



**NOTICE AND AGENDA
SOUTH OGDEN PLANNING COMMISSION
WORK SESSION**

THURSDAY, JUNE 11, 2026- 5:30 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5:30 pm Thursday, June 11, 2026. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the work session. Discussion of agenda items is for clarification only.

WORK SESSION AGENDA

I. CALL TO ORDER – Chair Robert Bruderer

II. DISCUSSION ITEMS

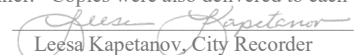
Form-Based Code Amendments

A. Neighborhood Commercial Zone

B. Minimum Area for Development in City Center

III. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner. Copies were also delivered to each member of the Planning Commission.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.



NOTICE AND AGENDA
SOUTH OGDEN CITY
PLANNING COMMISSION MEETING
THURSDAY, JUNE 11, 2026 – 6:15 PM

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on Thursday, June 11, 2026, beginning at 6:15 p.m. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. The meeting will also be streamed live over www.youtube.com/@southogdencity.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES – Chair Robert Bruderer

II. PUBLIC COMMENTS

This is an opportunity to address the Planning Commission with any concerns, suggestions, or praise regarding any item that is NOT on the agenda. No action can or will be taken at this meeting on comments made. *Please limit your comments to three minutes.*

III. ZONING ITEMS

Discussion on Short-Term Rentals

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of May 14, 2026, Planning Commission Minutes

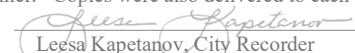
V. STAFF REPORTS

City Council Updates

VI. OTHER BUSINESS

VII. ADJOURN

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STAFF REPORT



SUBJECT: Code Change Discussion - Short-Term Rentals
AUTHOR: Alika Murphy
DEPARTMENT: Planning Administration
DATE: June 11, 2026

BACKGROUND

On the October 10, 2024, agenda there was an item where Staff was proposing to add in the definition of a short-term rental (STR) to Section 3-11-0 to explain how the city defines an STR and to be clear that they are not allowed in the city. This addition was based on previous discussions that previous planning staff had with the Planning Commission and the City Council about the allowance of STRs. At the October 10th meeting, there was interest from the commission to explore the conversation of STRs further since most of the current commission is new. It was discussed again on November 14, 2024, and ultimately the commission agreed that before moving forward, it would be best to hear from City Council to see if this ordinance is something that they would be willing to support. The discussion of STRs was brought up to the council on December 3, 2024, and the result was that they were open to considering a Short-Term Rental ordinance. On January 9, 2025, the commission discussed what they would like to see in an ordinance and what they would want to limit within the community. At the February 13, 2025, meeting, the Planning Commission decided to table the item and hold off on a public hearing. At the March 13, 2025, meeting, the Planning Commission voted in favor of holding a public hearing. A public hearing was held on April 10, 2025, with three people in attendance that expressed support for the ordinance. The topic of short-term rentals was then discussed again at the June 12, 2025, meeting where the Planning Commission decided to take a small break from discussing the topic and proceed at a future date. Staff asked the commission at the January 8, 2026, meeting whether or not they were ready to revisit the conversation, especially since there are three new commissioners. The consensus was to bring it back. It was brought back to the commission on February 12 where it was discussed briefly. On May 14, 2026, staff put together a PowerPoint presentation to help commissioners nail down a decision and walk through the different aspects of a possible ordinance. Planning Commission decided to move forward with an ordinance, and the draft is attached to this packet.

ANALYSIS

A short-term rental is a living space available to rent for short periods of time. Typically, they have been treated as a hotel adjacent rental where people stay for a couple days to a few weeks. Anything less than 30 days is considered a short-term rental. Utah defines a short-term rental as a residential unit or any portion of a residential unit that the owner or record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

Short-term rentals (STRs) have been a topic of discussion in the past and leading up to the past decision, there was a lot of back and forth for Planning Commission and City Council. Part of

the last STR conversation was a survey that had about 400 responses and it was more or less a 50/50 split of residents with 192 residents being for them and 197 residents against them. Planning Commission voted (5-1) to recommend that short-term rentals be allowed and regulated. The City Council last discussed STRs in March 2023 and decided not to move forward with an ordinance. Since then, there have been phone calls asking about short-term rentals and the main reason for the return of this topic is to be clear in the city code about what is and is not allowed. The Accessory Dwelling Unit section is the only one that has a line prohibiting short-term rentals within an ADU, but there has not been any other section that specifically states that STRs are not allowed other than that. Staff has heard from different legal advisors that if something is not outright banned in the city code then there is room for the allowance, since in that case the city would have to give the most rights over the property. In the end, staff hopes to have transparency in what is allowed which would come in either an addition of the definition of a short-term rental with a sentence stating that they are not allowed or an ordinance with specific requirements.

As far as Utah legislation is concerned, there is one section of code that talks about STRs (10-8-85.4). This state code states that a legislative body may not do the following:

1. Enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website; or
2. Use an ordinance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term rental on a short-term rental website.

Utah Code 10-8-85.4: <https://le.utah.gov/xcode/Title10/Chapter8/10-8-S85.4.html>

Some cities have adopted ordinances allowing short-term rentals, but there are still cities that have decided not to allow them. Surrounding cities that do have an ordinance include Ogden, North Ogden, and West Haven. Below are some of the main requirements for STRs.

Ogden:

- Allowed in R-1 zone, owner-occupied
- R-2, R-2EC, R-3, R-3EC, R-4, R-5, and R-9 zones limit one per block if they are not owner-occupied
- Must pass a building and fire inspection
- Contact information must be sent to all neighbors within 300 feet and proof of letters but be submitted to city
- STR license must be renewed annually
- 2 people per sleeping room
- No visitors
- There must be off-street parking offered to renters otherwise there is a fine
https://codelibrary.amlegal.com/codes/ogdencityut/latest/ogdencity_ut/0-0-0-21027

North Ogden:

- Only within owner-occupied structures or those managed by the owner

- Allowed within ADUs
- 1 parking space per bedroom
- Provide contact information to city (must be reached 24/7)
- STR business license required
- Fire inspection annually
- Max of 12 people
- Violation is \$500 fine

<https://northogden.municipalcodeonline.com/book?type=plan#name=11-9M-21: SHORT TERM RENTAL REGULATIONS>

West Haven

- Owner-occupied
- Must show proof of residence which includes driver's license, deed, and a notary note must be turned in
- Site plan, floor plan, parking plan, and contact information must be turned in
- Land Use Permit and business license is required
- Fire code inspection
- Property description
- Limit of 182 nights that can be rented
- Must provide an information packet for renter that includes emergency contact, business license, owner contact information, noise ordinance, etc.

https://codelibrary.amlegal.com/codes/westhavenut/latest/westhaven_ut/0-0-0-7307

Things to consider when looking at a short-term rental ordinance:

