

Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, January 13, 2026 at 4:00 p.m., in the Council Work Room, and via electronic meeting, on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present:           Chair                   Richard A. Hyer  
                  Vice Chair               Dave Graf  
                  Council members       Flor Lopez  
  Kevin Lundell  
  Shaun Myers  
  Ken Richey  
  Alicia Washington

Council Executive Director Glenn Symes  
Council Senior Policy Analyst Steve Burton  
Council Communications Director Brandon Garside  
Council Communications Specialist Eric Davenport

Also present:   Mayor Benjamin K. Nadolski  
                  Chief Administrative Officer Mara A. Brown  
                  Community and Economic Development Assistant Executive Director David Sawyer  
                  Planning Director Barton Brierley  
                  Assistant Planning Director Joe Simpson  
                  Senior Planner Brandon Rypien  
                  Community Development Director Jeremy Smith  
                  Community Engagement Administrator Luis Lopez  
                  Deputy City Recorder Jason Gould

The purpose of the Joint Work Session was to receive a Zone Ogden update, discuss the proposed rezone of 211 Patterson Street (tabled from December 9, 2025); discuss Council/Board business; and hear Council/Board comments.

### Zone Ogden Update

Senior Planner Rypien used the aid of a PowerPoint presentation to provide a comprehensive update on the Zone Ogden project, which will update the City's development codes. The project began in summer of 2023 and is currently in the drafting stage. The Council previously received updates on Zone Ogden during work sessions in March, July, August, and November of 2025. Mr. Rypien provided historical context, noting that Ogden was established in 1850 but didn't adopt its first zoning ordinance until 1950. The current development code has been continually modified for over 75 years, resulting in a patchwork of regulations that can be difficult to navigate. He compared the current code to an aging vehicle that has served well but now needs upgrading. Currently, Ogden's development codes are spread across four different titles:

- Title 14: Subdivision Regulations.
- Title 15: Zoning Regulations.
- Title 17: Landmarks Title (for historic structures).
- Title 18: Sign Code.

The proposed unified development code would combine these four titles into a single, more user-friendly document with consistent standards, definitions, and procedures. This consolidation would make the code more accessible to both staff and the public while eliminating redundancies and contradictions.

Mr. Rypien outlined several guiding principles for the Zone Ogden project:

- Ensure the code is simple and consistent.
- Modernize standards.
- Code for what the City wants, not just what it currently has.
- Make the right things easy.
- Balance flexibility with predictability.
- Engage the public throughout the process
- Ensure standards fit Ogden.
- Preserve what is great about Ogden.
- Encourage sustainable development practices.

The project has involved extensive public engagement, including six major open houses, 40+ listening sessions with code users, focus group reviews, and stakeholder meetings. The planning department has also collaborated with Weber State students

on research regarding residential infill development.

Key improvements in the new code include:

- A consolidated procedures chapter that streamlines the application process.
- Clear standards of measurement to eliminate confusion.
- More tables and graphics to improve clarity.
- Links within digital documents for easier navigation.
- Updated definitions for all land uses.
- Modernized regulations to comply with state and federal laws.

The code will also address emerging needs such as:

- Creating smaller lot size options for homeownership.
- Allowing accessory dwelling units in all residential zones.
- Providing standards for bicycle parking.
- Encouraging walking and biking.
- Formula-based business regulations for areas like 25th Street.
- Provisions to preserve historic structures, including "mothballing" standards.
- Water-wise landscaping requirements.

Mr. Rypien indicated that a draft of the entire unified development code would be available by February 11, 2026. A public open house is scheduled for February 25, with a Planning Commission public hearing to follow on March 11. For a copy of Mr. Rypien's presentation, see the information packet for the meeting.

Planning Director Brierley added that the Zone Ogden Plan would improve the business climate by making development processes clearer and more predictable.

#### Proposed Rezone – 211 Patterson Street (tabled from December 9, 2025)

A staff memo from Council staff explained the Housing Management and Development Corporation, affiliated with the Ogden Housing Authority, has submitted a petition to rezone 0.54 acres from R-4 (multiple-family residential) to R-5 (multiple-family residential with higher density). The petitioner requests to establish zoning on the property to allow a 25-unit apartment building as long-term housing for young adults aging out of foster care. The Planning Commission reviewed and recommended approval of the proposal on October 1, 2025. The main difference between the R-4 and R-5 zones is the level of residential density they allow. Both zones permit multiple family housing, but R-5 allows more units on the same amount of land by requiring less lot area per dwelling unit and by allowing larger projects by right. For example, R-4 only allows up to eight units as a permitted use, while R-5 allows up to 49 units before a conditional use permit is required. On December 9, 2025, the City Council tabled action on this item until January 20, 2026. Information requested by the Council, including a map of nearby bus stops and a heat map illustrating the location of other low-income housing projects in the area, is included in the information packet for the meeting.

Assistant Planning Director Simpson presented the rezone application; he noted the half-acre property is located in the Jefferson community and is adjacent to a CP-3 commercial zone to the south. The property is currently vacant and adjoins an existing apartment building recently developed by the Ogden Housing Authority. Mr. Simpson explained that the Ogden Housing Authority, which also owns this property, had previously obtained a conditional use permit for a 12-unit project under the current R-4 zoning. However, they are now proposing a 25-unit development, which would require R-5 zoning. The new project would be similar in height and design to the existing apartment building to the south. The development would provide long-term housing specifically for young adults aged 18-24 who have aged out of foster care. It would include supportive services but would not be a treatment facility or transitional housing with high turnover. Mr. Simpson emphasized that the property meets parking requirements and is well served by public transit, with multiple bus routes within a few blocks. The Planning Commission unanimously recommended approval of the rezone, finding it consistent with the Jefferson Community Plan and appropriate for the location, which serves as a transition between intensive commercial and residential uses.

