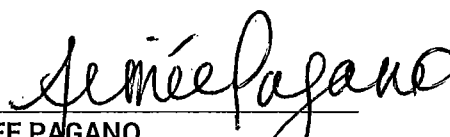
Landmarks Commission-Mandy Shale reported they had a busy meeting with people putting on solar panels, enlarging windows, new signs on 25th street at the Lavender Vinyl Store and that they gave several certificates of historic appropriateness, and staff ratifications.

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

Ogden Trails Network-Michelle Williams said they are officially combining with TF and U so Ogden trails will just be like a subcommittee, and she is waiting to hear if they will still need a representative from the Planning Commission.

Review of Meeting-James Tanner commented that the meeting went well, and he thought it was a good decision to let the public voice their concerns on the ICE facility issue so they could feel heard and the Commission can be aware.

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



AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 7/1/26
(DATE)