



NOTICE AND AGENDA
SOUTH OGDEN CITY PLANNING COMMISSION MEETING
THURSDAY, JUNE 25, 2026

Notice is hereby given that the South Ogden City Planning Commission will hold a meeting on Thursday, June 25, 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. Some members of the commission may be attending the meeting electronically. The meeting will also be streamed live via 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. PUBLIC HEARING

To Receive and Consider Comments on Proposed Amendment to Section 10-5.1A-1-2: General Subdistrict Requirements

IV. ZONING ITEM

Discussion and Action on the Proposed Amendment to Section 10-5.1A-1-2: General Subdistrict Requirements

V. SPECIAL ITEM

Nomination and Election of Planning Commission Chair and Vice-Chair

VI. APPROVAL OF MINUTES OF PREVIOUS MEETING

Approval of June 11, 2026 Planning Commission Minutes

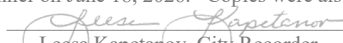
VII. STAFF REPORTS

City Council/Planning Commission Combined Work Session on July 9, 2026, 6:15 pm

VIII. OTHER BUSINESS

IX. 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 on June 18, 2026. 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.

STAFF REPORT



SUBJECT: Code Discussion - Article A minimum lot size addition
AUTHOR: Aliko Murphy
DEPARTMENT: Planning
DATE: June 25, 2026

BACKGROUND

This year the city has been working with a planning consultant to put together a City Center Master Plan as outlined in the General Plan that was adopted in July of 2023. The city applied for a grant from Wasatch Front Regional Council (WFRC) in 2024 and was awarded a grant from WFRC in 2025 to proceed with selecting and working with a planning consulting team to put together a small area plan for our city center. With this in mind earlier this year, the city passed a moratorium resolution to pause development in the city center area so that we could work on the vision for the area and receive recommendations from the consultants to better execute the plan. We are now nearing the end of the moratorium, and one of the biggest recommendations from the consultant is to add a minimum lot size to encourage more intentional development that reflects the vision of the city center plan. Currently, we do not have a minimum lot size for development, so any size property could be redeveloped as long as the applicant is following all the requirements of the zone. Below is the link to our existing form-based code. Staff is recommending adding a line in the code under Section 10-5.1A-1-2 that says, "Minimum lot size - Minimum development lot size shall be 3 acres in size. This size dimension supersedes lot dimensions, widths, or other qualifications. Applicable to all "core" and "general" subdistricts."

Link to existing code:

https://southogden.municipalcodeonline.com/book?type=ordinances#name=ARTICLE_A:_CITY_CENTER_AND_40TH_STREET_CORRIDOR

https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-1-2:_General_Subdistrict_Requirements

ANALYSIS

As mentioned above, planning staff has been working with the consultants hired to put together a city center plan and part of that process is receiving feedback and recommendations for our city code. More in-depth conversation on said recommendations will be explored in a future joint meeting with City Council, but for now acknowledging that the moratorium is about to end, our consultants are recommending that we add a minimum acreage to invite more

intentional development in the area. The three acres came from looking at the city center concept plan and seeing that most of the intended redeveloping areas on the concept plan are around 3 acres in size. This limit will help slow down the redevelopment process in the area as the city continues to make recommended changes/improvements to the form-based code in order to achieve the intended vision for the area.