- How will this affect the neighborhood?
- Is this wanted by residents?
- Will it affect housing affordability?
- Will it be required for the property to be owner-occupied?
- Are they allowed in ADUs?
- What will the approval process be?
- How will it be enforced?
- Ensure that traditional residential neighborhoods are not turned into tourist areas to the detriment of long-time residents
- Ensure that homes are not turned into pseudo hotels or “party houses”
- Minimize public safety risks and the noise, trash and parking problems
- Give permanent residents the option to occasionally utilize their properties to generate extra income from short-term rentals as long as all objectives are met

Policy Objective	Viable Regulatory Approaches
Give law abiding and respectful citizens the option to utilize their homes as short-term rentals	Adopt a formal annual permitting requirement and a process for revoking permits from “trouble properties”. For example, a local government can adopt a “3 strikes rule” whereby a permit is automatically revoked for a number of years in the event the local government receives 3 (substantiated) complaints about a property within a certain time frame (i.e. a 24-month period). A local government can adopt a rule by which a permit is automatically revoked in the event the city receives conclusive evidence (police report, video evidence etc.) that a city ordinance has been violated.
Ensure that speculators do not buy up homes to turn them into pseudo hotels while still giving permanent residents the option to utilize their homes to generate extra income from short-term rentals.	Adopt a formal permit requirement and make it a condition that the permit holder verifies residency.
Ensure that homes are only occasionally used as short-term rentals (and not continuously rented out to new people on a short-term basis).	We can choose to set a specific number of days that the short-term rental can be rented out, but it would be hard to track. Adopting a “permanent residency requirement” also comes with the additional side benefit that most people don’t want to rent out their primary residence to people who may trash it or be a nuisance to the neighbors. It can help minimize noise, parking and trash related issues.
Ensure homes are not turned into “party houses”.	The city can choose to adopt a specific limit on the number of people that are allowed to stay on the property at any given time. The “people limit” can be the same for all permitted properties (i.e. a max of 10 people) or be correlated with the number of bedrooms.
Minimize potential parking problems for the neighbors of short-term rental properties.	Adopt a formal permit requirement and put in place a specific limit on the number of motor vehicles that short-term renters are allowed to park on the property. The “motor vehicle limit” can be the same for all permitted properties (i.e. a max of 2) or be dependent on the number of permanent parking spots available on the property.

Minimize public safety risks and possible noise and trash problems without creating additional work for the local police department and code enforcement personnel.	Require that all short-term rental contracts include a copy of the local sound/trash/ parking ordinances that summarize applicable local ordinances.
	Require that short-term rental permit holders list a “local contact” that can be reached 24/7 and immediately take corrective action in the event any nonemergency issues are reported (i.e. deal with suspected noise, trash or parking problems).
Ensure that residential neighborhoods are not inadvertently turned into tourist areas to the detriment of permanent residents	1. The city can adopt a formal permit requirement and set specific quotas on the number of short-term rental permits allowed in any given neighborhood, and/or 2. The city can adopt the “permanent residency requirement” for short-term rental permit holders (mentioned above) to ensure that there is a practical upper limit to how often any property is rented out each year.
Ensure the physical safety of short-term renters.	Adopt a physical safety inspection requirement as part of the permit approval process. The inspection can be conducted by the municipality’s own staff or the local fire/police force and can cover various amounts of potential safety hazards.

[https://granicus.com/pdfs/Whitepaper -A-practical-guide-to-effectively-regulating-short-term-rentals-on-the-local-government-level.pdf](https://granicus.com/pdfs/Whitepaper_-_A-practical-guide-to-effectively-regulating-short-term-rentals-on-the-local-government-level.pdf)

Other Useful Sources: <https://utahlanduse.org/wp-content/uploads/2023/04/STR-Outline.pdf>
<https://luau.utah.gov/wp-content/uploads/Short-Term-Rentals-Guide-2-2023-Update-WEB.pdf>

After this discussion, the next step is to hold a public hearing. Staff consulted with legal counsel, and it was concluded that a new public hearing should be held because it has been over a year since the previous public hearing which was held in April 2025.

PROPOSED CHANGES

Attached is the short-term rental ordinance draft and proposed definition to be added to 10-2-1: Definitions.

DEFINITION

10-2-1: Definitions

Short-Term Rental: Any approved dwelling or portion thereof that is available for use or is used for accommodation or lodging of guests paying a fee or other compensation for a period of at least one 24-hour day and max of 30 consecutive days.

10-14-25 Short-Term Rentals.

(a) Purpose. The purpose of this Section is to establish the process for permitting short-term rentals whether as a vacation rental or otherwise. The intent is to protect the integrity and characteristics of established land use districts by ensuring that short-term or vacation rentals are located in appropriate land use districts and operated in a manner that minimizes negative impacts of those uses on neighbors, public services and the surrounding community.

(B) Definitions:

(1) Responsible Party. The owner(s), agent(s) or management company responsible for the operation and maintenance of the Short-Term Rental property and for its compliance with all laws, rules and regulations applicable to the same.

(2) Occupant(s). The individual(s) renting or residing in a Short-Term Rental dwelling unit.

(3) Pets. Dogs, cats or other domesticated animals allowed under City ordinances that, with permission of the Responsible Party, accompany the occupants of the Short-Term Rental.

(C) Location:

1. All short-term rentals (STRs) shall be owner-occupied or managed by owner in all residential zones including those zones found in the form-based code. The owner of the subject property shall either live in the primary dwelling in which a short-term rental is desired or be managed by the owner who can respond within 1 hour at any time.
2. Short-term rentals (STRs) are permitted within attached and detached accessory dwelling units.

(D) Licenses. Prior to operating a Short-Term Rental, the owner or Responsible Party shall obtain a South Ogden City Short-Term Rental license. At the time of, or prior to, receiving approval of the license, the Responsible Party shall register the business with the State, and obtain a State Sales Tax ID number; proof of the same shall be filed with the City.

1. A land use permit shall be filed out and provide a phone contact number and email address for the owner, as applicable. The application shall be accompanied by a site plan and floor plan that demonstrates all the requirements of this section are met. The plans shall show the rooms that will be rented out, the location of all parking stalls, entrances, and such other information as may be required for consideration of the application.
2. The applicant must provide proof of permanent residency by way of a driver's license address
3. If the residence is part of an HOA community, a letter from the HOA is required.
4. The business license official or his/her appointee shall review complete applications for a Short-Term Rental license under this Section and shall approve, or deny the application based on the criteria listed in this Section.
5. Reports and Taxes. The Responsible Party shall comply with all reporting requirements incident to the use as a Short-Term Rental property, and shall collect and remit all sales, resort and transient room taxes to the State Tax Commission.

