



## 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 Brittany Rocha

#### STAFF PRESENT

Planner Aliko 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](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 Brittany 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](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 Alikea 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

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

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

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

02:29:17

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

#### **IV. STAFF REPORTS**

- Planner Alikea Murphy reported a combined City Council/Planning Commission meeting would be held on May 26

02:30:41

#### **V. OTHER BUSINESS**

- No one had other business to discuss

#### **VI. ADJOURN**

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

02:32:13

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

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

  
Leesa Rapetanov, City Recorder

\_\_\_\_\_  
June 11, 2026  
Date Approved by the Planning Commission

## ATTACHMENT A

Visual Presentation by Planner Alika Murphy



# Public Hearing

Planning Commission  
May 14, 2026



# Public Hearing

Planning Commission  
May 14, 2026



# Public Hearing

Planning Commission  
May 14, 2026

The screenshot displays the 'CITY CALENDAR' application. At the top, there are three tabs: 'EVENTS' (selected), 'MEETINGS', and 'REGISTRATION'. Below the tabs is a calendar for May 2026. The calendar shows dates from Sunday to Saturday. Events are marked with colored squares: a green square on May 4th, a blue square on May 11th, a green square on May 18th, a blue square on May 25th, and a green square on May 31st. To the right of the calendar, there is a list of events. The first event is 'Planning Commission Work Session' on May 14th, with a link to 'View details'. The second event is 'Public Hearing - MDA' on May 16th, also with a 'View details' link. The third event is 'Planning Commission Meeting' on May 18th, with a 'View details' link. At the bottom center, there is a button labeled 'View Full Calendar'.

| 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  |
| 31       |     |     |     |     |     |     |

- May 14**  
**Planning Commission Work Session**  
[View details](#)
- May 16**  
**Public Hearing - MDA**  
[View details](#)
- May 18**  
**Planning Commission Meeting**  
[View details](#)

[View Full Calendar](#)



**SOUTH SHORE**  
REGIONAL PLANNING COMMISSION

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# PLANNING COMMISSION

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**Planning Commission:** Determines current & future development planning in the City. They meet the 2nd Thursday of the month at 6:15 pm in the Council Chambers.

**Commissioners:**

|                            |                                            |
|----------------------------|--------------------------------------------|
| Chairman - Robert Driscoll | <a href="#">driscollr@southshorema.gov</a> |
| Vice Chair - Pete Caldwell | <a href="#">caldwelpe@southshorema.gov</a> |
| Brian Mitchell             | <a href="#">mitchellb@southshorema.gov</a> |
| Norton Dubois              | <a href="#">duboisn@southshorema.gov</a>   |
| Bernady Roche              | <a href="#">rocheb@southshorema.gov</a>    |
| Kate Walscott              | <a href="#">walskotea@southshorema.gov</a> |
| Adam Ritcher               | <a href="#">ritcherad@southshorema.gov</a> |



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# AGENDA, MINUTES & AUDIO

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**Planning Commission** Discussion and/or Action Development/Planning in the City. They meet the 1<sup>st</sup> Thursday of the month at 9:00 a.m. in the Council Chambers.

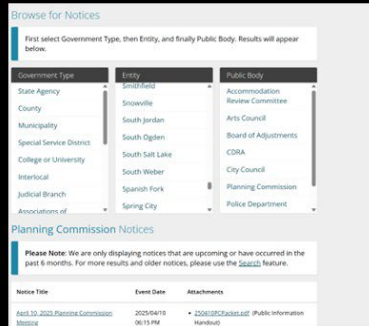
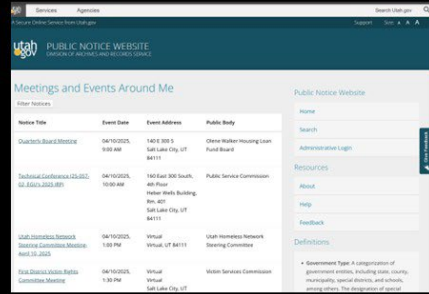
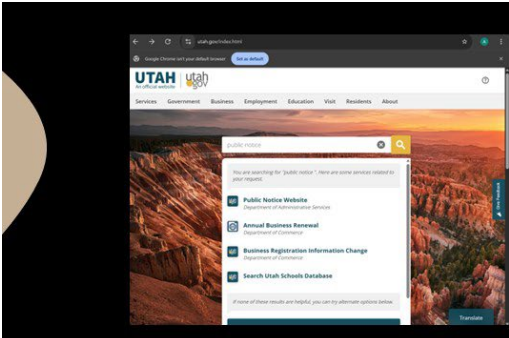
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## Master Development Agreement (MDA)

