

Minutes of the regular meeting of the Ogden City Council held on Tuesday, March 24, 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 (<i>left the meeting at 6:53 p.m.</i>)
	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
Council Senior Policy Analyst Clint Yingling
Council Communications Director Brandon Garside
Council Communications Specialist Eric Davenport

Also present: Chief Administrative Officer Mara A. Brown
Deputy City Attorney Anne-Marie Birk
Community and Economic Development Assistant Executive Director David Sawyer
Planning Director Barton Brierley
Assistant Planning Director Joe Simpson
Management Services Executive Director Lisa Stout
Public Services Executive Director Justin Anderson
PGA Pro/Director of Golf Todd Brenkman
Deputy City Recorder Jason Gould

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 Myers acknowledged the New Zion Baptist Church, which was celebrating its 100th anniversary since its foundation in Ogden. The church is located at 2950 Lincoln Avenue, and their centennial worship service was scheduled for Sunday at 3:30 p.m.

Council member Washington announced a press conference scheduled for the following day at noon regarding rain harvest barrels that the City would be participating in. She also reminded attendees that the LGT World Men's Curling Championship would start at the Ogden Ice Sheet on Friday, March 27th, and continue through April 4th.

Minutes for Approval

Council member Lundell stated he had reviewed the minutes of the joint work session of February 10, 2026 and found them to be accurate to the best of his recollection.

Council member Richey stated he had reviewed the minutes of the work session of February 17, 2026 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 February 17, 2026 and found them to be accurate to the best of his recollection.

COUNCIL MEMBER MYERS MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY COUNCIL MEMBER RICHEY, ALL VOTING AYE.

Proposed Ordinance 2026-2 amending the Ogden Municipal Code to revise fees related to El Monte and Mount Ogden Golf Courses

A memo from the Public Services Department regarding proposed golf fee amendments came before the Council for consideration. The memo stated that City Administration is proposing several changes to the current golf course fees. Administration periodically compares its fees to the local market and reviews current costs when reevaluating fees. Golf course fees are updated a bit more frequently than some of the other fees in order to stay competitive and to provide the best player experience. The proposed changes would increase green fees, including season pass and punch pass rates, at the El Monte and Mount Ogden golf courses. Golf fees were most recently updated in December 2024.

Management Services Executive Director Stout summarized the memo, after which Director of Golf Brenkman provided additional context, explaining that this represented a conservative approach to fee increases. He noted that this request does not keep pace with current inflationary rates and anticipated returning annually over the next four years to gradually keep pace with

the cost of doing business. Mr. Brenkman emphasized sensitivity to housing costs and recreational budgets, noting that neighboring golf courses have taken larger jumps during the COVID boom while Ogden maintained its conservative rate structure. The proposed peak 18-hole rate with cart would be \$56, while several facilities within a 45-minute drive charge between \$60-\$66.

Chair Hyer introduced in writing proposed Ordinance 2026-2, entitled:

“An ordinance of Ogden City, Utah, amending the Ogden Municipal Code by amending Subsection 4-6-1.B.4 to revise fees related to El Monte and Mount Ogden Golf Courses; to make technical changes; to appropriately revise the index; and by providing that this ordinance shall become effective immediately upon posting after final passage.”

Chair Hyer then opened the public hearing.

Heath Satow supported the proposal but suggested even higher rates, arguing that anything the public pays to use but also supports with taxes should be more self-supporting, particularly given the need to fund future infrastructure improvements like irrigation system updates.

Thor Dorosh supported the proposal, stating that since the golf course was now breaking even, higher rates including inflation adjustments were natural.

There being no further persons appearing to be heard, **COUNCIL MEMBER RICHEY MOVED THE PUBLIC HEARING BE CLOSED. MOTION WAS SECONDED BY VICE CHAIR GRAF, ALL VOTING AYE.**

ON A MOTION BY COUNCIL MEMBER RICHEY AND SECONDED BY VICE CHAIR GRAF, ORDINANCE 2026-2 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS LOPEZ, LUNDELL, MYERS, RICHEY, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE.

