

Minutes of the Regular Meeting of the Ogden City Planning Commission held on Wednesday, January 7, 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
 Mandy Shale, Vice Chair
 William Ross
 Andrey Akhmedov
 Jenny Sandau
 Michelle Williams-via Zoom
 Rick Southwick

Members Excused: N/A

Staff Present: Barton Brierley, Planning Director
 Joe Simpson, Assistant Planning Director
 James Tanner, Assistant City Attorney
 Alex Anderson, Engineer
 Aimee Pagano, Administrative Assistant II

Others Present: Chris Bick
 Jarreth Vance
 Craig Marashky
 Ryan Rodgers
 Selvoy Fillerup
 Adam Wolk
 Paul Craven
 Andrew White

The Pledge of Allegiance led by Andrey Akhmedov

1. Approval of Agenda

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

2. Consent Agenda

a. Minutes for December 3, 2025, December 17, 2025

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

3. Village at the Garden's, 397-399 Harrisville Rd

a. Final Group Dwelling

b. Private Subdivision

Assistant Planning Director Joseph Simpson showed slides and recommended approval of the Phase 2 project with 51 units, adding to the 30 already under construction including minor corrections to the subdivision plat and site plans, such as setback adjustments and tree preservation.

Petitioner Selvoy Fillerup stated that they were happy to address the conditions suggested by staff

a. Final Group Dwelling

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

b. Private Subdivision

COMMISSIONER SHALE MOVED TO APPROVE THE PRIVATE SUBDIVISION SUBJECT TO STAFFS RECOMMENDED CONDITIONS. MOTION WAS SECONDED BY COMMISSIONER SOUTHWICK AND PASSED UPON BY THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COMMISSIONERS AKHMEDOV, ROSS, SANDAU, SHALE, SOUTHWICK, WILLIAMS, AND CHAIR SHINODA. VOTING NO –

4. **Rail Yard Lofts**, 195 W Rushton

Petitioner Craig Marashky shared as a National Affordable Housing developer they wanted to help provide a quality community.

Engineer Chris Bick with Kimley-Horn working closely with the project showed slides to support exceptions and amenities like a clubhouse, swimming pool and community gardens.

The Commission raised concerns about the oversupply of apartments affecting single-family home rentals and addressed community concerns about safety and aesthetics while emphasizing the importance of maintaining the project's gateway significance.

Assistant Planning Director Joseph Simpson recommended approval with exceptions for building setbacks, distances, and balcony heights.

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

Review of correspondence (if any)

None.

Reports

Landmarks Commission-Mandy Shale said they had a great month and approved a few staff ratifications, two Certificates of Historic Appropriateness, and approved the Pearl Building National Historic nomination to move forward.

Citizen Advisory Committee-Jeremy Shinoda reported they had a good meeting and reviewed the Five-Year Consolidation Plan, the Annual Action Plan and agreed upon the future meeting schedule.

Ogden Trails Network-Michelle Williams shared that they did not meet in December, but they had been working on the trails and focusing on securing the golf course.

Review of Meeting-James Tanner commented that the Commission handled things really well such as the topic of exterior design materials and it being best to have staff work on those details as it should be the developer/architect that comes forward with design elements, and that overall, it was a good meeting.

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


AIMEE PAGANO
ADMINISTRATIVE ASSISTANT II

APPROVED: 2/4/26
(DATE)