

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, August 5, 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: Mandy Shale, Chair
William Ross, Vice Chair
Jenny Sandau
Rick Southwick
Jeremy Shinoda
James Humphreys
Michelle Williams

Members Excused: Andrey Akhmedov

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

Others Present:

The Pledge of Allegiance led by Rick Southwick

1. Approval of Agenda

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

2. Consent Agenda

a. Minutes for July 1, 2026, and July 15, 2026

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

- 3. Preliminary Subdivision,** Vit Villa Lot 3 Subdivision, two-lot private subdivision, 1348 Mountain Dr
Planner Kshitij Sriperambuduru shared slides of the lots in the existing subdivision where the proposed duplex dwelling will be located having separately owned units. He recognized there will be no HOA and that staff recommended approval with conditions regarding shared utilities and maintenance agreements

COMMISSIONER WILLIAMS MOVED TO RECOMMENDED APPROVAL OF THE PRELIMINARY SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED UPON BY THE FOLLOWING ROLL

CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

4. Ponderosa Drive Development, 5 dwelling units, a-Final Group Dwelling and b-Preliminary Private Subdivision, 1041 16th St

The petitioner said they had adhered to Plannings suggested corrections for seeking approval of the subdivision and final group dwelling and that they were eager to provide affordable starter homes for the community.

Assistant Planning Director Joseph Simpson noted that the name had changed from Ponderosa Drive to Ponderosa Place to spare confusion. He showed slides of the proposed project, went over amenities and acknowledged the petitioner had been able to present a layout that had obtained approval with satisfied conditions and requirements that were discussed in the general site plan review. Some conditions are:

- a) Note the required EV charging outlets on the plans and use the building elevations shown in "Option B" that include brick to the top of the first level on all sides of the buildings.
- b) Make corrections to the plat and other documents as noted in Legal and Planning comments, register the homeowner's association as noted in Legal comments and that the subdivision is subject to completion of all improvements associated with the Ponderosa Place Group Dwelling.

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

b-COMMISSIONER ROSS MOVED TO RECOMMENDED APPROVAL OF PRELIMINARY PRIVATE 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, SHINODA, ROSS, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

5. Public Hearing, 25th St to Harrison Blvd (a, b), West side of Harrison Blvd from 24th to 25th St (c), a-Zoning Ordinance Text Amendment to create a mixed-use zone, b-Mixed-Use Master Plan, and c-Zone Change from R-4 and R-2EC to MU for property

Planning Director Barton Brierley addressed the commission as they shared much discussion and debated lot sizes, setbacks, and height limits. He moved that staff recommend the commission find that the proposed text amendment, master plan, and zone change are consistent with the General Plan, state and federal law, the mixed-use master plan criteria in OMC 14-28-5.D, and the zone change criteria in OMC 14-18-4.E, and that they recommend City Council adopt the text amendment, master plan, and zone change as presented.

Public comments from residents Harmon Jensen, Steven Van Wagoner, and Tamara Jensen to name a few, emphasized the need for flexibility and economic viability, with suggestions to reconsider certain restrictions and accommodations.

The Planning Commission considered the zoning changes and annexation policy, proposed a change to the Master Plan from R-4 to R-2EC to mixed-use, with the caveat that Planning staff will add C-1 on Harrison Blvd at 24th at Capitol and the P.O. along Harrison Blvd to the mixed-use development as well, and essentially chose to table the proposal to the next meeting for further review. They discussed

reducing the minimum lot size, increasing the maximum building height, and including homes not on Harrison Boulevard.

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

COMMISSIONER HUMPHREY'S MOVED TO TABLE THE ZONING ORDINANCE TEXT AMENDMENT, MIXED-USE MASTER PLAN AND ZONE CHANGE TO THE NEXT MEETING FOR FURTHER REVIEW. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, WILLIAMS, SOUTHWICK, HUMPHREYS AND CHAIR SHALE. VOTING NO – NONE.

6. Public Hearing, Annexation Policy Plan Amendment

Senior Planner Brandon Rypien shared that the existing annexation policy plan was adopted in 2002. Since its adoption, Ogden City has annexed several areas and experienced a lot of change over the past 25 years. Many of the annexation areas on the annexation map have been annexed into Ogden City. (See 2002 annexation map to analyze areas annexed since 2002). There are still several areas on the 2002 annexation map that have not been annexed that are proposed to be annexed in the future. These areas are being carried forward and are shown on the updated annexation map. The updated Annexation Policy Plan he said is considered built out and has limited opportunities for internal and external growth. Most of Ogden City's future growth will be accomplished through redevelopment and densification of existing developed areas. This may require improvements to public and private infrastructure and additional transportation options to underserved areas.

The updated annexation policy plan identifies each potential annexation area. The updated annexation policy plan highlights each annexation area identified on the map and states if it is:

- Proposed or not proposed for annexation
- Character of the area
- Availability of municipal services
- Estimate of tax consequences
- Affected Entities

The updated annexation policy plan meets all of the states' minimum requirements. All areas within one half mile of Ogden City's boundary have been identified and explained why they are proposed or not proposed for future annexation based on state law. There are three areas within one half mile that are not proposed as future annexation areas. These areas include area 5, area 8, and area 9. The Planning Commission allowed a **10-day comment period** following the Annexation Policy Plan public meeting and no written comments were received from the public. Chris Peterson discussed concerns about his property being annexed and the Legal Department explained that the Annexation Policy Plan does not annex his property. The Annexation Policy Plan maps out future annexation areas. A property owner has to petition to annex the property before it is considered for annexation. No property is being annexed into Ogden City.

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

COMMISSIONER HUMPHREYS MOVED TO RECOMMEND APPROVAL OF THE ANNEXATION POLICY PLAN AMENDMENT WITH THE ADDITION OF THE AREA FIVE LAND DIRECTLY EAST OF THE CURRENT CITY BOUNDARY, AND NOTHING SOUTH OF THE CURRENT CITY BOUNDARY. MOTION WAS SECONDED BY COMMISSIONER ROSS AND PASSED BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS SANDAU, SHINODA, ROSS, WILLIAMS, HUMPHREYS AND CHAIR SHALE. VOTING NO – COMMISSIONER SOUTHWICK AS HE FELT THAT AREA 5 SHOULD SHOW AS A POTENTIAL ANNEXATION AREA TO KEEP OPTIONS OPEN.

7. Planning commission Discussion, West Ogden Industrial Zone Changes

Senior Planner Brandon Rypien displayed maps of the West Ogden industrial zone change and offered up 3 options to the commission for consideration, with the majority favoring Option 1 to maintain residential areas.

Review of Correspondence

Multiple emails have been received regarding the Ogden ICE facility hold room asking for an update on the investigation.

Planning Director Barton Brierley informed he talked with Code Enforcement who visited the facility and found that they were in compliance.

Reports

Landmarks Commission-Mandy Shale reported they gave out several Certificates of Historic Appropriateness, approved a Technical Review of the oldest house in Ogden and approved the exterior updates for the Stock Exchange building.

Citizen Advisory Committee-Jeremy Shinoda said they did not meet but encouraged looking into the five-year plan and annual action plan if you're interested in how the city spends federal money on housing and economic development.

Review of Meeting-James Tanner stated the meeting went well and that it was nice to see the consideration for the West Ogden residents as they have felt overlooked for a long time.

COMMISSIONER HUMPHREYS MOVED THE MEETING ADJOURN. COMMISSIONER SHINODA SECONDED THE MOTION. ALL VOTING AYE.


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 9/2/26
(DATE)