NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY NOVEMBER 3, 2026- 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, November 3, 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. Some members of the council may be attending the meeting electronically. The meeting will also be streamed live via www.youtube.com/@southogdencity.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

A. Call to Order – Mayor Russell Porter

B. Prayer/Moment of Silence -

C. Pledge of Allegiance – Council Member Rocha

II. PUBLIC COMMENTS

– This is an opportunity to address the mayor and council 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. RESPONSE TO PUBLIC COMMENT

IV. CONSENT AGENDA

A. Approval of October 20, 2026 Council Minutes

B. Advice and Consent of the Appointment of Christopher Pruess and Lynn Mulhall to the South Ogden City Planning Commission

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 October 30, 2026. Copies were also delivered to each member of the governing body.

Danielle Bendinelli, 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 801-622-2707 at least 24 hours in advance.

V. DISCUSSION / ACTION ITEMS

A. Approving Moderate-Income Housing and Strategies

VI. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members
B. City Manager
C. Mayor

VII. ADJOURN

MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, OCTOBER 20, 2026
WORK SESSION – 5 PM IN EOC ROOM
COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russ Porter, Council Members, Jeannette Smyth, Doug Stephens, Jeremy Howe and Clayton Peterson

STAFF MEMBERS PRESENT

City Attorney Amy Hughie, Police Chief Darin Parke, Public Works Director Jon Andersen, Deputy Fire Chief Brandon Storey, City Planner Alika Murphy, Finance Director Peter Anjeweirden and City Recorder Danielle Bendinelli

OTHERS PRESENT

Ricky Hatch

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link: https://cms7files.revize.com/southogdennew/CC262020WS_1556.mp3?t=2026102117 39070 or by requesting a copy from the office of the South Ogden City Recorder.

Not Approved

I. CALL TO ORDER

- At 5:05pm, Mayor Porter called the meeting to order and asked for a motion to begin. 00:00:00

Council Member Howe so moved, followed by a second from Council Member Stephens. All Council Members present were in favor to begin.

II. REVIEW OF COUNCIL MEETING AGENDA

- No review of items at this time

III. DISCUSSION ITEMS

A. 2027 and 2029 Interlocal Agreement with Weber County Elections

- Ricky Hatch with Weber County Elections provided an overview of the Weber County Election Process **(Attachment A)**

00:00:57

- And recognized the changes associated with cost on the agreement

00:27:54

B. Community Survey Updated Questions

- Mrs. Bendinelli shared the additions to be added to the survey based on feedback received during the October 6, 2026 Work Session

00:28:24

- Questions / Comments Form Council Members

00:30:53

The survey will be available for residents to take from November 1st – December 1st.

IV. ADJOURN

- Prior to adjournment, Mayor Porter opened the floor for discussion/questions pertaining to the 6:00pm Council Meeting. Clarification was made on the Midterm Vacancy Procedures.

00:33:14

- At 5:43pm, Mayor Porter called for a motion to end the work session

00:38:45

Council Member Howe so moved, followed by a second from Council Member Peterson. The voice vote was unanimous in favor of the motion.

Not Approved

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russ Porter, Council Members Jeannette Smyth, Doug Stephens, Jeremy Howe, Doug Stephens and Clayton Peterson

EXCUSED

STAFF MEMBERS PRESENT

Police Chief Darin Parke, Public Works Director Jon Andersen, City Planner Alika Murphy, Code Compliance Official Guillermo Garcia, City Attorney Amy Hugie, Fire Chief Cameron West and City Recorder Danielle Bendinelli

MEMBERS OF THE PUBLIC PRESENT

Baylee, Richard, Hunter, Chamb, Tanner and Mindi Bingham, Jaron Strabe, Karin Petrovich, Alex Ronquillo, Lindsay Toulatos, Ben Jensen, Shrishti Bhattayai, Brittany Rocha, Brinley and Shalyn Palmer, Wayne Smith, Robert Bruderer, Lynn and Deena Mulhall, Cordelia and MaryAnn Brown, Basarta Bhattarmi, Celecia and Colton Peterosn, Christopher Pruess, Don, Sarah and Olivia Wichern, John Bradlwy, Andrew Jensen, Salee Orr, Helena Tram, and Kelsey Call

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link: cms7files.revize.com/southogdennew/CC2620ME_1651.mp3?t=202610211740420 **or by requesting a copy from the office of the South Ogden City Recorder.**

Not Approved

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:00pm and called for a motion to begin 00:00:00

Council Member Smyth so moved. The motion was seconded by Council Member Peterson. In a voice vote Council Members Peterson, Smyth, Stephens and Howe all voted aye.

