

Minutes of the regular meeting of the Ogden City Council held on Tuesday, January 20, 2026, at 6:00 p.m., in the Council Chambers, 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 Assistant Executive Director Steve Burton  
Communications Director Brandon Garside  
Communications Specialist Eric Davenport

Also present:   Mayor Benjamin K. Nadolski  
                  Chief Administrative Officer Mara A. Brown  
                  City Attorney Gary Williams  
                  Police Chief Jacob Sube  
                  Deputy Police Chief Tyler Ziegler  
                  Public Services Executive Director Justin Anderson  
                  Golf Pro/Director Todd Brenkman  
                  Community and Economic Development Executive Director Jared Johnson  
                  Community and Economic Development Assistant Executive Director David Sawyer  
                  Planning Director Barton Brierley  
                  Assistant Planning Director Joe Simpson  
                  City Recorder Tracy Hansen

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by Vice Chair Graf.

A moment of silence was observed.

Acknowledgements: Council member Richey acknowledged the success of the recent Hof Fest held over the past weekend, noting the significant planning efforts that went into the event.

#### Approval of Minutes

Council member Richey stated he had reviewed the minutes of the work session of November 13, special meeting of Board of Canvass on November 18, and joint work session of November 18, 2025, and found them to be accurate to the best of his recollection.

Council member Myers stated he had reviewed the minutes of the regular meeting of November 18, 2025, and found them to be accurate to the best of his recollection.

Vice Chair Graf stated he had reviewed the minutes of the work session and regular meeting of December 2, 2025, and found them to be accurate to the best of his recollection.

**VICE CHAIR GRAF THEN MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY COUNCIL MEMBER MYERS, ALL VOTING AYE.**

#### Community and Economic Development Citizens Advisory Committee

##### Appointments

A letter from Mayor Nadolski requesting consideration of the appointments of Clancy Halsted and CodiAnne Nye to the Community and Economic Development Citizens Advisory Committee came before the Council for consideration.

**VICE CHAIR GRAF MOVED TO APPROVE THE APPOINTMENTS OF CLANCY HALSTED AND CODIANNE NYE TO THE COMMUNITY AND ECONOMIC DEVELOPMENT CITIZENS ADVISORY COMMITTEE. MOTION WAS SECONDED BY COUNCIL MEMBER RICHEY, ALL VOTING AYE.**

##### Planning Commission Appointment

A letter from Mayor Nadolski requesting consideration of the appointment of James Humphreys to the Ogden Planning Commission came before the Council for consideration.

**COUNCIL MEMBER WASHINGTON MOVED TO TABLE THE PROPOSED APPOINTMENT UNTIL FEBRUARY 10, 2026. COUNCIL MEMBER LUNDELL SECONDED THE MOTION.**

Council member Myers inquired as to the reason for the motion to table. Council member Washington stated that she would like to have a closed session discussion regarding the appointment. Chair Hyer asked if it is necessary to include the reason for the tabling in the motion. Council Executive Director Symes stated that if information needs to be researched or produced, it would be helpful to include that in the motion; but the information about the desire for a closed session is sufficient and the motion does not need to be amended.

**CHAIR HYER CALLED FOR A ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS LUNDELL AND WASHINGTON. VOTING NO – COUNCIL MEMBERS LOPEZ, MYERS, RICHEY, VICE CHAIR GRAF, AND CHAIR HYER.** Motion failed on a five to two vote.

**COUNCIL MEMBER RICHEY MOVED TO APPROVE THE APPOINTMENT OF JAMES HUMPHREYS TO THE OGDEN CITY PLANNING COMMISSION. MOTION WAS SECONDED BY VICE CHAIR GRAF, ALL VOTING AYE, WITH THE EXCEPTION OF COUNCIL MEMBER WASHINGTON, WHO VOTED NO.**

Mr. Humphreys was present and was recognized by the Council. Vice Chair Graf thanked him for his commitment and willingness to participate in the volunteer committee, noting its important role in shaping the City.

(Tabled from December 9, 2025) Proposed Ordinance 2025-40 rezoning property located at 211 Patterson Street from Multiple-family Residential Zone (R-4) to Multiple-family Residential Zone (R-5) to allow development of a 25-unit multi-family project that will provide long-term housing options for young adults who have aged out of foster care, managed by the Ogden Housing Authority

A memo from the Community and Economic Development Department regarding the proposed rezone of 211 Patterson Street came before the Council for consideration. The memo stated 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. The proposal was most recently discussed at a work session on January 13, 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, has been provided.

