

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, July 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 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
 Jennifer Patrick, Planner II
 Olivia Thomas, Planner I
 Aimee Pagano, Administrative Assistant II

Others Present: David Belnap
 Alrick Homas
 Jackson Smith
 Murrell Marten

The Pledge of Allegiance led by Jennifer Sandau

1. Approval of Agenda

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

2. Consent Agenda

a. Minutes for June 3, 2026, June 17, 2026

COMMISSIONER SHALE MADE A MOTION TO APPROVE THE MINUTES IN THE CONSENT AGENDA AND TO PULL 2B. COMMISSIONER ROSS SECONDED THE MOTION, ALL VOTING AYE.

b. Encroachment Permit, Sidewalk Dining, 2356 Kiesel Ave
Petitioner Mr. Hassan said he would like sidewalk dining for his café and mocktail bar which would require installation of a permanent fence adjacent to the sidewalk.

Planner Kshitij Sriperambuduru stated that with some conditions such as maintaining a 5-foot clear path, that the main egress be undisturbed, it meets Fire safety requirements, and has a fence that swings inward, staff recommends approval.

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

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

Petitioner Albert Thomas would like to put up a fence for the comfort and safety of his family. Planner Olivia Thomas found that there is good cause for such encroachment and that the encroachment will not interfere with the use of the public right-of-way. Staff recommend approval the encroachment, subject to elimination of the gate shown within the driveway portion of the public right-of-way.

COMMISSIONER SOUTHWICK MOVED TO RECOMMEND THE MAYOR APPROVE THE ENCROACHMENT PERMIT AS SUBMITTED WITHOUT THE REQUIREMENT TO SET BACK THE GATE. MOTION WAS SECONDED BY COMMISSIONER WILLIAMS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

4. Encroachment Permit, canopy and sidewalk dining for hotel, 235 25th St

Mitch Vance with J Fischer for the Rumor Hotel would like to provide removable sidewalk dining with a canopy and planter pots.

Assistant Planning Director Joseph Simpson said staff approves of the proposed encroachment permit subject to the applicant obtaining Landmarks Commission approval for the dining enclosure.

COMMISSIONER WILLIAMS MOVED TO RECOMMEND THE MAYOR APPROVE THE ENCROACHMENT PERMIT SUBJECT TO STAFF'S RECOMMENDED CONDITION. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

5. Preliminary Group Dwelling, Costley Riverbend, 42 units, 1201 16th St

Petitioner Gardner Francis requested to waive the side and rear fence type requirement allowing wrought-iron style fencing to develop a forty-two-unit neighborhood group dwelling.

Assistant Planning Director Joseph Simpson addressed some conditions such as completing the private subdivision plat process, meeting landscape requirements and setbacks, addressing fire safety plan and engineering staff conditions, and adding balconies and patios to the units. The commission discussed fencing, parking, landscaping and tree replacement requirements. Chair Shinoda acknowledge receipt of written comments from Bonnie Freu and Blake Duffin.

Blake Duffin, HOA president from River Glen, spoke. He raised concerns about parking, fencing, improvements to 16th Street, and the fire pit.

Karen Thurber, River Glen resident, raised concerns about fencing, guest parking, and the width of 16th Street, and the home ownership deed restriction.

Jackson Smith spoke on Ogden's code standards on parking. He also spoke about plans for tree removal and fencing.

The commission discussed requirements for fencing and hedges between developments.

Applicant Garnder Francis said he was willing to work with the neighbors on fencing.

COMMISSIONER SANDAU MOVED TO APPROVE THE PRELIMINARY GROUP DWELLING SUBJECT TO STAFF'S RECOMMENDED CONDITIONS, EXCEPT CONDITION 15 TO STATE A SIX FOOT WROUGHT IRON FENCE BE INSTALLED WHERE THERE ARE NO EXISTING NEIGHBORING HOMES, AND ON THE WEST SIDE ABUTTING RIVER GLEN A SOLID SIX FOOT PRIVACY FENCE ABUTTING NEIGHBORS IS REQUIRED. MOTION WAS SECONDED BY COMMISSIONER HUMPHREYS AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

6. Public Hearing, Zone Change R-1-6 to R-2S, 410 Lockwood Dr

Petitioner Murrell Martin requested a rezone for the property to allow for the development of two townhome units.

Planner Jennifer Patrick said the proposal was consistent with the General Plan and that staff recommended approval with a development agreement that would require owner occupancy of the property for 10 years following final plat approval.

There was no public comment.

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

COMMISSIONER SOUTHWICK MOVED TO RECOMMEND APPROVAL OF THE ZONE CHANGE TO R-2/CO WITH A DEVELOPMENT AGREEMENT REQUIRING OWNER OCCUPANCY FOR TEN YEARS. MOTION WAS SECONDED BY COMMISSIONER WILLIAMS AND PASSED BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

7. Review of Correspondence, Conditional Use Permit at 2487 S 1620 W

Planning Director Barton Brierley recognized the issues with ICE were serious and handled at the highest levels. Where is it a Code Enforcement Issue, not the Planning Commission, he assured that the City was taking it seriously and the right people were dealing with the ongoing investigation.

David Belnap raised concerns about the operation of the Ogden hold room.

Thor Dorasch raised concerns about the ICE hold room and the changes in use that have happened.

8. Election of Chair and Vice Chair

Commissioner Shale was nominated to be the Planning Commission Chair.

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

Commissioner Ross was nominated to be the Planning Commission Vice Chair.

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

Reports

Landmarks Commission-Mandy Shale reported they had a short meeting. They gave out certificates of historic appropriateness and had attended a good Historic Preservation conference.

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

Review of Meeting-James Tanner said it was good meeting with hearing concerns and discussing what can be done.

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


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 8/5/26
(DATE)