Proposed Ordinance 2026-3 rezoning property located at 1201 16th Street from R-2 (Single-family and Two-family Residential Zone) to R-2S/CO (Small Lot Single-family, Two-family, and Townhome Residential, with Conditional Overlay)

A memo from the Community and Economic Development Department regarding a proposed rezone at 1201 16th Street came before the Council for consideration. The memo stated Justine Costley and Neilo Taylor have submitted a petition to rezone 3.71 acres from R-2 (Single-family and Two-family Residential) to R-2S/CO (Small Lot Single-family, Two-family, and Townhome Residential, with Conditional Overlay). The petitioner requested to establish zoning on the property to allow a group-dwelling type development, with 42 single-family townhomes, also known as rowhouses, platted for individual ownership, with all homes surrounded by common area. On November 5, 2025, the Planning Commission considered the proposal and recommended approval of the rezone to R-2S/CO (six to zero). There was one Planning Commissioner seat that was vacant at the time, one Planning Commissioner did not attend the meeting, and one Planning Commissioner left the meeting prior to this item, though it was not stated to be a recusal, it was to be excused.

Assistant Planning Director Simpson summarized the memo and used the aid of a PowerPoint presentation to summarize the proposal to rezone 3.71 acres at 1201 16th Street from R-2 to R-2S/CO zone requiring a development agreement. The petitioner sought to develop townhomes rather than single-family and duplex development, with a density cap of 42 units and a deed restriction requiring continuous owner occupation for 10 years after project completion. Mr. Simpson explained that the property consists of multiple parcels that would be combined through subdivision platting to create a private subdivision with individually owned units and common areas. The developers were aware of significant tree coverage and planned to preserve trees along Harrison Boulevard for screening and buffering. The proposal was consistent with the Canyon Road community plan's designation for R-3 or R-2 zoning. The development process would require multiple steps including traffic, soil, and utility access studies, plus three Planning Commission reviews for preliminary group drawing approval, final group drawing approval, and subdivision approval. The development agreement would include a deadline requiring automatic reversion to current zoning if studies revealed insurmountable issues. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council member Lundell raised several questions based on a meeting he held last weekend with community members. He asked about the requirement for a second access point given the 42-unit size of the development, noting that the potential connection to 1165 East was a private street. Mr. Simpson explained that fire code typically requires secondary access for developments over 30 units, but this could potentially be waived with fire suppression systems in all units. Any secondary access would require negotiation with private property owners. Council member Lundell also inquired about water retention requirements, given concerns from the downhill River Glen neighborhood. Mr. Simpson confirmed that on-site detention or retention would be absolutely required based on state law, with engineered systems designed to handle runoff appropriately. Regarding ‘missing middle’ housing data in Ogden, Mr. Simpson noted that townhomes and duplexes had become more affordable starter dwelling units as traditional starter homes became less obtainable for middle-income buyers. The rezoning would allow requiring development agreement restrictions that couldn't be imposed under current R-2 zoning.

Council member Myers expressed concerns about limited parking shown in the conceptual plan, particularly the apparent reliance on rear garage access with limited maneuvering space. Mr. Simpson explained that code requires two stalls per unit with at least one covered stall, though guest parking wasn't required by code.

Council member Richey asked whether the same requirements for ingress/egress, fire suppression, parking, and water retention would apply regardless of R-2 or R-2S zoning. Mr. Simpson confirmed these requirements would be identical for both zones.

Chair Hyer inquired about flood irrigation compatibility with water retention ponds. Mr. Simpson noted that while most of Ogden lacks secondary water access, some properties retain water rights that could potentially be used for irrigation, though this wasn't a City requirement.

Council member Lundell asked about curb, gutter, and sidewalk requirements. Mr. Simpson explained the City could require improvements along the property's street frontage but couldn't typically require improvements beyond that scope due to legal constraints regarding rational nexus.