Mayor Nadolski acknowledged the concerns that have been raised prior to this meeting by Council member Lopez, who resides in the neighborhood. He recognized the importance of these issues and expressed a strong willingness to engage with residents actively.

Council member Lopez explained that while she and her neighbors support the project's intent, which they believe offers significant benefits for at-risk youth transitioning out of foster care, they have serious concerns about the existing neighborhood conditions that must be addressed prior to proceeding with the development. These concerns include safety issues, poor lighting, parking shortages, drug-related activities, and ongoing traffic challenges, all of which directly affect the quality of life for current residents. Furthermore, she emphasized the importance of addressing these systemic issues to ensure that the neighborhood is a safe and conducive environment for both existing residents and future tenants of the proposed housing project. Council member Lopez advocated for the Administration to engage proactively with the neighborhood in a collaborative effort to address these concerns. She urged the City to develop a comprehensive improvement plan for the area, which would not only support the new development but also improve overall community conditions. She highlighted the potential for a partnership between residents and City officials to address these challenges, emphasizing that the project should not move forward until a viable plan is in place. Lopez assured her constituents that she would be actively involved in representing their interests and ensuring their voices are heard throughout this process.

Mayor Nadolski emphasized his commitment to working collaboratively with both the Administration and the neighborhood to address and work on resolving issues such as safety, lighting, parking shortages, traffic congestion, and

infrastructure challenges before moving forward with the project. He highlighted the need for constructive solutions and underscored the potential to bring together multiple aspects of the City's resources to develop a comprehensive plan. He noted that earlier conversations had revealed many of these neighborhood challenges, and he expressed a genuine desire to engage more deeply with all stakeholders involved, including the Ogden Housing Authority, to ensure that neighborhood concerns are adequately addressed. He mentioned having already begun internal discussions and stressed the importance of bringing a broader perspective to neighborhood development, encompassing not just the project itself but also the surrounding infrastructure, parks, and community amenities.

The Council invited input from the applicant.

Tim Price and Markita Wheeler from the Ogden Housing Authority, and Kristin Mitchell representing Youth Futures, addressed the Council. They reviewed the project scope and answered questions from the Council regarding topics such as guest/visitor policies and drug use prevention:

- The project would serve a critical need, as there are currently only 11 housing units for this population in the "balance of state" (all counties outside Salt Lake and Utah County).
- Residents would receive case management, life skills training, and financial literacy education.
- The building would have 24-hour security, extensive camera coverage, and strict rules regarding guests and substance use.
- The goal is for residents to transition to independent living within 18 months.

In response to questions about a project timeline, Mr. Price indicated that Ogden Housing Authority needs a decision by mid-February to meet the tax credit application deadline in April or May.

The discussion then turned to broader questions about housing concentration in Ogden. Vice Chair Graf expressed concern about Ogden bearing a disproportionate burden of affordable and supportive housing compared to other communities in Weber County. He noted that while he emotionally supported the project, he needed to consider the impact on the entire City and whether Ogden was becoming imbalanced in its housing mix. Council member Washington responded by suggesting caution about how such concerns are framed, noting the importance of avoiding discriminatory language when discussing different types of housing and populations. She pointed out that "affordability" covers many different situations and populations and emphasized the need to disaggregate these conversations to avoid stigmatizing certain groups. Council member Lundell rejected the framing of the decision as emotional versus critical thinking, noting that data shows 81% of youth who go through such programs do not end up in adult shelter systems. He drew parallels to the Aspen House project, noting that neighborhood investment had been key to community support for that development.

The Council discussed procedural options for the next meeting, including voting on the rezone or tabling it to allow time for neighborhood engagement. They concluded to leave the item on the Council meeting agenda for next Tuesday, January 20 and acknowledged the options they will have available to them during that meeting in terms of action on the rezone application.

### Council/Board Comments

Council member Washington inquired about the City's approach to tracking legislation during the upcoming state legislative session. She expressed interest in having the Council more proactively involved in legislative matters that affect the City. Council member Richey explained that he serves on the Legislative Policy Committee with the Utah League of Cities and Towns (ULCT), which tracks bills relevant to municipalities. He also mentioned the Northern Utah Coalition of Chambers (NUCC), which coordinates legislative priorities across Northern Utah communities. Council Executive Director Symes added that while the ULCT provides comprehensive tracking of relevant legislation, City Administration also monitors bills that could impact Ogden specifically. Council members can receive updates on these bills upon request. Council member Myers shared that he has served on the Chamber of Commerce Legislative Affairs Committee for the past six years and noted the effectiveness of the Northern Utah Chamber Coalition in securing funding and support for Northern Utah priorities. He highlighted that this regional approach has been successful in getting Northern Utah representatives into leadership positions in the legislature. Council members agreed that more coordination between the Council and Administration on legislative matters would be beneficial.

Before adjourning, Council members were reminded that Council photos would be taken next Tuesday at 3:30 p.m.

The meeting adjourned at 6:10 p.m.

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JASON GOULD  
DEPUTY CITY RECORDER

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RICHARD A. HYER, CHAIR

APPROVED: March 3, 2026