An additional memo from Council staff also summarized the actions available to the Council this evening, including approval or denial of the application, tabling until a date certain, or extending the matter for additional time without a date certain.

Assistant Planning Director Simpson summarized the memo and requested that the item be continued to allow for further community engagement. He explained that City Administration was working with neighborhood residents on potential mitigation measures that would address the concerns that have been raised.

Council member Lopez asked to postpone the final decision on the rezoning until February and direct Administration to collaborate with neighborhood residents to develop a neighborhood improvement plan. She emphasized the importance of taking into consideration the voices of the neighborhood residents.

Chair Hyer introduced in writing proposed Ordinance 2025-40, entitled:

“An ordinance of Ogden City Utah, amending the Zoning Map of Ogden City, as adopted by Section 15-3-3 of the Ogden Municipal Code, to reclassify as Multiple-Family Residential Zone (R-5) property heretofore classified as Multiple-Family Residential Zone (R-4), generally located 211 Patterson Street; and by providing that this ordinance shall become effective immediately upon posting after final passage.”

**COUNCIL MEMBER LOPEZ MOVED TO TABLE PROPOSED ORDINANCE 2025-40 UNTIL FEBRUARY 3, 2026, AND DIRECT CITY ADMINISTRATION TO COLLABORATE WITH NEIGHBORHOOD RESIDENTS TO DEVELOP A NEIGHBORHOOD IMPROVEMENT PLAN. VICE CHAIR GRAF SECONDED THE MOTION, ALL VOTED AYE.**

Mr. Simpson clarified that regardless of the Council's eventual decision on the rezoning, the project would still need to go back to the Planning Commission for conditional use approval, as any multi-family development with more than eight units requires such approval.

### Public Comments

Public comments centered around three main topics: the Mount Ogden Golf Course access issue, concerns about ICE (Immigration and Customs Enforcement) activities, and various City management issues.

#### **Golf Course Access Comments:**

- Multiple citizens, including golf course employees, marshals, and regular golfers, expressed support for Mayor Nadolski's decision to restrict public access across the Mount Ogden Golf Course. Speakers included Kirk Smith, Richard Bruckner, Butch Zampedri, Craig Nichols, Marisa Hermsen, Edward Hilbert, Roger Reiner,

Chris Richins, Thor Goresh, and Laura Lewis.

- They cited safety concerns, potential liability issues, damage to the course, interference with play, and emphasized that no other golf course allows pedestrian traffic during active play.
- Several speakers mentioned that the Gibbs Loop trail was designed to go around the golf course, not through it, and that there are plenty of alternative trails available.
- Speakers noted that as a fee-based park, the golf course serves a specific purpose, and that mixing golf with other recreational activities presents serious safety hazards.

**ICE/Immigration Comments:**

- Multiple residents, including Sam (no last name given), Oliver Ross, David (no last name given), Kim Haslam, James Humphreys, Chris Barrera, Malik Dayo, Julie Ray, Thor Goresh, Eva Barnett, Linda Sanchez, Jerida Bansack, Cassandra Quendel, and Heath Satow expressed concerns about potential collaboration between Ogden Police Department and ICE.
- Speakers highlighted constitutional violations by ICE agents across the country, incidents of excessive force, and the fear these operations create in the community, particularly among people of color.
- Several speakers requested the Council take a firm stance against any 287(g) agreements with ICE and establish clear written policies.
- Residents shared personal stories about family members being afraid to leave their homes due to fear of profiling or detention.
- One speaker specifically mentioned reviewing police body camera footage of an incident where OPD contacted ICE during a traffic stop, raising concerns about policies versus practices.

**City Management Comments:**

- Damian (no last name given) criticized water rate increases, the Wonder Block parking structure debt, and other financial decisions as burdens on Ogden residents.
- Linda Sanchez raised concerns about policing practices and surveillance cameras, questioning whether these measures balance rights appropriately.
- Laura Lewis raised concerns regarding the Planning Commission discussions on rezoning. She drew attention to the inconsistency in restrictions for home occupations, limited by the number of people allowed in the home and number of employees, while redefining single-family homes permits up to 15 people on-site frequently without facility restrictions. She questioned the impact on neighborhoods, considering more significant effects from 15 people compared to a small home business.
- Teresa Bramwell expressed appreciation for the Ogden City Police for maintaining safety and order in the City. She mentioned past years under the Biden administration, during which there appeared to be a higher crime rate and described her gratitude for the reduced crime she perceives recently. She concluded by congratulating Weber State University's dance team on their national recognition and success in recent national competitions.