B. Prayer/Moment of Silence

- The Mayor led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Stephens led everyone in the Pledge of Allegiance

II. PRESENTATION

The City Recorder led members of the 26/27 Youth City Council through an Oath of Office pledge. Members present: Alex Ronquillo, Baylee Bingham, Brinley, Palmer, Colton Peterson, Cordelia Brown, Eliza Bruderer, Hyrum Bruderer and Olivia Wichern

00:01:47

III. PUBLIC COMMENTS

- Mayor Porter invited anyone who wished to make a comment to come forward
    - Karin Petrovich 00:05:06 Chimes View Construction Project Issues and Public Service Announcement

IV. RESPONSE TO PUBLIC COMMENT

No response given

V. CONSENT AGENDA

Approval of the October 6, 2026 Council Minutes City

- The Mayor asked if any corrections needed to be made to the minutes, hearing none he called for a motion to approve the consent agenda.

00:08:24

Council Member Smyth so moved. The motion was seconded by Council Member Howe. Followed by a voice vote for all in favor, approving the consent agenda.

VI. NEW BUSINESS

A. Midterm Vacancy for At-Large Position

- Mayor Porter reviewed the process and expectations, and the City Recorder drew candidate names at random. 00:08:51

i. Interview of all candidates (3 minutes of service interest)

Candidate order selected at random during meeting:

- Robert Bruderer 00:11:27
- Christopher Pruess 00:14:16
- Peter Caldwell 00:17:31 attending on line
- John W. Bradley 00:21:14
- Wayne M. Smith 00:23:51
- Andrew Jensen 00:27:46
- Brittany Rocha 00:30:16
- Lynn Mulhall 00:34:03

Eric Lee – Withdrawn 10.19.26

Not Approved

ii. Initial Vote *(Roll Call of Written Votes)*

00:39:19

Mayor Porter – Vote: Brittany Rocha
Council Member Howe- Vote: Brittany Rocha
Council Member Peterson- Vote: Brittany Rocha
Council Member Smyth- Vote: Brittany Rocha
Council Member Stephens -Vote: Peter Caldwell

4 Votes for Brittany Rocha, 1 Vote for Peter Cladwell. Brittany Rocha is appointed to fill the Midterm Vacancy At -Large Council Seat ending in January of 2028

B. No Additional Comments were made by Councilmembers, Mrs. Rocha will return at noon on Wednesday, October 21, 2026 to take her Oath of Office.

VII. DISCUSSION / ACTION ITEMS

A. Consideration of **Resolution 26-29** - Interlocal Agreement with Weber County Elections

- Mayor Porter mentioned hearing from Ricky Hatch of Weber County Elections during the 5:00pm work session then called for a motion to approve **Resolution 26-29** approving the Interlocal Agreement with Weber County Elections for 2027 and2029.

00:41:07

Council Member Smyth so moved to approve Resolution 26-29, followed by a second from Council Member Stephens. The Mayor asked if there was any further discussion, and seeing none, he called the vote:

Council Member Smyth- Yes
Council Member Howe- Yes
Council Member Stephens- Yes
Council Member Peterson- Yes

Resolution 26-29 was adopted.

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

Council Member Stephens - 00:42:59
Council Member Smyth - 00:45:18

Not Approved

Council Member Howe - 00:45:33
Council Member Peterson - 00:49:15

B. City Manager Excused/ No Report

C. Mayor - 00:49:46

IX. ADJOURN

- At 6:52pm, Mayor Porter called for a motion to adjourn
  00:51:26

Council Member Stephens so moved, followed by a second from Council Member Howe. 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 Work Session and Council Meeting held Tuesday, October 20, 2026.