RECOMMENDATION

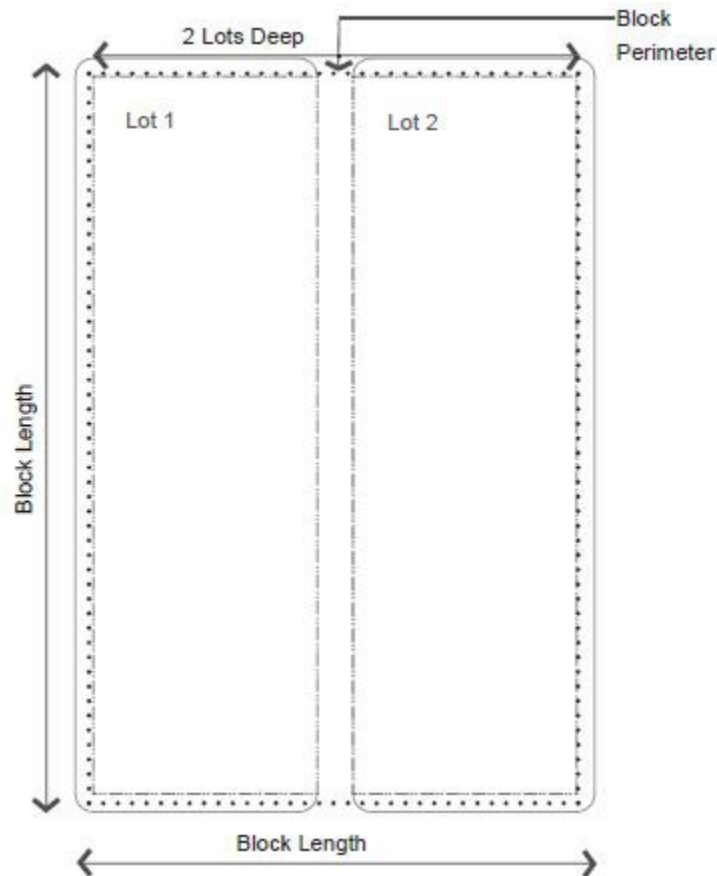
Staff recommends a positive recommendation for the addition of a minimum lot size in the City Center area.

10-5.1A-1-2: General Subdistrict Requirements

- A. Applicability: The following are general block, lot, and street design requirements that are applicable to all subdistricts.
- B. Block Configuration: Refer to figure 1.2(1) of this section for an illustration of typical block elements.
 - 1. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
 - 2. Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley.
 - 3. Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.

FIGURE 1.2(1)

TYPICAL BLOCK ELEMENTS



- C. Maximum Block Size: Block sizes for residential and commercial development and redevelopment should not exceed six hundred sixty feet by three hundred thirty feet (660' x 330'), which roughly matches the historic block size surrounding the City Center. New streets should continue this block pattern.

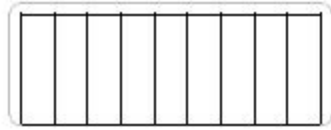
- D. Minimum Number Of Access Points: This requirement is intended to provide a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets.
1. Recommendation: A minimum of one per every one thousand five hundred feet (1,500') of street frontage is recommended.
- E. Designated Primary Streets: Washington Boulevard, Riverdale Road, Wall, 36th Street, and 40th Street shall be designated primary streets. The intent of the primary street designation is to develop a network of streets with continuous building frontage and no or limited vehicular driveway access to reduce conflicts between pedestrians and vehicular traffic.
1. All lots adjacent to a primary street shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the building type requirements.
 2. Lots with two (2) primary street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.
- F. Block Access Configurations:
1. Driveway Access: Vehicular driveway access should not be located off a primary street, unless the parcel is fronted by more than two (2) primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the primary streets. Exception: Does not apply to outdoor sales lots within the Riverdale Road General Zone.
 2. Alleys, Drives, And Driveways: Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See figure 1.2(2) of this section. Exception: Does not apply to outdoor sales lots within the Riverdale Road General Zone.
 - a. Midblock Access: This configuration includes an alley or drive running through the center of the block.
 - b. "T" Configuration: This configuration includes two (2) alleys within a block that are perpendicular to each other, forming a "T," allowing development to front on three (3) block faces.
 - c. "H" Configuration: Similar to the "T" configuration, this configuration allows development to front on all four (4) block faces.