Gardner Francis, the petitioner, addressed the Council as the applicant requesting the rezone for 42 owner-occupied townhomes with individual platting and 10-year owner occupancy deed restriction. He emphasized that current R-2 zoning could theoretically accommodate 63 units while their proposal voluntarily capped at 42 units - representing a density reduction rather than increase, just a change in development type. Mr. Francis addressed traffic concerns, noting that 16th Street was classified as a minor collector designed for 6,300 vehicles daily with current volumes around 3,000. Their project would add approximately 250 daily trips, keeping volumes within design capacity. He committed to installing required sidewalks on the frontage and preparing a comprehensive tree protection plan. Regarding secondary access, Mr. Francis indicated the property owner also owned the eastern portion by Harrison Boulevard with access to Farr Drive, providing potential options for emergency egress or working with neighboring properties. He also presented an updated site plan with additional visitor parking stalls.

Chair Hyer recommended neighborhood outreach based on his experience with similar projects, sharing an example where a developer's proactive community engagement at a local school resulted in broader support and a better final project.

Chair Hyer introduced in writing proposed Ordinance 2026-3, 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 Two-Family and Small Lot Residential Zone/Conditional Overlay (R-2S/CO) property heretofore classified as Two-Family Residential Zone (R-2), generally located at 1201 16th Street; and by providing that this ordinance shall become effective immediately upon posting after final passage."

Chair Hyer then called for public input regarding the proposal.

Karen Thurber spoke in opposition to the proposal, raising concerns about parking adequacy and safety. She noted that the transmittal indicated only one parking space per unit inside garages with no driveways, questioning where additional household vehicles would park on the narrow 16th Street. Ms. Thurber highlighted traffic safety concerns and definitively stated that River Glen HOA residents oppose any access through their private streets.

Thor Dorosh supported the project based on dire housing needs and the benefits of higher-density development for affordability, though expressing concerns about connectivity and transportation alternatives in the area.

Laura Lewis opposed the proposal, arguing that zoning should benefit neighborhoods rather than change their character. She questioned the ongoing pattern of rezoning recently established zones and called for protecting neighborhoods from high-density housing.

Blake Duffin, President of River Glen HOA, appreciated additional housing but expressed concerns about cramming 42 units into a space similar in size to their 20-unit development. He worried about creating anonymous housing with high turnover rather than community-building homes, questioned the enforceability of 10-year owner-occupancy requirements, and suggested focusing on custom homes or single-family development that would encourage longer-term residency.

Chair Hyer excused himself from the meeting at 6:53 p.m.

Daniel Matern supported the proposal, preferring 20-year rather than 10-year owner-occupancy requirements, and appreciates the focus on homeownership over rentals. He noted concerns about street and sidewalk planning for garage access.

Emily Fox shared her experience with similar developments lacking adequate visitor parking, describing ongoing conflicts and problems for both residents and neighbors when parking wasn't properly addressed.

Janet Wager expressed concerns about potential egress through her property, noting she had purchased part of the adjacent lot specifically to prevent two-way traffic access.

James Dixon proposed the addition of bicycle lanes as a means to enhance connectivity within the area while also addressing concerns about transportation options for new developments.

Linda Sanchez focused on the importance of community input, urging the need for developers and City planners to engage proactively with local residents and stakeholders. She emphasized the value of collaboration to ensure that projects resonate with the community's needs.

There were no further persons appearing to be heard.

Council member Lopez expressed support for affordable housing while noting concerns about communication between the developer and community, suggesting tabling the vote to allow for better community engagement and finding middle ground. Mr. Simpson clarified that the group dwelling code requires two parking stalls per unit with one covered stall, and that any Farr Drive access would likely be emergency-only given proximity to intersections, requiring special City Engineer approval.

