

PRESS RELEASE

Ogden to Consider Limiting New Apartments in General Commercial Zones
5/31/2024



Proposal would direct new apartments to downtown, mixed-use, and multi-family zones

Ogden City Mayor Ben Nadolski and his administration are proposing a zoning ordinance change that will place temporary limits on new apartment building projects in Ogden. The proposal is the result of broader collaboration and partnerships with State and local leaders working to make data-driven decisions to address the ongoing home ownership crises.

"Our goal is to provide diverse and balanced housing options across housing types, locations, and affordability levels. And the data shows that our citizens need and want to buy single-family homes, especially first-time home buyers," said Mayor Nadolski.

Prior land use permitting strategies made Ogden an attractive market for rental developments, but years of that approach have led the City to experience shortages in some areas and excessive build-outs of apartments in others.

If adopted, the ordinance will update standards related to senior and mixed-use multiple-family dwellings. Additionally, it will place limits on new apartments in commercial zones C-2/CP-2 and C-3/CP-3, which are generally located along Wall Ave. and Washington Blvd. in the areas north of 18th Street and south of 27th Street, and along 12th Street and Harrison Blvd. New apartments in these zones would be prohibited unless one of the following exceptions are met:

1. Senior multiple-family dwellings;
2. Multiple-family dwellings next to OGX station areas along Harrison Boulevard; or
3. Mixed-use projects on lots of at least 10 acres.

This ordinance will still allow Ogden City to consider appropriate development of new multiple-family housing in appropriate areas, such as downtown as part of the "Make Ogden" plan, mixed-use zones, and multiple-family residential zones.

"Ogden has very little developable land left which means they have to be very intentional about what they do with the land they have, and they can't just hope for homes that their kids and grandkids can afford. We have a very real housing crisis. This ordinance is a bold move, and it's the right move. It's a key step to creating more opportunities for affordable home ownership in Ogden," said Steve Waldrip, Senior Advisor for Housing Strategy and Innovation for Governor Cox.

The City will seek input on this proposal through upcoming public hearings and meetings before finalizing decisions. the first opportunity for public input will be during the Ogden City Planning Commission meeting on July 3, 2024, at 5:00 p.m. in the municipal building at 2549 Washington Blvd, City Council Chambers, 3rd floor.

Ogden City is also in the early stages of developing a new General Plan that includes developing long-term strategies to meet its growing housing needs. The public is encouraged to engage with the process through the upcoming "Plan Ogden" meeting on June 26th.

To find more information on this proposal and dates for upcoming meetings, visit www.ogdencity.com/planning, contact Ogden Planning at [801-629-8922](tel:801-629-8922), or e-mail planning@ogdencity.com.

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