Danielle Bedinelli, City Recorder

Date Approved by the City Council

Not Approved

ATTACHMENT A

Weber County Election Presentation

Not Approved

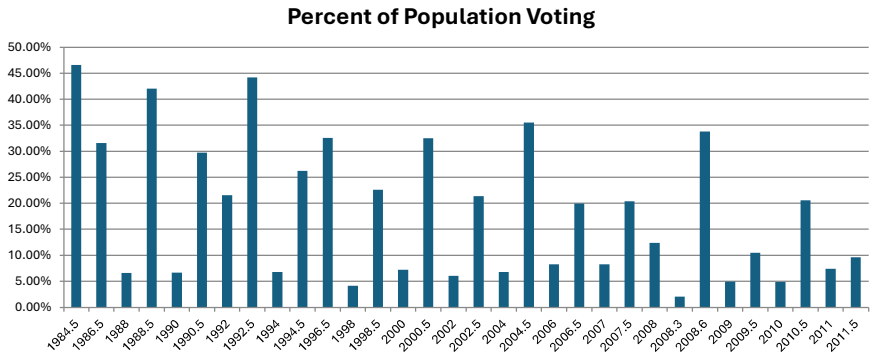
WEBER ELECTIONS

1

YOUR VOICE MATTERS

2

Fading Citizen Involvement



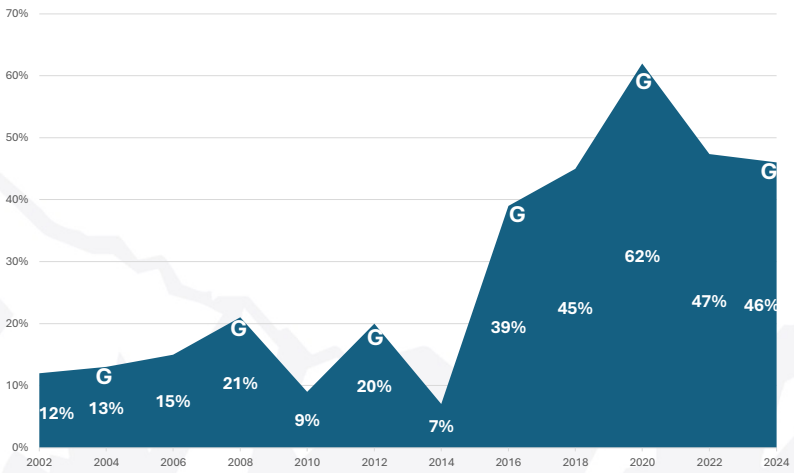
Between 1984-2011, voter turnout dropped 54%
In 2011, one vote counted for 50 other people