(D) Noise, Nuisances and Adverse Effects of Use. The Responsible Party shall regulate the occupancy of the Short-Term Rental and ensure that:

- (1) Occupants and their pets do not create noise or other conditions that by reason of time, nature, intensity or duration are out of character with noise and conditions customarily experienced in the surrounding neighborhood;
- (2) Occupants do not disturb the peace of surrounding residents by engaging in outside recreational activities or other activities that adversely affect nearby properties before 7:00 a.m. or after 10:00 p.m.;
- (3) Occupants and their pets do not interfere with the privacy of nearby residents or trespass onto nearby properties;
- (4) Occupants do not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol; and
- (5) The premises, responsible party and all occupants strictly comply with Utah Administrative Code Rule R392-502, Public Lodging Facility Sanitation.

(E) Parking. On-street parking is prohibited. An off-street parking stall shall be provided for each bedroom being rented.

- (1) Vehicles parked at the Short-Term Rental shall not impede clear sight distances, create a nuisance or hazard, violate any City laws or winter-restricted parking requirement, or infringe on the property rights of any adjacent or nearby property. Vehicles shall be parked entirely within a garage or carport, or upon a driveway or other

approved paved surface that meets established standards and norms. Parking is prohibited within any yard or landscaped area.

(F) Signage. Exterior signage other than ordinary street address signage is prohibited.

(G) Renter's Packet: The Responsible Party shall also provide a prominent display within the dwelling unit that provides, at minimum, the following information:

(1) contact information for the Responsible Party at which it may be contacted at any time (24/7);

(2) all local regulations addressing noise, parking, pets, trespassing, illegal activity, and conduct;

(3) contact information of local police, fire and emergency service; and

(4) any additional rules or regulations imposed by the Responsible Party;

(5) copy of business license and parking site plan;

(6) A copy of the floor plan with all emergency exits

(H) Maintenance and Standards. Any property licensed as a Short-Term Rental shall conform to the following standards:

(1) Structures shall be properly maintained and all facilities such as plumbing, HVAC equipment, appliances, etc. kept in a condition that is fully operational and otherwise in good repair.

(2) Grounds and landscaped areas shall be properly maintained to ensure that the use does not detract from the general appearance of the neighborhood or create any hazard or nuisance to the Occupants or to neighboring properties.

(3) Each habitable space shall meet current federal, state and local building and health codes, and shall be equipped with fully functional smoke and carbon monoxide detectors located at places within the dwelling unit that comply with applicable building codes.

(4) Garbage shall be placed in City-approved receptacles. Trash shall not be allowed to accumulate on the property and be removed on regularly scheduled pick up days.

(5) All requirements of the local fire authority shall be met

(6) A fire exit route plan and statement of the maximum occupancy number for the premises shall be prominently posted.

(7) A fully functional fire extinguisher shall be located in an easily accessible location.

(8) The responsible party shall comply with all inspection requirements of the State of Utah, Weber County and the City.

(I) Complaints. Complaints received by the City for any violation of this chapter will be handled as follows:

(1) A first complaint will result in an investigation and, if warranted, the City will issue a written warning to the Responsible Party; said warning shall provide notice of the complaint, a description of any violation, and actions to be performed to correct a violation. Upon receipt of a second complaint, the City will conduct an investigation, and if warranted, will revoke the short-term rental license.

(2) In the event of a revocation, the business license will be revoked for a year.

(3) Notwithstanding any other remedy in this section, violations of Federal, State, County or local laws may be prosecuted in any court or administrative tribunal having jurisdiction over the matter.



MINUTES OF THE SOUTH OGDEN CITY PLANNING COMMISSION WORK SESSION AND PLANNING COMMISSION MEETING

THURSDAY, MAY 14, 2026

WORK SESSION - 5:30 PM IN THE COUNCIL ROOM
COMMISSION MEETING - 6:15 PM IN THE COUNCIL ROOM

WORK SESSION MINUTES

PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Norbert Didier, Katie Wahlquist, Adam Ritchie, and Pete Caldwell

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Brian Mitchell and Britany Rocha

STAFF PRESENT

Planner Alika Murphy, City Manager Matthew Dixon, Assistant City Manager Summer Palmer, Communications and Events Manager Danielle Bendinelli, and City Recorder Leesa Kapetanov

OTHERS PRESENT

Matthew and Eli McConkie

Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found at:

https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/PC2605141629.mp3?t=202606041501460&t=202606041501460

or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Chair Bruderer called the meeting to order at 5:30 pm. He then entertained a motion to open the meeting 00:00:00

Commissioner Didier moved to begin the Planning Commission work session for May 14. The motion was seconded by Commissioner Caldwell. Chair Bruderer and Commissioners Didier, Wahlquist, Caldwell, and Ritchie all voted aye.

II. DISCUSSION ITEMS

A. Discussion on Agenda Items

- Planner Murphy asked if there were questions on any agenda items.
00:00:40
- Questions/Discussion on Master Development Agreement (MDA)
00:01:01
- Developer Matthew McConkie answered questions about the deed restricted units
00:23:46
- City Recorder Leesa Kapetanov handed out some emailed comments that had been submitted for the public hearing on the MDA
00:28:26

B. Discussion on Possible Changes To Form-Based Code

- There was not enough time left to discuss this item, so Ms. Murphy said they would include it on the next agenda
00:31:36

III. ADJOURN

- At 6:02 pm, Chair Bruderer called for a motion to close the work session
00:32:15

Commissioner Caldwell moved to close the work session. Commissioner Ritchie seconded the motion. The voice vote was unanimous in favor of the motion.

PLANNING COMMISSION MEETING MINUTES

PLANNING COMMISSION MEMBERS PRESENT

Chair Robert Bruderer, Commissioners Norbert Didier, Katie Wahlquist, Adam Ritchie, and Pete Caldwell

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Brian Mitchell and Britany Rocha

STAFF PRESENT

Planner Alika Murphy, City Manager Matthew Dixon, Assistant City Manager Summer Palmer, Communications and Events Manager Danielle Bendinelli, and City Recorder Leesa Kapetanov

OTHERS PRESENT

Matthew McConkie, Eli McConkie, Darrel Vincent, Zena Vincent, Adam Brinley, Linda Harden, Michael Harden, Carol Uptrot, Alan Thacker, Aimee Landers, Brian Beus, Traci Coles and others

Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found at:

https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/PC260514_1713.mp3?t=202606041503150&t=202606041503150 or requested from the office of the South Ogden City Recorder.

I. CALL TO ORDER AND OVERVIEW OF MEETING PROCEDURES

- Planning Commission Chair Robert Bruderer called the meeting to order at 6:15 pm and asked for a motion to begin 00:00:00

Commissioner Didier moved to open the meeting, followed by a second from Commissioner Wahlquist. Chair Bruderer and Commissioners Didier, Ritchie, Wahlquist, and Caldwell all voted aye.

II. PUBLIC COMMENTS

- Chair Bruderer informed those in attendance that public comments were only for items not on the agenda. A public hearing for the Master Development Agreement (MDA) was next

on the agenda. He invited anyone who had comments on something other than the MDA to come forward. No one came forward to comment.