FIGURE

1.2(2)

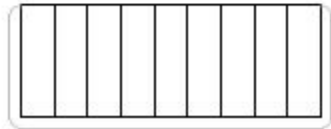
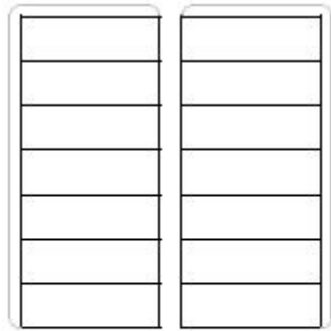
ALLEY

CONFIGURATION



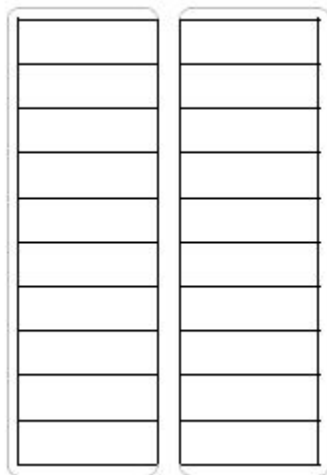
"H"

Alley



"T"

Alley



Midblock Alley

3. Access Alignment: Access to blocks shall be aligned and located on opposite sides of the block as well as aligned across the street from access to other blocks.

4. Midblock Pedestrianways: Midblock pedestrianways are required on blocks longer than five hundred feet (500').
 - a. When combined with midblock street crossings, these pathways should align to facilitate easy pedestrian movements.
 - b. Midblock pedestrianways should be located in the middle third of a block face.
 - c. Minimum width for midblock pedestrianways, rights-of-way or easements is twenty feet (20').

G. Lots:

1. Typical Lot Dimensions: All lots of record shall be developed to meet the requirements outlined in section 10-5.1A-5 of this article, building type requirements.
2. Typical Lot Configuration: All lots shall have frontage along a public street unless otherwise specified in section 10-5.1A-5 of this article, building type requirements.
 - a. Lot Shape: To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - b. Through Lots: Through lots fronting on two (2) parallel streets are not permitted with the exception of a lot covering fifty percent (50%) or more of a block and the two (2) longest parallel street faces are treated as front property lines per building type requirements (refer to section 10-5.1A-5, "Building Types," of this article).
 - c. Corner Lots: Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent parcel.
 1. The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 2. The side yard of a corner lot is adjacent to another lot.

d. Flag Lots: Flag lots are prohibited.

- ~~d.3.~~ Minimum lot size - Minimum development lot size shall be 3 acres in size. This size dimension supersedes lot dimensions, widths, or other qualifications. Applicable to all "core" and "general" subdistricts.

H. General Open Space Requirements: The following are requirements for provision of civic open space:

1. Development of parcels over five (5) acres is required to provide five percent (5%) total lot size as civic open space. Developer shall work with City to determine appropriate location of open space. See section 10-5.1A-6, "Open Space Types," of this article.
2. For developments under five (5) acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.

I. General Zoning District/Subdistrict Layout: For all districts/subdistricts, the following outlines how the districts/subdistricts should relate to one another.

1. All Districts: The following applies to all zoning districts/subdistricts:
 - a. Similar intensities of uses should face each other across the street.
 - b. Blocks may contain multiple zoning subdistricts; however, changes in subdistricts should occur along an alley, the rear property line, or at a corner parcel.

2. Core Subdistricts: The following applies to all core subdistricts:
 - a. Core subdistricts are intended to provide a node that primarily consists of retail uses on the ground floor.
3. Existing Residential Zones: When "core" and/or "general" subdistricts back up to the rear of existing single-family residential neighborhoods, a building step back is required (see section 10-5.1A-5-2, figure 5.2(5) of this article). (Ord. 17-22, 11-21-2017, eff. 11-21-2017)





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

THURSDAY, JUNE 11, 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, Britany Rocha, and Brian Mitchell

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Adam Ritchie and Pete Caldwell

STAFF PRESENT

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

OTHERS PRESENT

Tyler Murphy

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/PC2606111737.mp3?t=202606181308230&t=202606181308230

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

I. CALL TO ORDER

- Chair Bruderer called the meeting to order at 5:37 pm. He then entertained a motion to open the work session 00:00:00

Commissioner Didier moved to begin the Planning Commission work session for June 11. The motion was seconded by Commissioner Wahlquist. Chair Bruderer and Commissioners Didier, Wahlquist, and Rocha all voted aye.