3

Voter Turnout Trends

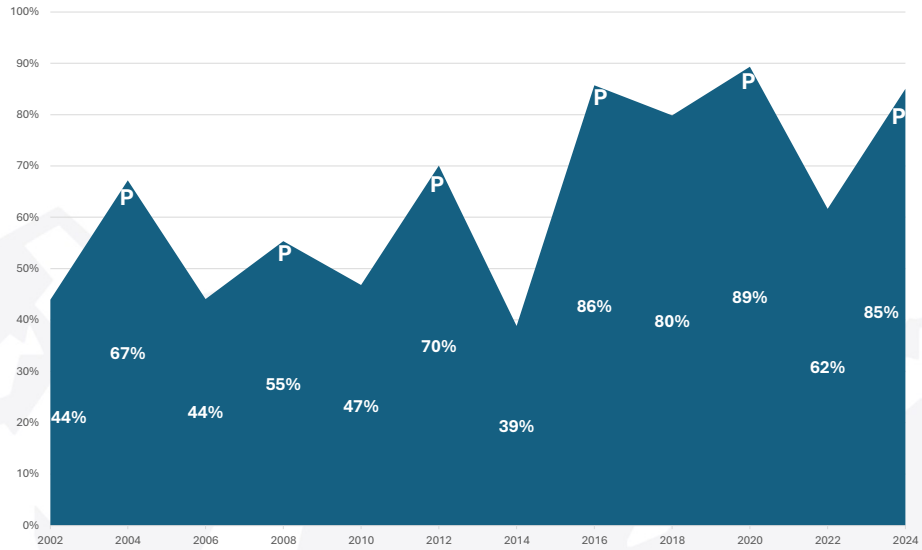
Primary Elections



4

Voter Turnout Trends

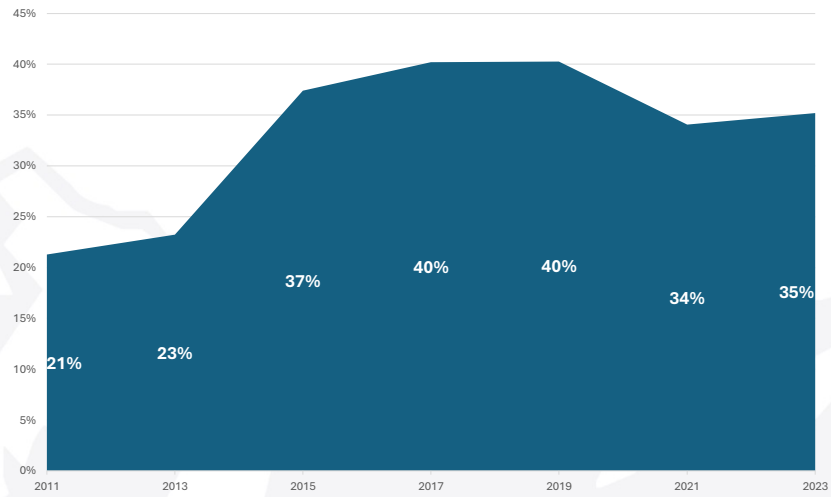
General Elections



5

Voter Turnout Trends

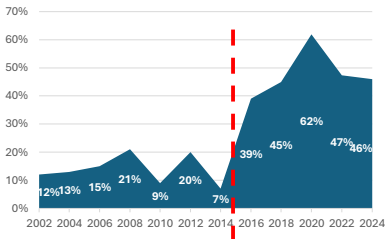
Municipal Elections



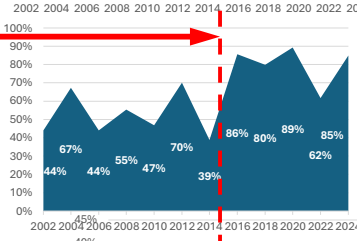
6

What made voter participation increase?

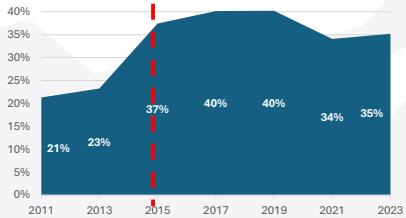
Mailing voters a ballot 2015



Primary Elections



General (November) Elections



Municipal Elections

7

Election Integrity

- Voter Registration
- Ballot Verification and Chain of Custody
- Scanning, Tabulation and Equipment Security
- Voter Responsibility

AUDITED

8

Voter Records

Voter Database - Separation of duties

Clerks enter and manage data

Lt. Gov.'s office oversees and audits

9

Voter Verification



REQUIRED

- UT Drivers License/State ID # **OR** SSN #
  - **Verified** with the DLD and/or SSA
  - Unverifiable registrations are rejected

10

Records - Maintenance

- **Check for Duplicate Registration**
  - Within UT & in 24 other states
- **Check for Deceased Voters**
  - Notices from State, SSA, obituaries
- **Automatic Updates from DLD**
- **National Change of Address**
- **Vote by Mail**

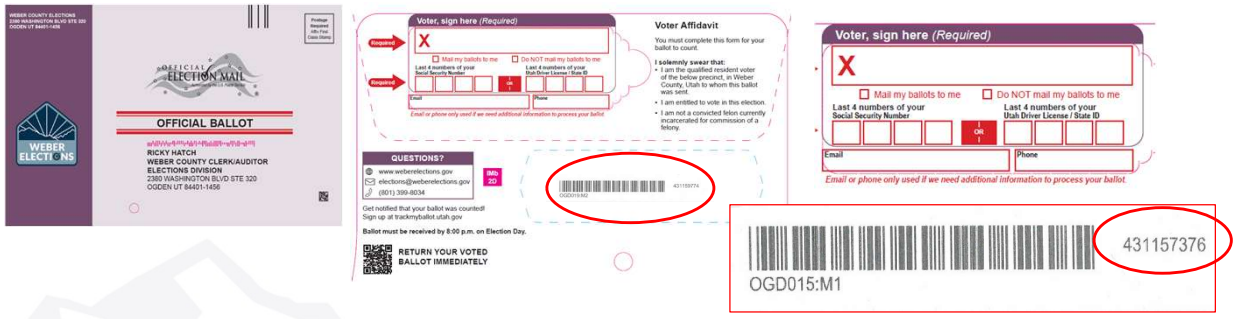
AUDITED

Ballot Undeliverable Rate	
2013	2024
20.0%	1.9%

UNITED STATES POSTAL SERVICE

11

Ballot Envelope – Security

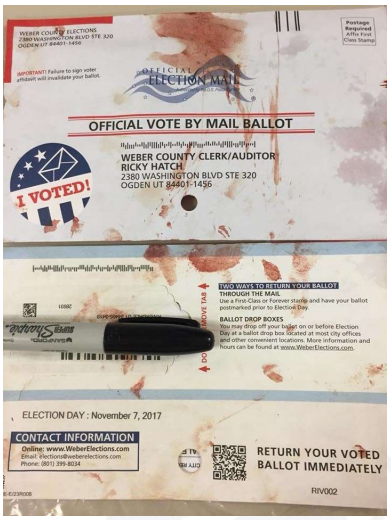


- Remains **SEALED** during the entire verification process
- No personal or party information
- **Each ballot is assigned a UNIQUE CONTROL NUMBER**
  - Auto generated
  - Specific to the voter, the election, & the ballot