- 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

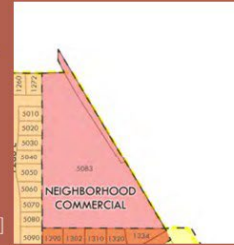
[https://www.southogdencity.com/government/city\\_administration/ordinances\\_&\\_resolutions.php#outer-434sub-2909](https://www.southogdencity.com/government/city_administration/ordinances_&_resolutions.php#outer-434sub-2909)

## 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.**

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."



**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.**

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](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/StateIncomeLimitsReport\\_FY26.pdf](https://www.huduser.gov/portal/datasets/01026/StateIncomeLimitsReport_FY26.pdf)
- [https://www.huduser.gov/portal/datasets/01026/IncomeLimitsMethodology\\_FY26.pdf](https://www.huduser.gov/portal/datasets/01026/IncomeLimitsMethodology_FY26.pdf)
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- [https://www.huduser.gov/portal/datasets/01026/3MedianMethodology\\_FY26.pdf](https://www.huduser.gov/portal/datasets/01026/3MedianMethodology_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 | <b>58,950</b> | 63,700  | 68,400  | 73,100  | 77,850  |               |
|                           |                      | Extremely Low Income Limits (E)  | 24,750            | 28,300 | 31,850 | <b>35,350</b> | 38,680  | 44,360  | 50,040  | 55,720  |               |
|                           |                      | Low (80%) Income Limits (L)      | 66,050            | 75,450 | 84,900 | <b>94,300</b> | 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.

## 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

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## 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

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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.

Waters Edge Apartments • 5083 S Harrison Blvd • Planning Commission

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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

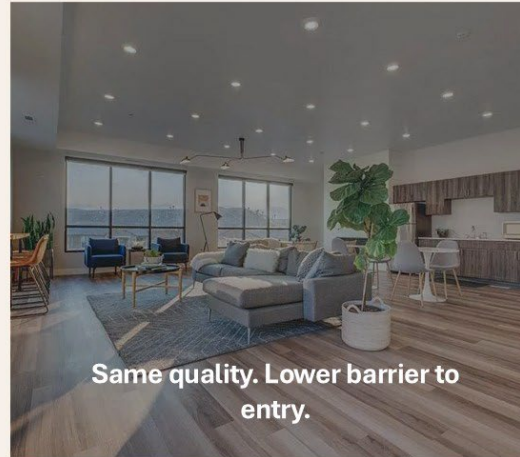
5

Deed-restricted affordable homes

100%

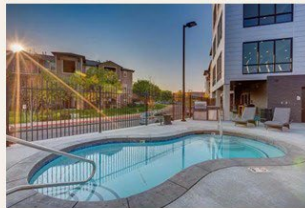
Same quality and amenities

- 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.

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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, a 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.

## ATTACHMENT C

### Written Comments for Public Hearing

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**From:** Shelby Barfield <shelby.barfield.12@gmail.com>  
**Sent:** Wednesday, May 6, 2026 9:35 AM  
**To:** Alikea 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

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**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

**Leesa Kapetanov**

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

Caution! This message was sent from outside your organization.

> Dear Leesa K,  
>  
> 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, 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 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  
>  
>>

**Leesa Kapetanov**

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

Caution! This message was sent from outside your organization.

Dear Leesa K,

>>

>> 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, 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 beautify and be able to enjoy our land. I appreciate each of you 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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**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.