Note: Commissioner Mitchell was not present for this vote. He arrived at 5:45 pm.

II. DISCUSSION ITEMS

Form-Based Code Amendments

A. Neighborhood Commercial Zone

- Planner Alikea Murphy reviewed information on the Neighborhood Commercial Zone and discussed some changes the Commission may want to consider. Ms. Murphy used a Powerpoint© presentation. See Attachment A.
00:00:37
- Questions/Discussion by Commission
00:10:01
- The commissioners instructed staff to add the suggestions to a meeting agenda for consideration of adoption 00:16:21

B. Minimum Area for Development in City Center

- Ms. Murphy suggested the code be changed so the minimum lot size for development in the City Center area be three acres
00:17:43
- Questions/Discussion by Commission
00:20:38
- Discussion on dates for combined meeting with City Council and next planning commission meeting 00:32:23
- It was determined that the next planning commission meeting would be on June 26 and the combined work session with the City Council would be on July 9.

III. ADJOURN

- At 6:02 pm, Chair Bruderer called for a motion to close the work session
00:36:40

Commissioner Rocha moved to close the work session. Commissioner Didier 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, Brittany Rocha, and Brian Mitchell,

PLANNING COMMISSION MEMBERS EXCUSED

Commissioners Adam Ritchie and Pete Caldwell

STAFF PRESENT

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

OTHERS PRESENT

Tyler Murphy

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/PC260611_1815.mp3?t=202606181309270&t=202606181309270 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 Rocha moved to open the meeting, followed by a second from Commissioner Mitchell. Chair Bruderer and Commissioners Didier, Rocha, Wahlquist, and Mitchell all voted aye.

II. PUBLIC COMMENTS

- Chair Bruderer asked if anyone had comments. No one came forward. 00:01:08

123 III. ZONING ITEMS

124 Discussion on Short-Term Rentals

- 125 • City Planner Murphy answered questions and reviewed the proposed short-term rental code
126 00:01:32
- 127 • Ms. Murphy explained that since it had been more than a year since the last public hearing
128 was held on short-term rentals, the city attorney had advised they hold another one. It was
129 determined that the public hearing would be held at the August meeting.

132 IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

133 Approval of May 14, 2026 Planning Commission Minutes

- 134 • Chair Bruderer asked if anyone had changes to the May 14, 2026 meeting minutes. No one
135 responded. He called for a motion to approve the May 14, 2026 minutes.

136 00:17:58

137
138 **Commissioner Wahlquist moved to approve the minutes. Commissioner Rocha seconded**
139 **the motion. All present voted aye.**

142 IV. STAFF REPORTS

143 City Council Updates

- 144 • Planner Alikea Murphy reported on actions the City Council had taken on a matter
145 recommended to them by the Planning Commission
146 00:18:46
- 147 • Since there would be no meeting in July, Ms. Murphy suggested they do the nomination and
148 election of the planning commission chair and vice-chair at the June 25 meeting

149 00:20:25

152 V. OTHER BUSINESS

- 153 • The commissioners had several questions about the use of City owned property. Planner
154 Murphy said she would follow up at another meeting with answers.

155 00:18:46

157 VI. ADJOURN

- 158 • At 7:01 pm, Chair Bruderer called for a motion to adjourn

159 00:44:55

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161 **Commissioner Didier moved to adjourn. Commissioner Rocha seconded the motion. The**
162 **voice vote to adjourn was unanimous.**

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I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Planning Commission Meeting held Thursday, June 11, 2026.