00:00:37

III. PUBLIC HEARING

To Receive and Consider Comments on Master Development Agreement with McConkie Family Construction at 5083 Harrison Boulevard

- The chair turned the time to Planner Alike Murphy to explain about the MDA. Ms. Murphy used a visual presentation. See Attachment A.

00:02:01

- Chair Bruderer allowed the developer, Matthew McConkie, with whom the agreement was being made, to present to those in attendance. Mr. McConkie also had a visual presentation. See Attachment B.

00:14:50

- The chair announced that written comments for the public hearing had been received and made available to the planning commissioners. The comments would become part of the public record. See Attachment C.

00:27:51

- Chair Bruderer called for a motion to enter into the public hearing

00:29:05

Commissioner Wahlquist moved to open the public hearing. Commissioner Didier seconded the motion. All present voted aye.

Comments from the public:

<u>Darrel Vincent</u>	00:29:25	Spoke against the development
<u>Traci Coles</u>	00:33:08	“
<u>Wendy Thacker</u>	00:36:05	“
<u>Adam Brinley</u>	00:37:44	“
<u>Brian Beus</u>	00:39:42	“
<u>Zena Vincent</u>	00:40:58	“
<u>Alan Thacker</u>	00:41:46	“
<u>Linda Harden</u>	00:44:13	“

- There were no more public comments. Chair Bruderer called for a motion to close the public hearing

00:46:06

Commissioner Caldwell moved to close the public hearing, followed by a second from Commissioner Didier. In a voice vote, all present voted in favor of the motion.

IV. SPECIAL ITEMS

Discussion/Recommendation on Master Development Agreement with McConkie Family Construction at 5083 Harrison Boulevard

- Discussion by Planning Commission
00:46:28
- Comments by City Manager Dixon
00:49:46
- Further discussion by Planning Commission
00:49:46
- Motion
01:15:54

Commissioner Caldwell moved to approve the MDA with the addition that the parking requirement be changed to 1.73 from 1.75 stalls per unit, the new definition of moderate income housing be added to the recital line, and the name of the business with whom the MDA is made be changed to McConkie Multifamily LLC. City Recorder Kapetanov reminded Commissioner Caldwell that the motion needed to be a recommendation to approve the MDA. Commissioner Didier made it clear that whether or not the MDA was approved, apartment buildings would still be able to be developed on the property and would still have access to 5000 South. There was no way to deny access to 5000 South. **Commissioner Caldwell changed his motion to recommend approval to the City Council with the following changes and additions: the parking requirement be changed to 1.73 from 1.75 stalls per unit, the new definition of moderate income housing be added to the recital line, and the name of the business with whom the MDA is made be changed to McConkie Multifamily LLC.** The motion was seconded by Commissioner Wahlquist. Chair Bruderer called the vote:

Commissioner Caldwell-	Yes
Commissioner Wahlquist-	Yes
Commissioner Didier-	Yes
Commissioner Ritchie-	Yes
Chair Bruderer-	Yes

The motion passed unanimously.

V. ZONING ITEMS

Discussion on Short-Term Rentals

- City Planner Murphy reviewed this item, asking for input from the Commission on certain requirements for a short-term rental code
01:15:54

202 **VI. APPROVAL OF MINUTES OF PREVIOUS MEETING**

203 Approval of February 12, and April 23, 2026 Planning Commission Minutes and the March 12,
204 2026 Combined Planning Commission/City Council Meeting Minutes

- 205 • Chair Bruderer explained the March 12, 2026 Combined Planning Commission/City Council
206 meeting minutes would be approved at a future meeting. He called for a motion to approve
207 the February 12 and April 23 meeting minutes

208 02:29:17

209
210 **Commissioner Caldwell moved to approve the minutes. Commissioner Ritchie seconded the**
211 **motion. All present voted aye.**

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213
214
215 **IV. STAFF REPORTS**

- 216 • Planner Alikea Murphy reported a combined City Council/Planning Commission meeting
217 would be held on May 26 02:30:41

218
219
220 **V. OTHER BUSINESS**

- 221 • No one had other business to discuss

222
223
224 **VI. ADJOURN**

- 225 • At 8:47 pm, Chair Bruderer called for a motion to adjourn

226 02:32:13

227
228 **Commissioner Didier moved to adjourn. Commissioner Caldwell seconded the motion.**
229 **The voice vote was unanimous in favor of the motion.**

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237 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting
238 held Thursday, May 14, 2026.

239
240 
241 Leesa Rapetanov, City Recorder

Date Approved by the Planning Commission

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ATTACHMENT A

Visual Presentation by Planner Alikea Murphy



Public Hearing

Planning Commission
May 14, 2026

CITY CALENDAR

EVENTS

MEETINGS

RECREATION

MAY 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
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May 13

Planning Commission Work Session

May 14

Public Hearing - MDA

May 14

Planning Commission Meeting

View Full Calendar

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Judicial Court

Election Information

Economic Development

Planning Commission

Health Council

Other Planning Commission

Arts & Events Council

Strategic Plan

SOUTH OGDEN

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Online Bill Pay

City Center Plan

Engagement

Community

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City Code

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General And Capital Facilities Plans

Information Packets

Zoning Map

City Planner

PLANNING COMMISSION

Home > Government > Planning Commission

Planning Commission: Determines current & future development planning in the City. They meet the 2nd Thursday of the month at 6:35 pm in the Council Chambers.

Committeemembers:
Chairman: Robert Bruders: rbruders@southogden.net
Vice Chair: Peter Caldwell: pcaldwell@southogden.net
Brian Mitchell: brianmitchell@southogden.net
Nobert Dider: nobertdider@southogden.net
Britney Rocha: britneyrocha@southogden.net
Kate Walquest: katewalquest@southogden.net
Adam Barker: adambarke@southogden.net

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Zoning Map

AGENDA, MINUTES & AUDIO

Home > Government > Planning & Zoning > Planning Commission Agenda, Minutes & Audio

Planning Commission: Determines current & future development planning in the City. They meet the 2nd Thursday of the month at 6:35 pm in the Council Chambers.