Council member Comments

Council members responded to the topics raised during the public comment period; Council member Lopez addressed the concerns brought up during public comments, particularly relating to fears around ICE and immigration enforcement. She reassured attendees, emphasizing that the Ogden Police Department (OPD) is committed to protecting the community. As a Latina woman herself, she expressed understanding and empathy for those who fear discrimination, offering to assist anyone who feels apprehensive by working with the OPD. Lopez encouraged those living in fear to reach out directly to her via email or engage with the OPD, highlighting their openness and dedication to community safety.

Council member Lundell acknowledged the golf course issue and clarified that the survey mentioned was for an alternate trail route, not about trail access through the course. Regarding ICE concerns, he shared his recent experience on a police ride-along where he witnessed professional and empathetic policing. He referenced his attendance at the Martin Luther King Day breakfast and quoted Bishop David McKinley's statement that "the hottest place in hell is reserved for those who remain neutral in times of great moral conflict." Council member Lundell expressed concern about Sheriff Arbon's public support for ICE and proposed developing a joint resolution, with Council member Washington, to formalize the City's position against 287(g) agreements with ICE.

Vice Chair Graf expressed sympathy for residents' fears regarding immigration enforcement, noting his own family in Minneapolis and the disturbing situations occurring there. He emphasized the importance of ongoing community conversation around these issues.

Council member Washington affirmed her work with Council member Lundell on language for a formal statement on ICE and referenced the town hall conversations on race she had organized in 2016. She stressed the need for actionable results beyond conversation.

Council member Myers also referenced the Martin Luther King Day celebration and drew parallels between civil rights struggles of the past and present immigration issues. He expressed support for protecting community members regardless of their status and acknowledged the value of the diverse perspectives on the Council.

Council member Richey thanked the trail builders and users for their comments regarding the golf course access issues; he also expressed support for Chief Sube and the Ogden Police Department, noting his positive experiences with them through ride-alongs and participation in the Citizens Police Academy.

Chair Hyer shared his experience with police ride-alongs and the Citizens Police Academy as well, emphasizing the professionalism of the officers and recommending the Academy to interested citizens. He expressed empathy for community fears while reassuring residents about the professionalism of local police.

### Mayor Comments

Mayor Nadolski addressed multiple topics from the meeting; regarding 211 Patterson, he thanked Council member Lopez for her leadership in neighborhood engagement and emphasized the Administration's commitment to working with the neighborhood. On the golf course issue, he thanked those who came to support his decision, acknowledging the difficult balance of competing interests. He addressed the utility transfer and fees at Marshall White Center and provided context on the financial reasoning behind these policies, including:

- The utility transfer has been transparent and consistent with other cities' practices
- Raising taxes instead would put more financial burden on residents
- Marshall White Center fees were established to be consistent with other recreation centers while encouraging regular use through affordable monthly and annual rates
- Free and reduced scholarships are available through a simple process

On ICE and immigration enforcement, the Mayor emphasized:

- He has sworn an oath to uphold the Constitution, which he takes seriously
- He has been clear that OPD will not participate in a 287(g) agreement
- OPD has no authority over immigration enforcement
- The City has communicated its position through meetings with community and faith leaders, social media posts, and media releases in both English and Spanish

Mayor Nadolski invited Chief Sube to speak regarding the ICE concerns that have been raised; he reinforced that:

- OPD is not part of the 287(g) program and will not be
- OPD does not participate in ICE operations, raids or sweeps
- OPD has no authority to enforce federal immigration law
- The two incidents that raised community concerns involved specific circumstances where immigration was not the focus of OPD's actions
- OPD's policies and procedures are distinct from the Weber County Sheriff's Office
- The Department prioritizes accountability and protecting community safety

Council member Lundell inquired about procedures when ICE is not available, and Chief Sube explained the complexities officers face in identifying individuals providing false information. He outlined the importance of probable cause to proceed with arrests and detailed how challenging it can be without ICE's involvement.

Regarding Council member Lundell's suggestion for a formal resolution, Mayor Nadolski stated that entering into agreements is within his purview as Mayor, but he would be open to discussions about a joint resolution to formalize a policy regarding 287(g) agreements.

There being no further business to come before the Council, **COUNCIL MEMBER MYERS MOVED THE MEETING ADJOURN AT 8:14 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER RICHEY, ALL VOTING AYE.**

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TRACY HANSEN, MMC/CRA  
CITY RECORDER

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RICHARD A. HYER, CHAIR

APPROVED: March 3, 2026