Leesa Rapetanov, City Recorder

Date Approved by the Planning Commission

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ATTACHMENT A

Visual Presentation by Planner Alikea Murphy

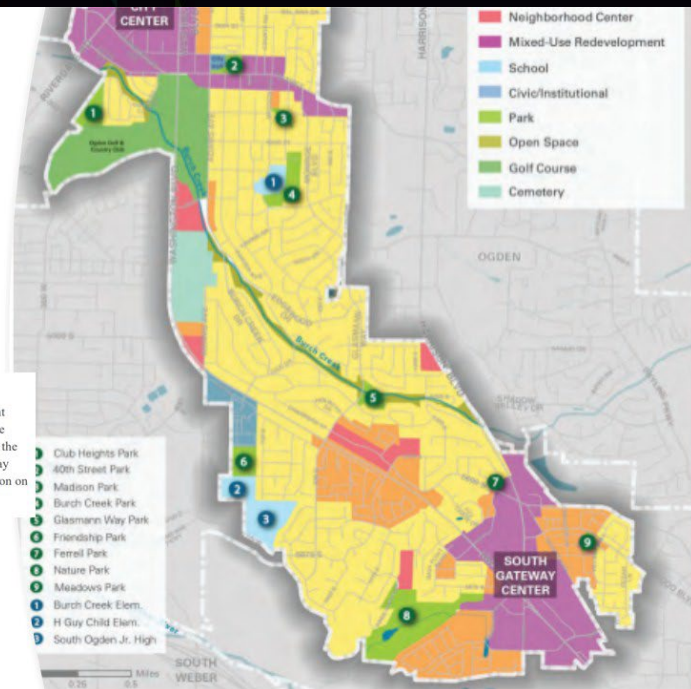
Code Changes

Neighborhood Commercial

- Conversation started earlier this year
- General Plan (pg 25,28, 54, 68)

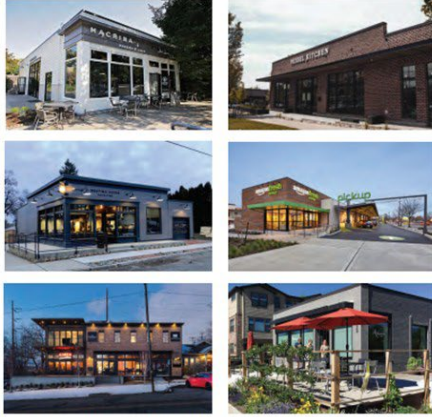
NEIGHBORHOOD CENTERS

Neighborhood centers are intended to provide meaningful destinations for residents of adjacent neighborhoods, usually within walking distance from home. They should be small and intimate in nature, with an emphasis on meeting the daily living and service needs of residents through the inclusion of local businesses such as eateries and boutique retail operations. However, they may also include offices, civic use, parks and plazas (see Centers, Gateways, & Urban Design section on page 48 for details).



NEIGHBORHOOD CENTERS

Six neighborhood centers are proposed throughout the community along key corridors and at neighborhood junctions. These sites are currently dominated by suburban-type commercial and retail developments and are envisioned to be transformed into better-integrated community nodes over time. Neighborhood centers are specifically intended to provide a meaningful destination within walking distance of adjacent neighborhoods. They should be small and local with an emphasis on local eateries or boutique retail, but may also include civic and park uses as well.



Inspirational examples for South Ogden's Neighborhood Centers

Goal 2: Create places for the community to gather and events to draw residents to these places.

- **Policy 2.1:** Establish a new City Center in the northern extents of South Ogden.
 - **Implementation Measure 2.1.1:** Transform the area around City hall into "old town" cultural hub of the City.
 - **Implementation Measure 2.1.2:** Redevelop the portion of City Center west of Washington Boulevard into a thriving and vibrant mixed used center.
- **Policy 2.2:** Support the transformation of South Gateway into a thriving business and service district.
 - **Implementation Measure 2.2.1:** Link City Center and South Gateway Center with a multi-modal Washington Boulevard vehicular, trail and transit circulator system.
 - **Implementation Measure 2.2.2:** Encourage the transformation of identified **neighborhood centers** into high-quality service centers.
 - **Implementation Measure 2.2.3:** Establish an off-street multi-use trail along the edges of US-89/Washington Boulevard as an active transportation link between City Center and South Gateway Center.
- **Policy 2.3:** Transform identified neighborhood centers and nodes into thriving commercial and service centers.