Search For File Name:

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Agendas

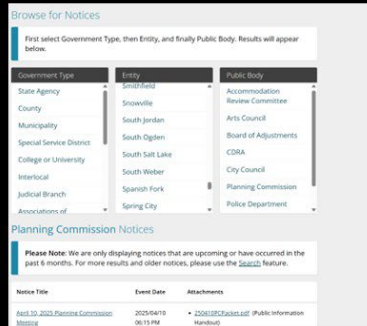
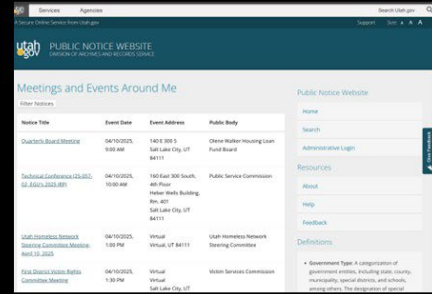
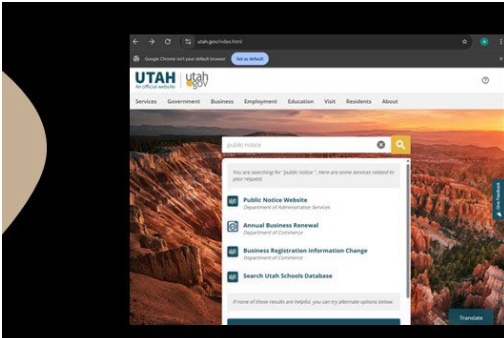
Minutes

Audio

Information Packet

May 14, 2026 Planning Commission Meeting Minutes

Page 8



Master Development Agreement (MDA)

- The agenda item is not for approval of the development, but consideration of a development agreement
- Main reason for it is to provide deed restricted 5 units for workforce housing and the following code exceptions are made:
 - Buildings to be four stories with elevators and interior corridors
 - Floor height to be 11' (measured floor to floor) on the main level and 10' (measured floor to floor) on the 2nd, 3rd, and 4th floors
 - Reduced first floor glazing requirements
 - Parking stall depth minimum 18'
 - Required parking to be a minimum of 1.73 stalls per unit
- Workforce housing includes police, fire, emergency responders, public school teachers and staff and municipal employees.

c. **Permitted Rents.** Monthly rents for Workforce Housing Units, adjusted annually, shall not exceed an amount equal to 30% of the gross monthly income of a household earning 80% of the AMI for Weber County, Utah adjusted only for family size using HUD's Family Size Adjustments.

b. **Qualifications.** In order to qualify to lease a Workforce Housing Unit, the leasing household's annual income must be less than eighty percent (80%) of the Weber County household median income as set forth in UCA §17C-1-102(3). Such a renter is a "Qualified Renter."

Background/History

This MDA was presented to Planning Commission back in March 2023 where a public hearing was held and commissioners unanimously forwarded a positive recommendation to City Council.

Later that month, City Council approved the MDA (Ordinance 23-06)

It has since expired which is why it is back for consideration

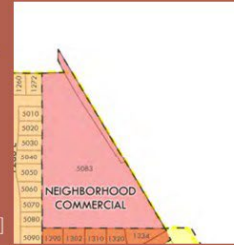
https://www.southogdencity.com/government/city_administration/ordinances_&_resolutions.php#outer-434sub-2909

MDA Changes/Additions

- Storefront building is added instead of Row building
- Parking 1.73 instead of 1.75
- New definition of Moderate Income to be in line with state code
- New recital line that references Ordinance 23-06

Zoning

- Zone: Neighborhood Commercial, zoned in 2018
- Even if the MDA is not approved, the owner of the parcel can move forward with a development that follows the requirements of the underlying zone, and there will be no deed restricted units
- Building Types allowed: storefront, general stoop, limited bay or civic building
- <https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1B-5: Building Types>
- Permitted Uses: residential, commercial uses
- <https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1B-4: Uses>
- Storefront buildings requirements:
 - Max 3 stories [MDA 4 stories]
 - Ground story= 14-20' [MDA Floor height to be 11' (measured floor to floor) on the main level]
 - Upper stories= 9-14' [10' (measured floor to floor) on the 2nd, 3rd, and 4th floors]
 - Ground floor glazing: transparency (windows) 65%,



Deed Restriction



5 units will be deed restricted for workforce housing (emergency responders, firefighters, police officers, public school staff, city staff)
-document will be recorded at the Weber County's Recorder Office



15 day period to give a critical workforce qualified renter the chance to rent the unit. If there is no critical workforce renter then it may be rented to a qualified renter.



Deed restrictions will run with the land and be in place for 50 years. If the development gets sold, the new owners will still be required to comply.

b. Qualifications. In order to qualify to lease a Workforce Housing Unit, the leasing household's annual income must be less than eighty percent (80%) of the Weber County household median income as set forth in UCA §17C-1-102(32). Such a renter is a "Qualified Renter."

WHEN RECORDED, RETURN TO:

[name]
[address]
[address]

DECLARATION AND AGREEMENT FOR WORKFORCE HOUSING DEED RESTRICTIONS

This DECLARATION AND AGREEMENT FOR WORKFORCE HOUSING DEED RESTRICTIONS ("Declaration") is effective as of the date the Declaration is recorded at the office of the Weber County, Utah Recorder's Office (the "Effective Date") and is entered into by and between [name of developer], a Utah ("Developer") which is the owner of certain real property more particularly described on Exhibit 1, for the benefit of and enforceable by South Ogden City, a political subdivision of the State of Utah (the "City").

WHEREAS, Developer owns and is developing a residential project on approximately [size] acres located at approximately [address] in South Ogden City, Weber County, State of Utah ("Project Property");

WHEREAS, Developer and the City share a goal of creating workforce housing in the City with a preference for the City's "critical workforce" which includes police, fire, emergency responders, public school teachers and staff and municipal employees, employed within the City;

WHEREAS, Developer and the City entered into a Development Agreement, ("Agreement") dated [date];

WHEREAS, this Declaration is attached as Exhibit D to the Agreement and is incorporated by reference into the Agreement;

WHEREAS, Developer agrees to the construction and rental of five (5) designated Affordable Housing Units (collectively, the "Workforce Housing Units" or "Units", each individually, a "Workforce Housing Unit" or Unit) within the Project Property. The Workforce Housing Units are more particularly described on Exhibit 1, and

WHEREAS, the purpose of the Agreement and the City Contribution is to provide five (5) Workforce Housing Units which qualify as income targeted housing as defined in the Utah State Code which shall be rented by Developer and by subsequent Owners to those with an annual household income of less than 80% of the Weber County household median income;

NOW THEREFORE, in consideration of the mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer does hereby record the following Restrictive Covenant to fulfill the purpose of the Agreement to assure that the five (5) designated Workforce Housing Units are rented in accordance with the Agreement and in compliance with the Utah State Code:

c. Permitted Rents. Monthly rents for Workforce Housing Units, adjusted annually, shall not exceed an amount equal to 30% of the gross monthly income of a household earning 80% of the AMI for Weber County, Utah adjusted only for family size using HUD's Family Size Adjustments.

