

Minutes of the Regular Meeting of the Board of Zoning Adjustment held on Wednesday July 22, 2026, at 4:30pm, in the Council Chambers and via electronic means on the third floor of the Municipal Building, 2549 Washington Blvd, Ogden City, Weber County, Utah.

Members' Present: Charles Casperson, Chair
Lance Evans
Scott Larsen

Members Excused: Stephanie Nix

Staff Present: Barton Brierley, Planning Director
Jennifer Patrick, Planner
Kathy Barron, Administrative Assistant I
Aimee Pagano, Administrative Assistant II

Others Present: Matthew Brown
Lori Wheelwright
Andy McCormick
Nick Garcia
Thaine Fischer

1. **Approval of the Minutes:** April 22, 2026

BOARD MEMBER LARSEN MOVED TO APPROVE THE MINUTES. BOARD MEMBER EVANS SECONDED THE MOTION AND IT PASSED WITH ALL VOTING AYE.

2. **Case #2026-5:** Variance to reduce a setback, 2898 Washington Blvd

Nicholas Garcia touched on concept details for the setback.

Planner Jennifer Patrick stated that the applicant was requesting a variance to reduce the required 10-foot rear yard setback for a commercial use adjacent to a residential zone to 5 feet. This reduction will be on the east side of the site to allow for parking functionality and an addition for a private office. The structure on the subject property was built in 1954 and was formerly occupied by Red Hanger Dry Cleaning, which ceased operations around 2019. It consists of three lots in the CP-3 Regional Commercial Zone. These three lots will need to be combined before any remodel permits can be approved.

Staff recommends approval of the variance to reduce the required 10-foot rear yard landscape buffer on the east side of the private office site from 10 feet to 5 feet with conditions such as installing a solid wood, vinyl, or masonry fence along the east property line and the 5-foot setback to include dense planting of evergreen shrubs and trees that will create a buffer for the adjoining residential neighbor.

BOARD MEMBER EVANS MOVED TO APPROVE THE TO REDUCE A SETBACK SUBJECT TO STAFF'S RECOMMENDED CONDITIONS. BOARD MEMBER LARSEN SECONDED THE MOTION AND IT WAS PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: CHAIR CASPERSON, BOARD MEMBER EVANS, AND BOARD MEMBER LARSEN. VOTING NO: NONE.

3. Case #2026-6: Variance to allow storage on an adjacent lot, 1877 W 2800 S

Matthew Brown representing Connects, LLC stated they were requesting a variance from the application of Ogden Municipal Code 15-23-5.B.1 to allow outdoor storage in the front on parcel 15-190-0044 to allow outdoor storage on the existing industrial site without requiring additional parcel combinations or a subdivision action.

Planner Jennifer Patrick addressed the requested variance and found that approval of the variance to allow a 15-foot side yard facing a street setback where 20 feet is required in the R-1-6 zone and that strict enforcement of the zoning ordinance would create an unreasonable hardship, that special circumstances are associated with the property, and that granting the variance is necessary to allow the property owner to enjoy rights commonly enjoyed by others within the same zoning district. Staff further found that the request will not adversely affect the General Plan or be contrary to the public interest, and that the spirit of the ordinance is observed while substantial justice is done and therefore recommends approval with conditions for landscaping and privacy slats.

BOARD MEMBER EVANS MOVED TO APPROVE THE TO REDUCE A SETBACK. BOARD MEMBER LARSEN SECONDED THE MOTION AND PASSED UPON BY A ROLL CALL VOTE WAS TAKEN: CHAIR CASPERSON, BOARD MEMBER EVANS, AND BOARD MEMBER LARSEN. VOTING NO: NONE.

4. Case #2026-7: Variance for reduced setback, 600 W Exchange

Developer Thaine Fischer expressed their desire to get the parking as it was historically represented and have the public access be to the front of the building, with handicap and ADA access to the front as well.

Planner Jennifer Patrick was excited for the project and recognized it as a significant historic resource because of its association with the livestock industry and its contribution to the economic development of Ogden City. Designed in the Art Deco style, the building features brick veneer, cast concrete, and terracotta detailing that reflects the prominence of the Ogden Union Stockyards and its role in the region's livestock industry. In the past there was a canal in front of this building, but it has since been abandoned. The canal on the opposite side of this location appears to still be in use. She stated that Staff recommended approval of the variance to reduce the front yard and side yard facing street setbacks to 10 feet to accommodate parking in the front and east side of the Exchange Building with conditions of modify parking lot in the front and side yard facing a street to accommodate the required landscaping. The Board members adjusted the condition more specifically that the applicant provide a landscaped area along the front of the building adjacent to the facade of the exchange building, or similar area, as approved by city staff and other city boards.

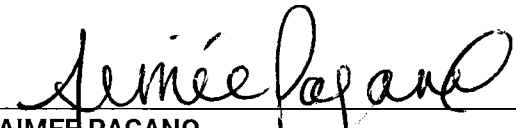
BOARD MEMBER EVANS MOVED TO APPROVE THE TO REDUCE A SETBACK SUBJECT TO THE RECOMMENDED CONDITIONS. BOARD MEMBER LARSEN SECONDED THE MOTION AND PASSED UPON BY A ROLL CALL VOTE WAS TAKEN: CHAIR CASPERSON, BOARD MEMBER EVANS, AND BOARD MEMBER LARSEN. VOTING NO: NONE.

New Business

Charles Casperson announced the need to decide on a new Board Chair due to his upcoming move to West Haven. The Board agreed to address it closer to his actual move date estimated to be around January 2027.

As there was no additional business before the Board, **CHAIR EVANS MOVED THE MEETING ADJOURN. BOARD MEMBER LARSEN SECONDED AND THE MOTION PASSED ALL VOTING AYE.**

APPROVED: 8/24/27
(DATE)


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II