Neighborhood Center C2

Community Green



A Local Shopping and Services
Buildings feature neighborhood-scale shops with housing above. Restaurants and seating adjacent to the community green support community gathering.

B Catering Space
A small park for all ages includes play space for families and children.

C Vertical Mixed-use
Buildings with ground floor commercial or flexwork space can accommodate apartments, condos, or office uses on upper floors.

D Middle Housing Options
A variety of small-scale, mid-rise housing types—such as duplexes, triplexes, and cottages—fit seamlessly into residential neighborhoods.

E More Housing Variety
Three-story apartments or condos with no parking and on-site amenities add to the mix.

F Screened Shared Parking
Shared parking includes on-street parking, parking tucked behind buildings. Parking is not prominent, keeping the streets walkable.

Ingredients for a Great Center - Usable Public Space

- Valuable amenity, especially in urban areas
- Create safe and welcoming public spaces



Ingredients for a Great Center - Mixed Use

Successful centers include more than one of the following uses:

- Housing
- Retail
- Office space
- Public spaces
- Civic uses

Centers are not:

- Strip malls
- Auto-oriented



RICHFIELD, UTAH



HOLLADAY, UTAH

Code Change



Required mixed use
(commercial and residential)



Ground floor of storefront
building is required to have
commercial



Required open space for
areas over 5 acres

10-5.1B-4-i: General Requirements

1. General Provisions: The following general provisions apply to the uses outlined in this section 10-5.1B-4.
 1. A lot may contain more than one use.
 2. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 3. Uses are either permitted by-right in a subdistrict, permitted by-right with specific development or design parameters, or require a conditional use permit (refer to subsection 10-5.1B-10-2F of this article) in order to be developed.
 4. Each use shall be located within a permitted building type (refer to section 10-5.1B-5, "Building Types," of this article), unless otherwise specified.
 5. Each use may have both indoor and outdoor facilities, unless otherwise specified.
 6. **Neighborhood Commercial** subdistricts shall provide residential and commercial uses. Lots over 5 acres shall abide by open space requirements.

10-5.1B-6-i: General Requirements

1. Intent: To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.
2. General Requirements: Development of parcels over five (5) acres are required to provide five percent (5%) total lot size as civic open space. Developer shall work with City to determine appropriate location of open space. For parcels under five (5) acres, impact fees and other funding will be used as mechanisms to ensure adequate open space will be provided.
 1. **Compliance:** All open space provided within any General or Edge Zoning **or Neighborhood Commercial** Subdistrict shall comply with one of the open space types defined by sections 10-5.1B-6-2 through 10-5.1B-6-8 of this article.
 2. **Access:** All open space types shall provide public access from a **vehicular** right-of-way.
 3. **Location:** Open space types shall be **platted** as a lot or, with permission of the City, may be located within the right-of-way. Open space types shall either be zoned as an open space zoning designation, or an adjacent zoning designation, such as General or Edge Zoning Subdistricts.

3.	Uses: Refer to figure 5.3(2) of this section. Refer to section 10-5.1B-4, "Uses," of this article for permitted uses	
	(n) Ground Story	Retail, service, office
	(o) Upper Story	Any permitted use

City Center Change



City Center Code Changes

- Main change is minimum development lot size to help consolidate properties
 - 3 acre requirement under 10-5.1A-1-2 General Subdistrict Requirements