12

Lost
Soiled
Moved
Not received





13

Ballot Envelope – Security

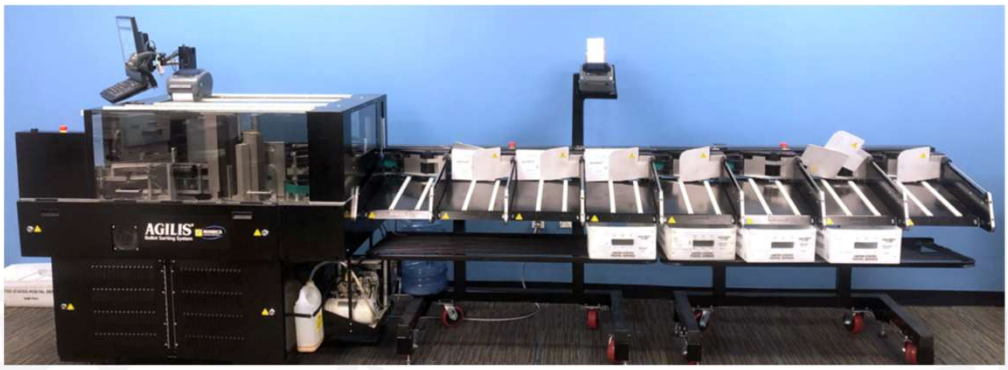


Replacement Ballots

- Original control number must be **DEACTIVATED**
- New control number generated
  - Won't generate if original is not deactivated

14

Envelope Sorter



BARCODE SCAN

Valid control number

Picture taken of voter's signature

15

Signature Verification

SIGNATURE REVIEW

- Every envelope signature compared to up to 5 signatures on file
- Challenged go through **2nd and 3rd review** by Elections Staff

AUDITED

16

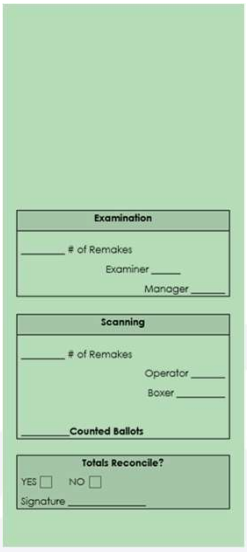
Signatures - Challenged

- **Voter is notified (mail, text and email)**
- **Provided with a cure letter and instructions**
  - **Must sign and provide SSN/DL # & signature**
- **If cure letter is returned & verified, ballot is counted**
  - **1.5% of envelopes are challenged. 55%** of these are returned

17

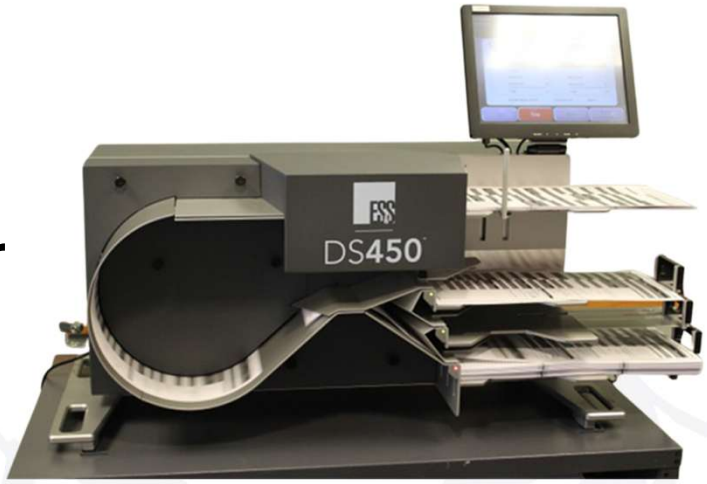
Ballot Processing – Chain of Custody

- Ballots grouped in batches w/audit card
- Workers initial card when processing
- Reconciliations throughout process
  - If discrepancy: stop process & rectify



18

Ballot Scanner
ES&S DS450



19

Security Measures

- **Certified** by **EAC** (United States Election Assistance Commission)
- **Never** networked or **connected** to the Internet
  - No modem, Wi-Fi or Bluetooth capabilities
- All software updates are done manually
- **Security seals** – logged
- **Hash audits** before and after use in public view
- Any activity by vendor must be scheduled, supervised, & logged

AUDITED

20

Audits

Standard element in election administration

Always performed in FULL VIEW of public:

- Before
- During
- After

21

Voter Responsibility



- **Update address**
  vote.utah.gov
  dld.utah.gov
- **Track your ballot status**
  ballottrax.utah.gov
  USPS Informed Delivery Service
- **Notify Election Office**
  Receive a ballot for someone that no longer lives at your address?