Vice Chair Graf summarized that the evening's decision focused solely on the rezone request from R-2 to R-2S/CO allowing deed-restricted owner occupancy, noting that numerous additional steps would provide opportunities for community input on specific design details.

Council member Richey supported moving forward, noting that without the rezone, approximately 50 units could be developed without owner-occupancy requirements or individual platting. He viewed the development agreement requiring owner occupancy as a positive step, even if enforcement might be challenging.

Council member Lundell supported the rezone based on research showing Ogden's housing stock was only nine to twelve percent duplexes or townhomes while healthy housing markets had higher percentages. He appreciated the opportunity to require

owner occupancy and noted the proposal didn't meaningfully increase density.

Council member Myers commended the owner's willingness to accommodate community concerns as demonstrated by the updated parking plan and believed City protections were in place to address additional concerns.

ON A MOTION BY COUNCIL MEMBER LUNDELL AND SECONDED BY COUNCIL MEMBER RICHEY, ORDINANCE 2026-3 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS LOPEZ, LUNDELL, MYERS, RICHEY, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE.

Public Comments

Chief Administrative Officer Mara Brown provided opening remarks about United States Immigration and Customs Enforcement (ICE) related concerns, explaining that Mayor Nadolski, who normally likes to be present at Council meetings when public comments are received, was in St. George to attend the Utah Chiefs of Police Association awards ceremony where Police Chief Sube was being honored as Chief of the Year for a large office and Officer Breianna Bakker was receiving Officer of the Year recognition for her investigative work on a decades-old cold case. Ms. Brown made a statement on behalf of the Administration, addressing recent reports regarding the ICE facility and its conditional use permit, stating that claims about individuals being held overnight at the Ogden facility based on online tracking websites had not been substantiated by verified data. She reported that ICE had stated the facility was used for processing only with no overnight detention, and that individuals requiring extended custody were housed at contracted county jails. She indicated ICE appeared to be in full compliance with the conditional use permit issued 26 years ago, noting that under the supremacy clause, cities have no authority to restrict federal agencies from performing statutory duties.

Extensive public comment followed from numerous residents expressing concerns about ICE operations in Ogden:

ICE Facility Operations and Compliance Concerns - David Belnap, Demetrios Pagonis, William Mitchell, Joshua and Nora Creek, Brexton Olesky-Lee, Thor Dorosh, Angel Castillo, Daniel Matern, Linda Sanchez, and Jessica Matthews presented detailed evidence of alleged conditional use permit violations including:

- Data from DHS showing individuals processed outside permitted hours
- Evidence of people being held overnight contrary to permit terms
- Loading and unloading visible to the public
- Operating with more agents than permitted
- Fire safety and capacity concerns
- Changes in operational scope since original permit approval

Student and Family Impact - Stacy Bernal, Emily Fox, Kayla Henriksen, Diana Reza, Lynn Medley, and Anna Graff shared accounts of immigrant students' fears, including:

- Students afraid to attend school
- Families carrying documentation for protection
- Parents excusing children from school due to detention fears
- Impact on learning when students live in fear
- Calls for sensitive location protections for schools

Community Safety and Constitutional Concerns - Multiple speakers including Caleb Jerome, Sarah Fisher, CJ Hernandez, Suzette Hernandez, Kim Haslam, Joanne Lawrence, Heath Satow, Jenny Groff, Rachel Moore, James Dixon, Taylor Knuth, Dallas Casey, and others raised issues about:

- Constitutional due process violations
- Racial profiling concerns
- Impact on community trust in law enforcement
- Need for City leadership and creative solutions
- Examples of actions taken by other cities nationwide

Personal Stories and Historical Context - Several speakers shared personal experiences:

- Kira Tadehara and Alexa connected current situation to Japanese American incarceration during WWII
- Kim James described assisting Cuban immigrants and changes in her willingness to help
- Kassie Harbath discussed disability rights intersections with ICE enforcement
- Carolyn Quinn shared accounts of detention conditions
- Kendall Christensen read a poem about the impact of immigration enforcement
- Tom Szalay working as a photojournalist meeting migrants and refugees in Utah and Southern California
- Juliene Snyder shared that breaking a rule is never acceptable, regardless of how many people support you.