Moderate-Income Housing

- State Code Definition for moderate income housing under 63N-22-101 per HB 68:
 - Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located.
 - <https://le.utah.gov/~2026/bills/static/HB0068.html>
 - https://cms7files.revize.com/southogdennew/document_center/Planning%20-%20Zoning/AMND%204_15_2025%20South%20Ogden%20General%20PlanB.pdf?t=202505081158490&t=202505081158490

Number of Persons in Family and Percentage Adjustments							
1	2	3	4	5	6	7	8
70%	80%	90%	Base	108%	116%	124%	132%

Area Median Income (AMI)

- Area Median Information comes from Department of Housing and Urban Development (HUD)
- AMI is about \$117,900 for the state
- 80%= 94,300, 30%= 28,290

- <https://www.huduser.gov/datasets/0102026/summary/reporttype=county&year=2026&counties=4905709999&states=47&g=Weber%20County,%20UT>
- https://www.huduser.gov/portal/datasets/01026/FY26IncomeLimitsReport_FY26.pdf
- https://www.huduser.gov/portal/datasets/01026/FY26IncomeLimitsMethodology_FY26.pdf
- https://www.huduser.gov/portal/datasets/01026/FY26IncomeLimitsMethodology_FY26.pdf
- https://www.huduser.gov/portal/datasets/01026/FY26IncomeLimitsMethodology_FY26.pdf

c. **Permitted Rents.** Monthly rents for Workforce Housing Units, adjusted annually, shall not exceed an amount equal to 30% of the gross monthly income of a household earning 80% of the AMI for Weber County, Utah adjusted only for family size using HUD's Family Size Adjustments.

6. How are low-income and very low-income determined?

Low- and very low-income limits are defined in Section 3(b)(2) of the Housing Act of 1937 and are determined annually by HUD. These limits are typically established at 80 percent and 50 percent of the area median individual income. HUD income limits may be obtained from: <https://www.huduser.gov/portal/datasets/01.html>.

FY 2026 Income Limits Summary

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family								Download .csv
			1	2	3	4	5	6	7	8	
Ogden, UT MSA	\$117,900	Very Low (50%) Income Limits (V)	41,300	47,200	53,100	58,950	63,700	68,400	73,100	77,850	
		Extremely Low Income Limits (E)	24,750	28,300	31,850	35,350	38,680	44,360	50,040	55,720	
		Low (80%) Income Limits (L)	66,050	75,450	84,900	94,300	101,850	109,400	116,950	124,500	

NOTE: Weber County is part of the Ogden, UT MSA, so all information presented here applies to all of the Ogden, UT MSA. The Ogden, UT MSA contains the following areas: Davis County, UT; Morgan County, UT; Weber County, UT.

Discussion and Recommendation

Today the Planning Commission will be discussing this agreement and forward a recommendation.

The recommendation can be to adopt, adopt with corrections, or deny.

It will then go to City Council (elected officials) who will ultimately make the decision.

Not Applicable

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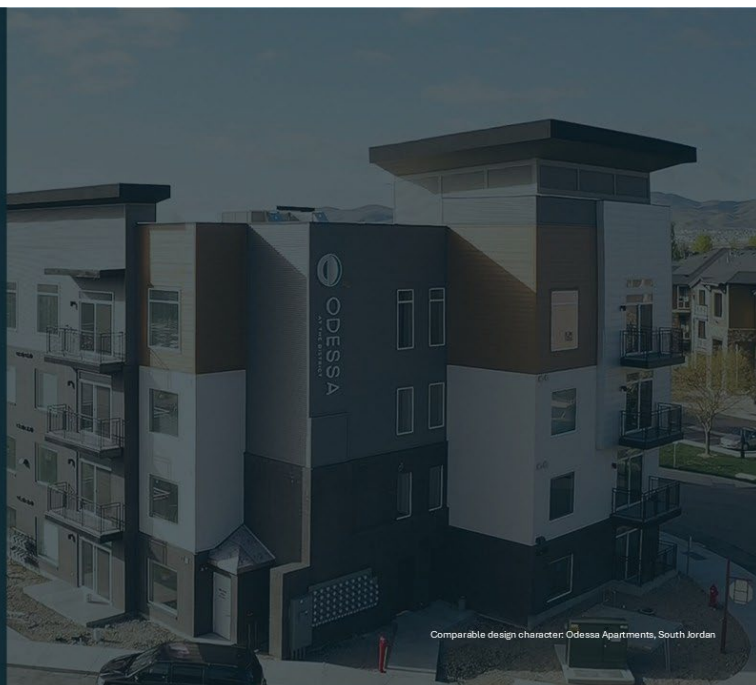
ATTACHMENT B

Visual Presentation by Developer Matthew McConkie

Waters Edge Apartments

166-unit apartment community advancing South Ogden's affordability, workforce housing, and corridor redevelopment goals

5083 S Harrison Blvd • South Ogden, Utah



EXECUTIVE SUMMARY

The planning question: does this project make South Ogden more livable and more affordable?

YES — Waters Edge provides a high-quality, professionally managed, attainable housing option in exactly the type of location Utah is asking cities to plan for.

- Adds 166 new apartment homes bringing financial benefit to the city and revitalizing the area with new households
- Creates an attainable alternative to home ownership that has become dramatically more expensive
- Includes 5 deed-restricted affordable units with essential-worker preference which will preserve affordability
- Moves density to Harrison Blvd, a major state highway and transit corridor
- Responds to parking, traffic, and view concerns with professional studies and revised design

166

New apartment homes

5

Deed-restricted units

288

Planned parking stalls

Utah's direction is clear: cities must plan for moderate-income housing

Utah Code §10-9a-403

Moderate Income Housing Element

- Plan for realistic opportunity
- Adopt required strategies
- Set a 5-year implementation timeline
- Track measurable progress

PLAN

General plan must include a moderate-income housing element

STRATEGIES

Strategies include higher-density housing near transit / commercial / employment centers

PRESERVE

Deed restrictions are specifically recognized as a tool to preserve affordability

IMPLEMENT

Waters Edge helps the city meet timelines, measures and benchmarks that the state of Utah has asked cities work toward

Source: Utah Code §10-9a-403, General plan preparation / moderate income housing element.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

3

LOCAL PLAN ALIGNMENT

Waters Edge helps South Ogden meet its own Moderate Income Housing strategy

Deed-restricted units

5 units committed to long-term affordability

Benefits essential workforce families

Near transit

Bus stop immediately in front of the site

Encourages use of public transit

Near jobs & services

2.2 mi to McKay-Dee • 2.4 mi to Weber State

Employment centers

Higher-density corridor

4-story interior corridor buildings along Harrison Blvd

Meets city objective for aesthetics and longevity

Planning takeaway

This is the kind of project that turns housing policy into actual homes: supply, location, affordability commitment, and transit access.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

4

Home ownership has moved out of reach for many workforce households

2020 buyer

Home price	\$400,000
Rate / term	3.00% / 30 yr
Annual taxes	\$3,000
Insurance	\$1,000

\$2,020/mo

Estimated PITI

2026 buyer

Home price	\$600,000
Rate / term	6.25% / 30 yr
Annual taxes	\$4,000
Insurance	\$1,500

\$4,153/mo

Estimated PITI

+106%

monthly housing cost increase

PITI assumes fully amortized 30-year fixed-rate mortgage and estimated tax / insurance assumptions.