22

New Laws

	Voter's Choice	ID # vs. Signature
Before 2029	All active voters will be mailed a ballot (no change)	Voter **MAY** include last 4 of DL or State ID (if they don't have these, may use SSN)
	Voters may begin declaring choice (DL, in-person, online)	If no number provided, clerk verifies signature
2029 & beyond	If voter hasn't chosen, must vote in person	Voter **MUST** include last 4 of DL or State ID
	Must re-choose at least once every 8 years (DL renewal)	If no number provided, voter must include copy of ID
	If voter misses 2 consecutive even-year general elections, ballot will not be mailed	No longer validating signatures

23

RELIABLE INFORMATION

weberelections.gov

vote.utah.gov

@weberelections



24

CONTACT

(801) 399-8034

elections@weberelections.gov

weberelections.gov

vote.utah.gov



25

Christopher Pruess

3735 Adams Ave.

South Ogden, UT 84403

(888) 888-8888

cpruess@yahoo.com



10/12/2026

Regarding: Application for the Vacant At- Large City Council Seat

Dear Mayor and City Council Members,

I'm writing to express my interest in filling the vacancy on the South Ogden City Council. I have lived in South Ogden my entire life. This is home, and I care deeply about our community.

Through my construction business, I have had the privilege of helping many residents remodel, improve, & enlarge their homes, because they love South Ogden and want to stay here. I have always been inspired by each person who has a special love for South Ogden and this beautiful area. I feel like I'm a product of my community, shaped by the wonderful neighbors around me. I'm also a firm believer in Plato's words- "This City is what it is because our citizens are what they are."

It's difficult to put feelings into words, but I've always felt a desire to do more and to be more; serving on our community council feels like a fun opportunity to do just that.

I understand a position like this will take dedication and time. I know I don't have all the answers, but I'm willing to listen, learn, and thoughtfully consider different perspectives to help make decisions for our community.

I would like to be a part of the solution by encouraging community involvement, supporting thoughtful growth, and preserving South Ogden as a place where people are proud to live and raise their families.

Thank you for your consideration.

Sincerely,

Christopher Pruess

LYNN MULHALL

780 Ridgeview Drive * South Ogden, UT 84403 * Phone and email removed

Skills

Microsoft Office Suite
Management of workforce
Team building
Staff Development/Training
Coaching
Braille Grade 1

Composite Prepreg Lay-up
Fabric cutting
Pneumatic Power Tools
Composite Wet Lay-up
Composite Vacuum Bagging

Basic NDI testing
Composite scarfing and repair
Blueprint Reading
GD & T Quality Control
Weld Visual Inspection

Education

Ogden-Weber Tech College (Ogden, UT) 2015
Composites Certification

PGA Professional Golf Management (Port St. Lucie, FL) 2005
Membership Certification

Weber State University (Ogden, UT) 1998
Associates of Science Degree

Work History

UTAH SCHOOLS FOR THE DEAF & BLIND 2024 - PRES
Proofreader Aide

PCC STRUCTUALS (Ogden, UT) 2018 - 2023
Visual Dimensional Inspector

KIHOMAC (Layton, UT) 2016 - 2018
Composite Tech

MOUNT OGDEN GOLF COURSE (Ogden, UT) 2015 - 2016
Golf Shop Staff

BIG 5 SPORTING GOODS (Clinton, UT) 2009 - 2014
Management: First Assistant

HIDDEN VALLEY COUNTRY CLUB (Sandy, UT) 2008 - 2009
Assistant Golf Professional

WOLF CREEK RESORT (Eden, UT) 2006 - 2008
Director of Instruction

STAFF REPORT

SUBJECT: Zoning Item - Proposed Changes to General Plan to update the Moderate-Income Strategies Timelines
AUTHOR: Alika Murphy
DEPARTMENT: Planning Administration
DATE: October 20, 2026

BACKGROUND

South Ogden City adopted an updated general plan in 2023 and one of the key chapters within the plan is Chapter 5-Housing. The housing chapter is structured to meet Utah moderate income housing requirements. Utah Code requires municipalities that are in the first (100,000+), second (65,000-99,999), third (30,000-64,999), or fourth (10,000-29,999) class to submit a moderate-income housing report. South Ogden falls under the fourth class. The report must show progress being made in terms of housing within five years of the adoption of the implementation plan. At least three moderate income housing strategies chosen from the provided list in Utah Code 10-21-201 must be worked on in that five-year period for municipalities without a fixed guideway. The Moderate-Income Housing Plan (MIHP) should provide a description of each housing strategy selected by the municipality and how the city will accomplish the strategy.

Last year there was a one-year pause via HB 436, so there was no reporting that was required other than submitting the number of Certificates of Occupancy that was given within that cycle. That was turned in by planning staff, and the city received a letter of compliance on July 13, 2026. Now the pause has ended, and planning staff is getting prepared for this year's reporting cycle.

The State Code requires that an annual report is submitted by August, which should outline each MIHP strategy selected by the municipality along with an implementation timeline.

