# MINUTES FOR OGDEN VALLEY PLANNING COMMISSION HEARING & MEETING

**Tuesday, October 27, 2026, 6:00 p.m.**
**Huntsville Town Hall, Council Chambers**
7474 East 200 South, Huntsville, Utah

| Name | Title | Status |
|---|---|---|
| Lisa Arbogast | Planning Commission Chair | Present |
| Angela Dean | Planning Commission Vice Chair | Present via Zoom |
| Fred Blickle | Planning Commission Member | Present |
| Tyson Lloyd | Planning Commission Member | Present |
| Erin Shaffer | Planning Commission Member | Absent |
| Teri Zenger | Planning Commission Member | Present |
| Jim Morgan | Planning Commission Member | Absent |
| Brian Carver | City Planner | Present |
| Corbin Gordon | City Attorney | Present via Zoom |
| Kathy Zindel | IT Director | Present |
| Sharon Robbins | OVC Recorder | Present |

**REGULAR BUSINESS**

1. Call to Order - Chair Lisa Arbogast opened the meeting at approximately 6:00 p.m.
    a. Roll Call – Lisa Arbogast, Fred Blickle, Angela Dean, Tyson Lloyd, Terry Zenger in attendance. Erin Shaffer and Jim Morgan absent.
    b. Moment of Silence for approximately one minute

**PUBLIC HEARING**

1. Training on Legislative Decisions – City Attorney

City Attorney Corbin Gordon conducted an extensive training session regarding the Planning Commission's authority in legislative actions, subdivision reviews, zoning amendments, and conditional use permits. He emphasized the distinction between legislative recommendations and administrative decisions, explaining that subdivision applications must be reviewed for compliance with adopted ordinances while zoning amendments involve broader policy considerations. Mr. Gordon also reviewed the conditional use permit process, noting that conditional uses are permitted by right when ordinance standards are met and that the Commission's role is to identify and mitigate potential impacts through enforceable conditions. Commissioners discussed traffic, noise, signage, safety, hours of operation, and other examples of narrowly tailored mitigation measures.

2. **Morgan Valley Foods, LLC. Zoning Map Amendment Request ZMA-26-001**

The purpose of the public hearing is to receive public comment regarding a request to rezone parcels 22-045-0051 and 22-045-0007, located in the area of 5116 East 2500 North. Applicant seeks to rezone parcels from Agriculture Valley AV-3 to Commercial Valley CV-2.

a. Open Hearing – opened by the Planning Commission Chair
b. Staff Presentation on the Code Text Amendment

City Planner Carver presented a request to rezone approximately 5.5 acres near 5116 East 2500 North from AV-3 to CV-2 to facilitate future commercial development and potential expansion of Valley Market.

c. Public Hearing

**Ron Gleason** thanked the Planning Commission and Staff for their commitment and the quality of the packet. He spoke in support of the application but requested consideration of sewer service through Wolf Creek Water and Sewer, a development agreement, and evaluation of impacts on surrounding residences and agricultural properties.

**John Bilton,** adjacent property owner, expressed concerns regarding traffic circulation, driveway conflicts, parking layout, safety, and site access.

**Roger Terry** is the owner of Valley Market, and partner in Morgan Foods requesting the rezone. He described plans to expand Valley Market, noted intentions to connect to sewer service if feasible, and discussed future access improvements and development concepts.

d. Close Hearing - closed by the Planning Commission Chair

3. **Lower Zoning Map Amendment Request ZMA-26-002**

The purpose of the public hearing is to receive public comment regarding a request to rezone parcel 20-003-0009, located in the area of 4900 East 1500 North. Applicant seeks to rezone parcels from Forest Valley FV-3 to Agriculture Valley AV-3.

e. Open Hearing - opened by the Planning Commission Chair
f. Staff Presentation on the Code Text Amendment

City Planner Brian Carver presented a request to rezone approximately five acres from Forest Valley (FV-3) to Agriculture Valley (AV-3). He explained that the applicant sought zoning consistency and believed the designation could assist with property tax treatment.

g. Public Hearing

**Kim Arave** questioned the need for the rezone and stated the property had not historically functioned as agricultural land.

**Grant Weller** expressed concern that frequent zoning changes undermine long-term planning efforts to keep valley growth limited.

**Ron Gleason** indicated this request is a classic case of spot zoning and should not be allowed.

h. Close Hearing - closed by the Planning Commission Chair

4. **Peterson Zoning Map Amendment Request ZMA-26-003**

The purpose of the public hearing is to receive public comment regarding a request to rezone a portion of parcel 21-031-0013, located in the area of 7345 East 900 South. Applicant seeks to rezone a portion of the parcel from Residential Manufactured Housing RMH-1-6 to Commercial Recreation and Resort CVR-1.

i. Open Hearing - opened by the Planning Commission Chair

j. Staff Presentation on the Code Text Amendment

City Planner Carver reviewed a request to rezone approximately 2.3 acres from RMH-1 to CVR-1 to make zoning consistent across a larger parcel. He reviewed potential development outcomes under both zoning designations and noted significant differences in allowable residential density.

k. Public Hearing

**Vicki Peterson**, the applicant, explained that she believed the property had historically been treated as commercially zoned and that records were unclear regarding when the RMH designation had been applied.

l. Close Hearing - closed by the Planning Commission Chair

## PART II – MEETING

1. **Public Comment**
   - State name and address for the record
   - Keep comments under 2 minutes, unless otherwise allowed by the Chair
   - Comments must be germane to the authority of the Planning Commission and cannot refer to items under consideration for administrative action

   No other public comments were requested.