AFFORDABILITY COMPARISON

Waters Edge creates an attainable alternative to today's ownership cost

Waters Edge 1BR



66 apartments

\$1,325/mo

Waters Edge 2BR



100 apartments

\$1,725/mo

2026 ownership example



Comparable single-family purchase scenario

\$4,153/mo

A 2026 ownership payment is approximately 3.1× the one-bedroom rent and 2.4× the two-bedroom rent at Waters Edge.

Rents per developer update. PITI calculation uses 30-year fixed mortgage and stated assumptions.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

6

Affordable by design: high-quality housing below the cost of ownership

100

2BR homes @ avg. \$1,725/mo

66

1BR homes @ avg. \$1,325/mo

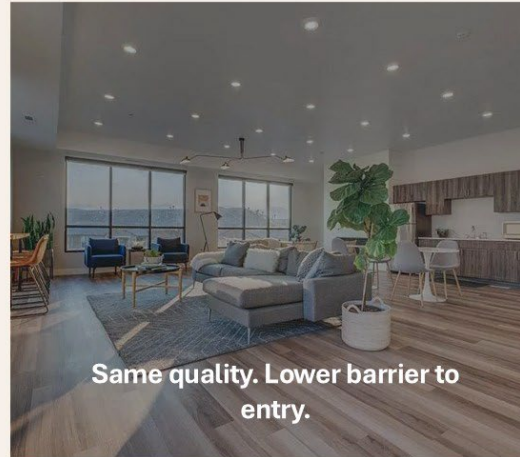
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Deed-restricted affordable homes

100%

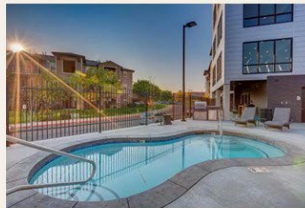
Same quality and amenities

- Deed-restricted units preserve future affordability and represent a direct community benefit
- Essential-worker preference supports nurses, teachers, public safety, public-sector staff and other workforce households
- Affordable units share the same building, finishes and amenity access as market-rate homes
- This is an economic sacrifice that benefits the community and converts policy goals into actual long-term housing access



DESIGN + AMENITIES

A community asset



PROJECT CHARACTER

- 4-story interior corridor buildings= long economic life
- Elevator-served buildings
- Pool, clubhouse / great room, fitness center and leasing office
- Professionally maintained landscaping and pedestrian improvements
- Covered parking plus open parking

This is not a low-quality “affordable” project. It is a professionally managed, amenitized community that includes an affordability commitment.

The site is where housing belongs: a state highway corridor, transit, services and jobs



Source: Waters Edge Summary location slide and project plans.

Neighborhood Commercial Zoning appropriate

Transit access UTA bus stop immediately in front of the property

Employment access 2.2 mi to McKay-Dee Hospital

Education access 2.4 mi to Weber State University

Regional mobility Easy access to Hwy 89

Locating housing here supports state and city goals without pushing growth into disconnected locations.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

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CITIZEN CONCERN #1

Parking: current plan exceeds study-based demand by approximately 14%

Study determined need

1.52 per unit x 166=252 stalls

Proposed plan

288 total stalls (1.73 per unit)
166 covered stalls (1 per unit)

• Parking study conducted by Hales Engineering determined a need of 1.52 stalls per unit based on this location and unit mix. Numbers are scaled from the original study to reflect current unit count.

+36 stalls above scaled study-based demand

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

10

Traffic: access is directed to Harrison Boulevard, not neighborhood streets



1,170

Daily trips, scaled from study

86

AM peak-hour trips, scaled

102

PM peak-hour trips, scaled

0

Auxiliary lanes recommended by study

- Hales Engineering assumed all traffic would use the east access on Harrison Boulevard
- Harrison Boulevard is a state-maintained roadway classified under UDOT access management standards
- Per UDOT request, southbound deceleration lane will be added from the main entrance to the north end of the property

The revised 4-story plan reduces view impact by moving mass to Harrison Blvd



Adding the 4th story allowed the buildings to be consolidated along Harrison Boulevard and farther from existing homes — reducing the view corridor impact compared with a broader 3-story layout.

Professional management helps the project self-police for noise, nuisance and parking

On-site management

Leasing office and professional operations create accountability

Resident screening

Credit and criminal background checks for all residents

Amenity programming

Pool, fitness, clubhouse and gathering spaces keep activity internal

Maintenance standards

Professional landscaping, maintenance and common-area oversight

Clear rules

Lease enforcement and management presence reduce neighborhood spillover

Image: O'Connell Apartments courtyard, new addition to a successful multi-family apartment community.

COMMUNITY RESPONSE

Views, Parking, and Traffic

Parking

288 stalls planned

Study-scaled demand ≈252 stalls.
Parking supply exceeds demand by ≈36 stalls.

Traffic

Harrison Blvd access

All project traffic is directed to the state highway corridor rather than west neighborhood streets.

Views

Buildings shifted away from homes

4-story interior-corridor buildings are placed along Harrison Blvd, farther from neighboring homes.

This is not a request to ignore concerns; it is a plan designed around them.

Why this project is a net positive for South Ogden



- 1 **More housing supply** 166 homes in a high-demand corridor
- 2 **Workforce affordability** Rents materially below ownership cost
- 3 **Long-term commitment** 5 deed-restricted affordable units
- 4 **Better frontage** Sidewalk, landscaping and corridor activation
- 5 **Managed community** Onsite management and resident screening

Source: Project materials and developer commitments; image is the 4-story elevation concept supplied in the application materials.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

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MARKET CONTEXT

Nearby home examples show the ownership cost gap



Ownership example

\$4,153/mo

2026 PITI for \$600,000 home at 6.25%

Waters Edge

\$1,325–\$1,725/mo

A practical, attainable housing option near the same neighborhoods.

Representative nearby South Ogden / Harrison area listings are for illustrative purposes only. Individual numbers may vary.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

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Sources, assumptions and calculation notes

- Utah Code §10-9a-403 — General plan preparation / moderate income housing element requirements.
- South Ogden Moderate Income Housing Plan / Ordinance 25-05 — local housing strategy alignment, including deed-restricted units and housing near transit / employment centers.
- Hales Engineering — South Ogden Harrison Apartments Trip Generation and Parking Study, October 20, 2022.
- Waters Edge Summary, construction plans, landscaping plans, 3-story walk-up site plan and 4-story elevation concept supplied by developer.
- Ownership scenarios: 30-year fixed, fully amortized loan; 2021 = \$400,000 @ 3.00%, taxes \$3,000/year, insurance \$1,000/year; 2026 = \$600,000 @ 6.25%, taxes \$4,000/year, insurance \$1,500/year.
- Waters Edge rent assumptions per developer update: 66 one-bedroom homes @ \$1,325 • House listing images are representative nearby South Ogden / Harrison-area examples for visual context; active status and exact 0.5-mile radius should be verified before final public filing.
- Odessa Apartments images are used as representative visual precedent for building character and amenity quality.