G. Lots:

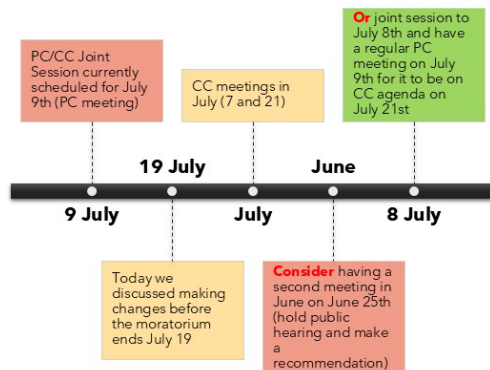
1. Typical Lot Dimensions: All lots of record shall be developed to meet the requirements outlined in section 10-5.1A-5 of this article, building type requirements.
2. Typical Lot Configuration: All lots shall have frontage along a public street unless otherwise specified in section 10-5.1A-5 of this article, building type requirements.
 1. Lot Shape: To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 2. Through Lots: Through lots fronting on two (2) parallel streets are not permitted with the exception of a lot covering fifty percent (50%) or more of a block and the two (2) longest parallel street faces are treated as front property lines per building type requirements (refer to section 10-5.1A-5, "Building Types," of this article).
 3. Corner Lots: Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent parcel.
 1. The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 2. The side yard of a corner lot is adjacent to another lot.
 4. Flag Lots: Flag lots are prohibited.
3. Minimum lot size - Minimum development lot size shall be 3 acres in size. This size dimension supersedes lot dimensions, widths, or other qualifications.



City Center Subdistrict Updates

- Review of land uses
- Building types
- Active ground-floor requirements (along Kiesel)
- Streetscape
- Parking placement

City Center Plan Joint Session



JUNE 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
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July						2026
SUN	MON	TUE	WED	THU	FRI	SAT
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Not Approved

ATTACHMENT B

Visual Presentation by Developer Matthew McConkie

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Not Approved

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.

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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.

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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

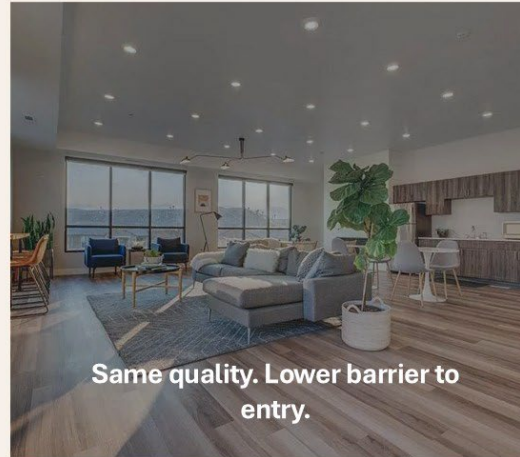
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Deed-restricted affordable homes

100%

Same quality and amenities

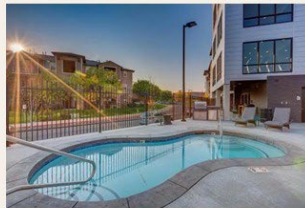
- Deed-restricted units preserve future affordability and represent a direct community benefit
- Essential-worker preference supports nurses, teachers, public safety, public-sector staff and other workforce households
- Affordable units share the same building, finishes and amenity access as market-rate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



Same quality. Lower barrier to entry.

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.

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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

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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.

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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.

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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.

Not Applicable

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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.

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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

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499 **Leesa Kapetanov**
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501 **From:** WILLIAM MAHER <pmaherjr@aol.com>
502 **Sent:** Thursday, May 14, 2026 8:43 AM
503 **To:** Leesa Kapetanov
504 **Cc:** Pat Maher
505 **Subject:** MDA City & McConkie Multifamily, LLC, 5083 Harrison Blvd

506
507 Caution! This message was sent from outside your organization.

508 > Dear Leesa K,
509 >
510 > 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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527 > Patrick Maher
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540 **Leesa Kapetanov**
541

542 **From:** WILLIAM MAHER <pmaherjr@aol.com>
543 **Sent:** Thursday, May 14, 2026 9:29 AM
544 **To:** Leesa Kapetanov
545 **Cc:** Pat Maher
546 **Subject:** MDA, City & McConkie Multifamily, LLC, 5083 Harrison Blvd

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548 Dear Leesa K,

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564 yes to allowing all citizens to enjoy our lands.

565 >>

566 >> Respectfully,

567 >>

568 >> Patrick Maher

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570 >>>

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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.