In order to achieve the objectives of Utah Code related to the moderate-income housing element of the general plan, this report considers the following elements:

- A description of each action taken by the jurisdiction during the previous 12-months
- A description of each land use regulation or decision made along with an explanation of how the regulation or decision supports the strategy
- A description of any barriers encountered

ANALYSIS

Staff has updated timelines for implementation for the selected strategies. A lot of the items are ongoing discussions and research that must be acquired and presented by planning staff. There have been conversations about possibly changing strategies or the framework of Moderate-Income Housing reporting but we won't know of any specific changes until the next legislative session. Planning staff is still moving forward as usual to be prepared for the resumed reporting next year.

The city has submitted three reports since the implementation plan was adopted (2023, 2024, and 2025), and this year will be the fourth report on these strategies.

Planning Commission held a public hearing for the timeline update changes on October 8, 2026. There were no comments from the public hearing. While discussing the strategies, the commission expressed their desire to add a new goal or implementation measure under Strategy 2 which would involve the city figuring out our own area median income or AMI to use for any future master development agreements or to include in future policies.

PROPOSED CHANGES:

Attached are the MIH strategies.

RECOMMENDATION

Staff recommends moving forward with the strategies to be in compliance with state code.

MODERATE INCOME HOUSING PLAN

HOUSING STRATEGIES AND RECOMMENDATIONS

To qualify for State transportation funding, the State requires municipalities to select three housing affordability strategies to implement in their community. In addition, the legislature is giving priority funding designation to those communities that adopt two additional strategies. South Ogden City has selected the following strategies for implementing moderate-income housing in the community.

The following strategies were selected for 2023. However, since the State requires the City to reevaluate these strategies annually, the City's most current Moderate-Income Housing Report should be referenced for the City's most current strategies.

STRATEGY 1: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (Menu Item P).

STRATEGY 2: Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund (Menu Item K).

STRATEGY 3: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Menu Item E).

STRATEGY 4: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Menu Item F).

STRATEGY 5: Rezone for densities necessary to facilitate the production of moderate-income housing (Menu Item A).

TRACKING & IMPLEMENTATION

To track and prioritize implementation measures for each strategy, the City will incorporate the five housing strategies into the South Ogden Strategic Plan. The Strategic Plan, annually adopted by the South Ogden City Council, outlines and prioritizes directives to guide policy decisions and prioritize community needs. The Strategic Plan identifies the required resources, the department personnel involved, a tentative due date, and the City's overall progress relative to each directive.

STRATEGY 1

DEMONSTRATE UTILIZATION OF A MODERATE INCOME HOUSING SET ASIDE FROM A COMMUNITY REINVESTMENT AGENCY, REDEVELOPMENT AGENCY, OR COMMUNITY DEVELOPMENT AND RENEWAL AGENCY TO CREATE OR SUBSIDIZE MODERATE INCOME HOUSING

South Ogden City has created the City Center Community Reinvestment Project Area and will utilize funds from the tax increment generated by the project area to aid in the development and/or subsidization of moderate-income housing (Menu Item P).

In 2019 the South Ogden City Community Development and Renewal Agency (CDRA) created the City Center Community Reinvestment Area (CRA). With support and participation from Weber County and Central Weber Sewer Improvement District, the City Center CRA was created to aid in the redevelopment of properties along Riverdale Road, Washington Blvd., Harrison Blvd. and 40th Street. The long-range vision, as demonstrated within the City's general plan, is for these properties to be redeveloped with a variety of mixed uses, at much higher densities, and with a more urbanized look and feel.

It is estimated the City Center CRA will generate approximately $964,673 of incremental value over the next 20 years. These funds will be restricted for the Agency's use to help with the development/subsidization of moderate-income housing. The first year of tax increment was 2022, providing the Agency some housing monies through the project area through 2042.

IMPLEMENTATION

- Analyze the feasibility to develop moderate-income housing on the city-owned property at 40th and Evelyn. **(Winter 2027)**
- Seek LIHTC funding to help with construction of deeply affordable housing (30% AMI) or other income-restricted housing projects. **(Spring 2027)**

STRATEGY 2

PRESERVE EXISTING AND NEW MODERATE INCOME HOUSING AND SUBSIDIZED UNITS BY UTILIZING A LANDLORD INCENTIVE PROGRAM, PROVIDING FOR DEED RESTRICTED UNITS THROUGH A GRANT PROGRAM, OR ESTABLISHING A HOUSING LOSS MITIGATION FUND

South Ogden City desires to preserve existing and develop new moderate-income housing and subsidized housing units by utilization of a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535m establishing a housing loss mitigation fund (Menu Item K).