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ATTACHMENT C

Written Comments for Public Hearing

From: Shelby Barfield <shelby.barfield.12@gmail.com>
Sent: Wednesday, May 6, 2026 9:35 AM
To: Alike Murphy <amurphy@southogdencity.gov>
Subject: Public Comment for May 14th Hearing: Opposition to MDA at 5083 Harrison Blvd

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Dear Mr. Murphy and Members of the Planning Commission,

My name is Shelby Barfield, and I recently purchased my home at 5026 S 1150 E South Ogden, UT 84403. I am writing to formally enter my opposition to the proposed Master Development Agreement (MDA) for the property located at 5083 Harrison Blvd into the public record.

While I understand the city's need for growth, I believe this high-density project is an inappropriate use for this specific parcel for the following reasons:

Incompatibility with Neighborhood Character: As a new resident, I chose this community for its single-family feel and its unique connection to the natural landscape. A multi-story apartment complex would create a "density island" that is fundamentally at odds with the surrounding residential zone and would permanently block the mountain views that define our city's identity.

Infrastructure and Safety Concerns: Harrison Blvd is already a high-traffic corridor. Adding a high-density

complex at this location will exacerbate congestion and create potential safety hazards for vehicles entering and exiting the site. Furthermore, I am concerned about the cumulative strain on our local storm drainage and public utility systems.

Quality of Life Impacts: The influx of noise and light pollution associated with a project of this scale will significantly detract from the quiet enjoyment of our homes and our overall living community.

A Better Alternative: Community Space

Instead of a high-density, profit-driven development, I urge the City to consider the long-term benefits of a low-impact community space. This parcel is ideally suited for a public park featuring baseball fields, pickleball courts, or open green space. Such a use would:

Preserve the mountain views for all residents.

Enhance property values throughout the neighborhood.

Support the city's goals of fostering a healthy, family-oriented environment.

I request that the Planning Commission deny the current MDA and instead explore a land-use plan that prioritizes the needs of current residents over the interests of outside developers.

Thank you for your time and for your service to our community.

Sincerely,

Shelby Barfield
801-603-4889

From: WILLIAM MAHER <pmaherjr@aol.com>
Sent: Wednesday, May 13, 2026 3:23:07 PM
To: Alike Murphy <amurphy@southogdencity.gov>
Cc: Pat Maher <pmaherjr@aol.com>
Subject: MDA City & McConkie Multifamily, LLC, 5083 Harrison Blvd

Caution! This message was sent from outside your organization.

Dear A Murphy, & City, Commissioners:

Thank you for the opportunity to comment on the subject development. I plead with you to vote no on this project. The city does not need nor want another big box multifamily unit. These units increase traffic, block our pristine Wasatch Mountain views, increase crime, and significantly decrease the value of single family homes in the immediate and surrounding areas. Everyone knows these facts. I live in the immediate area and will be affected by these negative attributes. I beg, each of you commissioners, to reconsider this proposal and project. Just because the city has open untouched land does not mean it should be sold and developed with negative consequences.

I am presenting a very viable alternative. Vote to zone and develop this natural parcel of land into a wonderful city park for 'all' citizens to use each day and evening. It's not a complicated project. Regrade the ground to allow proper drainage, install a beautiful black iron fence such that little children can't pass through to the roadway, plant trees along the fence line, plant trees in the interior of the park, set up a playground area, install many picnic tables, plant flowers. You can even invite the public to help with the beautification. Let's please preserve our open land and instead of building, let's beatify and be able to enjoy our land. I appreciate each of you commissioners considering this alternative proposal. Please, again, vote no to the big box apartments and vote yes to allowing all citizens to enjoy our lands.

Respectfully,

Patrick Maher

535
536
537 **Leesa Kapetanov**
538

539 **From:** WILLIAM MAHER <pmaherjr@aol.com>
540 **Sent:** Thursday, May 14, 2026 8:43 AM
541 **To:** Leesa Kapetanov
542 **Cc:** Pat Maher
543 **Subject:** MDA City & McConkie Multifamily, LLC, 5083 Harrison Blvd

544
545 Caution! This message was sent from outside your organization.

546 > Dear Leesa K,
547 >
548 > Thank you for the opportunity to comment on the subject development. I plead with you to vote no on this project.
549 The city does not need nor want another big box multifamily unit. These units increase traffic, block our pristine
550 Wasatch Mountain views, increase crime, and significantly decrease the value of single family homes in the immediate
551 and surrounding areas. Everyone knows these facts. I live in the immediate area and will be affected by these negative
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557 drainage, install a beautiful black iron fence such that little children can't pass through to the roadway, plant trees along
558 the fence line, plant trees in the interior of the park, set up a playground area, install many picnic tables, plant flowers.
559 You can even invite the public to help with the beautification. Let's please preserve our open land and instead of
560 building, let's beatify and be able to enjoy our land. I appreciate each of you considering this alternative proposal.
561 Please, again, vote no to the big box apartments and vote yes to allowing all citizens to enjoy our lands.
562 >
563 > Respectfully,
564 >
565 > Patrick Maher
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567 >>

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578 **Leesa Kapetanov**
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580 **From:** WILLIAM MAHER <pmaherjr@aol.com>
581 **Sent:** Thursday, May 14, 2026 9:29 AM
582 **To:** Leesa Kapetanov
583 **Cc:** Pat Maher
584 **Subject:** MDA, City & McConkie Multifamily, LLC, 5083 Harrison Blvd

585 Caution! This message was sent from outside your organization.

586 Dear Leesa K,

587 >>

588 >> Thank you for the opportunity to comment on the subject development. I plead with you to vote no on this project.
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593 does not mean it should be sold and developed with negative consequences.

594 >>

595 >> I am presenting a very viable alternative. Vote to zone and develop this natural parcel of land into a wonderful city
596 park for 'all' citizens to use each day and evening. It's not a complicated project. Regrade the ground to allow proper
597 drainage, install a beautiful black iron fence such that little children can't pass through to the roadway, plant trees along
598 the fence line, plant trees in the interior of the park, set up a playground area, install many picnic tables, plant flowers.
599 You can even invite the public to help with the beautification.

600 >> Let's please preserve our open land and instead of building, let's beautify and be able to enjoy our land. I
601 appreciate each of you considering this alternative proposal. Please, again, vote no to the big box apartments and vote
602 yes to allowing all citizens to enjoy our lands.

603 >>

604 >> Respectfully,

605 >>

606 >> Patrick Maher

607 >>

608 >>>

609 >

From: LARRY NYE <oknye@comcast.net>
Sent: Wednesday, May 6, 2026 11:48 AM
To: Alike Murphy <Amurphy@southogdencity.gov>
Subject: Master Development Agreement

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Do not put an opening to this development on 5000 South. There is enough traffic on this street now and we are not looking for more.