Calls for Action - Speakers requested various City responses including:

- Code enforcement investigations of the ICE facility
- Fire and health department inspections
- Resolutions opposing ICE operations
- Protection of sensitive locations
- Coordination with county officials on 287(g) agreements

Laura Lewis expressed an interest in learning more about Ogden's new managed parking program. She mentioned that initial conversations stated that additional parking was needed in downtown Ogden and that revenue from the program would help

to pay for the new infrastructure. She questioned the need for Business Depot Ogden lease revenue to be used to subsidize the parking lot if the lot would be in demand.

Teresa Bramwell, a Salt Lake City resident with Ogden property, stated she had been a crime victim hundreds of times on her Ogden property and has seen improvements in crime rates over the past year, and expressed her support of the police and ICE in making Ogden safe.

Vice Chair Graf thanked all those who came to share their passion and perspective. He mentioned that his brother was visiting Ogden from his home in Minneapolis, and that they have discussed, at length, what has happened in Minneapolis, and how it has continued to affect that community.

Council member Lundell acknowledged that many in attendance had questions and concerns about the ICE facility and that the Administration provided a statement on the conditional use permit but went on to state that credible DHS data about the facility gathered through a Freedom of Information Act request and independently verified by Macy Lipkin of KUER showed violations of the permit despite the Administration statements of compliance. He also reported that he had requested a fire inspection of the ICE facility and asked to accompany the inspector, sending this request during the meeting.

Council member Washington emphasized the urgency of continuing Council discussions, noting it would be two weeks until their next meeting while community members continued researching issues that should be Council responsibilities. She called for an immediate continuation of the work session to address the evidence and community concerns presented.

Council member Lopez described her ongoing work helping families affected by ICE enforcement, including assisting local families, including two families with members recently detained. She went on to acknowledge that the Council's powers are limited and that she is open to additional actions.

Council member Richey acknowledged the difficulty of the national issue facing many communities, appreciated public input, and emphasized the importance of treating people with dignity and respect while supporting laws. He noted the police department's consistent statements about their role and expressed hope for community members' ability to be treated fairly. He then addressed two citizen questions that were asked during the public comment period. Regarding parking garage finances, he explained that a transmittal would be brought to Council about paid parking to support the Wonder Block facility's bond debt, noting there was a planned ramp-up period with revenues intended to eventually replace City transfers. He also addressed the sewer treatment plant's transition to UV treatment technology, eliminating the need for on-site chemical storage that had concerned surrounding communities.

Council member Myers thanked the community for their passion and engagement, acknowledging the complex feelings and lack of simple answers while expressing commitment to working toward solutions and mourning with those who suffer. He stated that he had been at the Weber County Jail with 4 separate individuals as they were detained by ICE even after their bail had been paid. He wishes that he had the answers for what can be done for these people.

Vice Chair Graf thanked everyone for their participation and indicated he would prefer to schedule a special meeting in the coming weeks rather than convening back in the work session meeting this evening.

Council Member Washington requested that Council leadership schedule a special meeting for the following Tuesday rather than waiting two weeks for their next regular meeting to address the urgency of issues raised during public comment. Vice Chair Graf indicated that scheduling efforts for the special meeting would be determined during Council leadership's upcoming meeting on Thursday morning. A special meeting would be an opportunity to further explore the wide array of concerns, particularly those pertaining to ICE operations and community safety.

There being no further business to come before the Council, **COUNCIL MEMBER MYERS MOVED THE MEETING ADJOURN AT 9:13 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER LUNDELL, ALL VOTING AYE.**

JASON GOULD
DEPUTY CITY RECORDER

DAVE GRAF, ACTING/VICE CHAIR

APPROVED: May 5, 2026