2. **Minutes:** August 25, 2026

   Commission member Blickle moved to approve the August 25, 2026 minutes. Commission member Dean seconded the motion. All commission members voted aye (5-0).

3. **Administrative Action Items**
   a. **Training on Administrative Actions** – City Attorney
      Counsel will provide an explanation of the rules and procedures for considering legislative actions.
   b. **Conditional Use Permit CUP-26-001: Colson Hayes.** Discuss and possibly deny, continue, or approve conditions for Colson Hayes' "Camp Fireflies" conditional use permit application.

City Planner Carver reviewed the proposal, which included sixteen campsites, restroom facilities, wastewater treatment infrastructure, and operational standards.

Discussion focused on emergency access, acceleration and deceleration lanes, campground operations, quiet hours, restroom facilities, solid waste management, fencing, wildlife movement, stream setbacks, sensitive lands requirements, geologic conditions, septic system approval, and water availability.

Commissioners questioned whether geodesic domes, glamping structures, decks, saunas, and similar amenities depicted in application materials were allowed under existing campground ordinances. City Planner Carver advised that the current code did not authorize such structures and explained that a separate ordinance amendment request had been submitted for future consideration. Commissioners also discussed uncertainty regarding stream classifications and sensitive land requirements affecting development setbacks.

Commission member Dean moved to table the application and directed the applicant to revise the application and site plan to comply with current regulations, verify stream classifications, demonstrate compliance with sensitive lands standards, and return with amended materials. Commission member Blickle seconded the motion. All commission members voted aye (5-0).

4. **Legislative Action Items**

**a. Morgan Valley Foods, LLC. Rezone ZMA-26-001 Request Recommendation**

The Planning Commission will review and discuss and may table or make a recommendation to the city council regarding a request to rezone parcels 22-045-0051 and 22-045-0007, located in the area of 5116 East 2500 North from Agriculture Valley AV-3 to Commercial Valley CV-2.

Commissioners engaged in extensive discussion concerning commercial zoning allowances, development agreements, architectural standards, utility capacity, water and wastewater service, future traffic impacts, allowed uses within CV-2 zoning, and long-term General Plan objectives. Commissioner Dean emphasized that the Commission was considering a zoning designation rather than a specific project and noted that any future owner could utilize uses permitted within the zone. There was discussion to table the application until a future meeting to allow additional review of design standards, utility availability, development agreement provisions, and related ordinance requirements.

Commission member Blickle moved to table the application to rezone from AV-3 to CV-2 to consider conditions to affix to any zoning approval. Commission member Lloyd seconded the motion. All Commission members voted aye (5-0).

b. **Lower Rezone Request ZMA-26-002 Recommendation**

The Planning Commission will review and discuss and may table or make a recommendation to the city council regarding a request to rezone parcel 20-003-0009, located in the area of 4900 East 1500 North from Forest Valley FV-3 to Agriculture Valley AV-3.

Commissioners discussed the applicant's stated rationale, consistency with surrounding zoning, impacts on long-term planning goals, and concerns regarding precedent. Several commissioners concluded the request was primarily tax-motivated and not supported by land use considerations.

Commission member Blickle moved to deny zoning request to rezone from FV-3 to AV-3. Commission member Lloyd seconded the motion. All Commission members voted aye (5-0).

**c. Peterson Rezone Request ZMA-26-003**

The Planning Commission will review and discuss and may table or make a recommendation to the city council regarding a request to rezone a portion of parcel 21-031-0013, located in the area of 7345 East 900 South from Residential Manufactured Housing RMH-1 to Commercial Recreation and Resort CVR-1.

Commissioners discussed preserving housing opportunities while recognizing the applicant's desire for consistent zoning. Commissioner Dean proposed limiting additional residential density attributable to the rezoned area.

Commission member Dean moved to approve of the rezone request with a condition limiting density attributable to the rezoned acreage to approximately fifteen dwelling units. Commission member Blickle seconded the motion. All commission members voted aye (5-0).

5. **General Plan Update**

Commissioner Dean reported on consultant-led stakeholder outreach efforts associated with the General Plan update. She summarized meetings held with stakeholder groups, discussions regarding community engagement, development issues, agricultural interests, conservation topics, tourism, recreation, and future growth.

Commissioner Arbogast discussed the importance of broad public participation, transparency, and communication throughout the planning process. Additional discussion addressed stakeholder group composition, opportunities for public involvement, publication of meeting information, and methods for gathering community feedback.

IT Director Zindel noted there is a new webpage with information about the new General Plan. Commission members can sign up to get information about the progress on the General Plan.

6. **Future Planning Priorities:** (Discussion only)
    a. General Plan
    b. TDR Ordinance
    c. Short Term Rentals
    d. Village Zone
    e. Additional Commercial Zones
    f. Community Advisory Committees
    g. Natural Hazards
    h. Outdoor Lighting
    i. Other

This agenda item was tabled.

7. **Other Business**
    a. Remarks from Planning Commissioners
    b. Planning Staff Update
    c. Remarks from Legal Counsel

This agenda item was tabled.

8. **Adjournment**

Commission member Zenger moved to adjourn the meeting. Commission member Blickle seconded the motion. All members voted aye (5-0). The meeting was adjourned at 9:03pm.