

Meeting was conducted by Chair Shinoda and began at 5:30pm.

Members Present: Mandy Shale, Chair  
William Ross, Vice-chair  
Jeremy Shinoda  
Andrey Akhmedov  
Jennifer Sandau  
Rick Southwick  
Michelle Williams  
James Humphreys

Members Excused: N/A

Staff Present: Barton Brierley, Planning Director  
Joseph Simpson, Assistant Planning Director  
Brandon Rypien, Senior Planner  
David Sawyer, CED Assistant Executive Director  
Alaina Schwartz, Planning Intern  
James Tanner, Assistant City Attorney  
Aimee Pagano, Administrative Assistant II

Others Present: John Clarke  
Sheryl Clarke  
Gino Villareal  
Terry Schow  
Robert Seager

PLEDGE OF ALLEGIANCE led by Jeremy Shinoda

1. Approve Agenda. Agenda was approved

2. **Public Hearing**, General Plan

Megan Moore from Logan Simpson presented the general plan, highlighting community engagement with over 950 workshop participants. The plan emphasizes livable neighborhoods, mixed-use development, and connectivity.

Senior Planner Brandon Rypien discussed 42 proposed zoning changes, including rezoning school to CF, Weber State Institute to campus, and a rehabilitation center to C2.

Area residents attending the public hearing shared their thoughts:

Terry Schow with American Legion wondered how the change would affect their property.

Matthew Daniel was concerned with his property's future use.

Steven Van Wagoner talked about keeping options open for mixed-use on Harrison Blvd.

John and Sheryl Clarke were in favor of a commercial mixed-use for businesses on Harrison Blvd.

Jacob Bans bought his home from his grandparents and was concerned with the businesses the area making it unsafe and wants to keep it residential.

Olivia Burton was in favor of the multi-family use to allow her to convert her home into a duplex to help offset her finances.

Daniel Webster had concerns about the future use of his property and also doesn't want the change to industrial zone as dust and noise are already an issue.

Robert Seager was hoping to have a small piece of his property in the back of his business changed from residential to manufacturing to better fit their business needs.

Wanda Martinez felt the zone change would hurt their home's future use.

Tamara Jensen supported the mixed use and wondered how it would affect the lodging house plan for her property.

Ben Sargent had concerns of how the zone change would affect property taxes.

Rosio Rodriguez is against the rezoning as there are already too many trucks going through their streets and wants to keep residential to keep it safe for kids and families.

Maria Alegria was worried about the zone change and parking issues.

Paola and her husband are worried the zone change will affect their property use and future family.

Matt Kitchen supports the zone change stating it could raise property values.

Gino Villareal is concerned that the zone change will hurt children and families and wants a different route for current business trucks other than past their homes.

**COMMISSIONER SHINODA MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER ROSS SECONDED THE MOTION. ALL VOTING, AYE**

Planning Director Barton Brierley acknowledged and addressed concerns.

The Commissioners debated the balance between business investment and residential protection, ultimately deciding to approve the General Plan, excluding the 24<sup>th</sup> St, 25<sup>th</sup> St, and Harrison Boulevard rezone proposal, and tabling the West Ogden industrial zone change to the next meeting.

**COMMISSIONER SOUTHWICK MOVED TO RECOMMEND THE CITY COUNCIL ADOPT THE GENERAL PLAN AND ASSOCIATED ZONE CHANGES EXCLUDING THE PROPOSED REZONING OF 24TH STREET, 25TH STREET, AND HARRISON BLVD REZONE PROPOSAL TO BE BROUGHT BACK AT THE NEXT MEETING AS MIXED-USE AND TABLING THE WEST OGDEN INDUSTRIAL ZONE CHANGE FOR FURTHER DISCUSSION. THE MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED BY THE FOLLOWING ROLL CALL VOTE: AYE: COMMISSIONERS SANDAU, SHINODA, ROSS, AKHMEDOV, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.**

3. **Public Meeting**, Annexation Policy Plan Update

Senior Planner Brandon Rypien discussed the annexation policy plan update, highlighting areas for future annexation and justifications for excluding certain areas. He touched on protecting existing homes and wildlife and displayed past annexation maps for comparison.

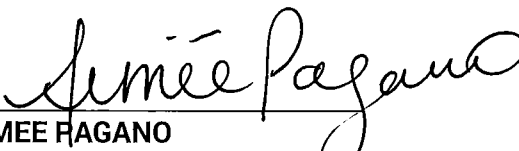
The Commission suggested taking a field trip to the annexation areas.

There was no public comment.

The commission also considered expanding the Jefferson Avenue Historic District to better protect historic properties.

As there was no additional business to come before the Commission, **COMMISSIONER WILLIAMS MOVED THE MEETING BE ADJOURNED. MOTION WAS SECONDED BY COMMISSIONER ROSS, ALL VOTING AYE.**

APPROVED: 8/5/26  
(DATE)

  
\_\_\_\_\_  
AIMEE PAGANO  
ADMINISTRATIVE ASSISTANT II