Utilizing tax increment generated through the City Center Community Reinvestment Project Area, South Ogden City will explore and implement program(s) to aid in the preservation and/or development of moderate-income housing, as well as ways the city can work with developers to incorporate moderate-income housing into new, market-rate projects through deed restrictions of a certain number of units. This would increase the number of moderate-income units throughout the city and would inter-mix these units with market-rate units within the same development/project.

IMPLEMENTATION

- Explore policies that would incorporate/require deed-restricted moderate-income housing units to be incorporated into new projects whenever a development agreement is utilized as a part of the projects' approval. **(Summer 2027)**
- Explore the city's own Area Median Income (AMI) to consider for future master development agreements and future policies (Summer 2027)
- Explore the cost/benefits of establishing a Housing Preservation Fund. **(Summer 2027)**
- Explore cost/benefits of creating a Housing Loss Mitigation Fund for the development or preservation of moderate-income housing. **(Summer 2027)**
- Explore ways to utilize housing funds from the City Center CRA to incentivize landlords to deed-restrict units, subsidize development-related fees, etc. **(Summer 2027)**

STRATEGY 3

CREATE OR ALLOW FOR AND REDUCE REGULATIONS RELATED TO INTERNAL ADUS

South Ogden has created regulations related to internal accessory dwelling units (ADUs) in residential zones (Menu Item E).

In 2021, South Ogden amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones. In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the City.

IMPLEMENTATION

- Begin to track building permits and rental licenses related to ADUs (Summer 2027).
- Review the ADU ordinance to consider allowing them on smaller sized lots (Summer 2027)

STRATEGY 4

ZONE OR REZONE FOR HIGHER DENSITY OR MODERATE-INCOME RESIDENTIAL DEVELOPMENT

South Ogden has zoned or rezoned for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Menu Item F).

The City's form-based code creates three districts:

1. **Neighborhood Commercial:** a number of smaller areas that provide convenient local commercial services for residents.
2. **Wall Avenue:** flexible mixed-use district that allows for a broad range of commercial uses and building types
3. **South Gateway:** flexible mixed-use district that allows for a broad range of commercial uses and building types.

The major districts are further broken down into subdistricts:

- **Gateway Core:** The Gateway Core Subdistrict is intended to be the City's most flexible and inclusive subdistrict, ensuring a place for all of South Ogden's commercial needs. It includes a range of building types that will allow for a vibrant, mixed-use commercial area.
- **Gateway General:** The Gateway General Subdistrict provides the same function as the Gateway Core Subdistrict, but with a lower intensity of building to provide a buffer between residential neighborhoods and commercial areas.
- **Neighborhood Commercial:** The Neighborhood Subdistrict allows for smaller nodes of commercial uses, the purpose of which is to provide residents with easy access to businesses which provide local services and goods.
- **Gateway Edge:** The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the Commercial Subdistricts. (Ord. 17-21, 11-21-2017, eff. 11-21-2017)

The rezone districts allow for density variations based on permitted uses.

IMPLEMENTATION

- Track the number of new housing units established from the City's form-based code districts (Neighborhood Commercial, Wall Avenue, and South Gateway) to monitor the number of units that qualify as moderate income housings units (**Winter 2027).**

STRATEGY 5

REZONE FOR DENSITIES NECESSARY TO FACILITATE THE PRODUCTION OF MODERATE-INCOME HOUSING

South Ogden has rezoned for densities to facilitate the production of moderate-income housing (Menu Item A).

The City has rezoned for mixed use and high density as part of the form-based code initiative. The rezone process was a complete review of existing zoning and the establishment of form-based code in order to promote redevelopment of commercial areas to mixed use zones suitable for higher density housing. This initiative included a steering committee, public review process, planning commission review, public hearing, and adoption by City Council and was completed over two-year period. The City will continue to update zoning to meet current demands.

The City created nine additional zones to facilitate the production of moderate-income housing:

1. 40th Street General
2. City Center General
3. City Center Core
4. Riverdale Road General
5. Edge
6. Gateway Core
7. Gateway General
8. Neighborhood Commercial
9. Gateway Edge Subdistrict

IMPLEMENTATION

- Review and update the zoning code to allow for higher density in redeveloping residential areas (Winter 2023 – Spring 2024).
- Work with Planning Commission, Community Development and Renewal Agency (CDRA), and the City Council to modify zoning in anticipation for redevelopment efforts (Summer 2027).
- Track the number of new housing units established from the city's form-based code districts (40th Street General, City Center General, City Center Core, Riverdale Road General) to monitor the number of units that qualify as moderate-income housing units (Summer 2027)
- Work on City Center Plan recommendations and seek assistance with updating existing form-base code (Summer 2027)