

# Ogden City Council Work Session

Council Staff Review



|                          |  |
|--------------------------|--|
| <b>Item Type:</b>        | Rezone   |
| <b>Description:</b>      | A proposal to rezone 1.56 acres at 1425 Kingston Drive from R-1-10 (Single-family residential) to R-1-8 (Single-family residential). |
| <b>Department:</b>       | Community & Economic Development   |
| <b>Division:</b>         | Planning   |
| <b>Action Requested:</b> | Adopt/not adopt Ordinance  |
| <b>Public Input:</b>     | Public Input   |

## Executive Summary

Gary Cannon has submitted a petition to rezone approximately 1.56 acres from R-1-10 (Single-Family Residential) to R-1-8 (Single-Family Residential). The requested rezone would allow for the development of a 10-lot single-family residential subdivision. The Planning Commission reviewed the proposal on December 3, 2025, and recommended approval.

## Background

The subject properties consist of three parcels located at the corner of Kingston Drive and Polk Avenue, currently zoned R-1-10 (Single-Family Residential). The petitioner also owns adjacent property that is zoned R-1-8, and together these parcels are part of a larger site totaling approximately 2.4 acres. The 2.4-acre site previously contained a church building, which has been vacant and was demolished in September 2023.

The property is surrounded primarily by R-1-10 and R-1-8 zoning, reflecting the established single-family residential character of the area. The site is located just outside the boundary of the Harrison and 36th Street OGX Station Area Plan, which the City Council reviewed and approved in November 2025.

The petition includes a concept plan illustrating 10 single-family lots served by a cul-de-sac accessed from Kingston Drive. Under the existing R-1-10 zoning, lots are required to be a minimum of 10,000 square feet with a minimum lot width of 80 feet. The requested R-1-8 zoning would allow lots with a minimum area of 8,000 square feet and a minimum width of 65 feet.

The R-1-10 and R-1-8 zones share the same purpose and allow the same permitted and conditional uses under the zoning code. Both zones are intended to accommodate low-



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density, single-family residential development and apply similar standards for setbacks, building height, lot coverage, and landscaping. Because the overall use and development framework is largely the same, the R-1-8 zone is considered compatible with R-1-10 zoning and would not introduce uses or development patterns that differ substantially from what is already allowed.

The property is located within the Mt. Ogden Community Plan area, which anticipates residential infill as the primary form of growth. The plan places an emphasis on maintaining neighborhood character by encouraging new development to be compatible with the surrounding homes and street pattern. This includes attention to building scale, height, roof forms, and materials, as well as avoiding uniform or repetitive "cookie-cutter" home designs. The plan also supports a mix of housing styles and sizes to reinforce the established character of the neighborhood.

## **Planning Commission**

On December 3, 2025, the Planning Commission considered the proposed rezone and voted 6–0 to recommend approval. During the meeting, several neighborhood residents spoke in support of the proposal. One resident expressed concern that the proposed rezone could result in too many lots and suggested limiting the development to approximately seven lots.

## **Timeline**

### **January 16, 2026**

The council office received the administrative transmittal.

### **February 3, 2026**

The proposal will be reviewed at a council work session.



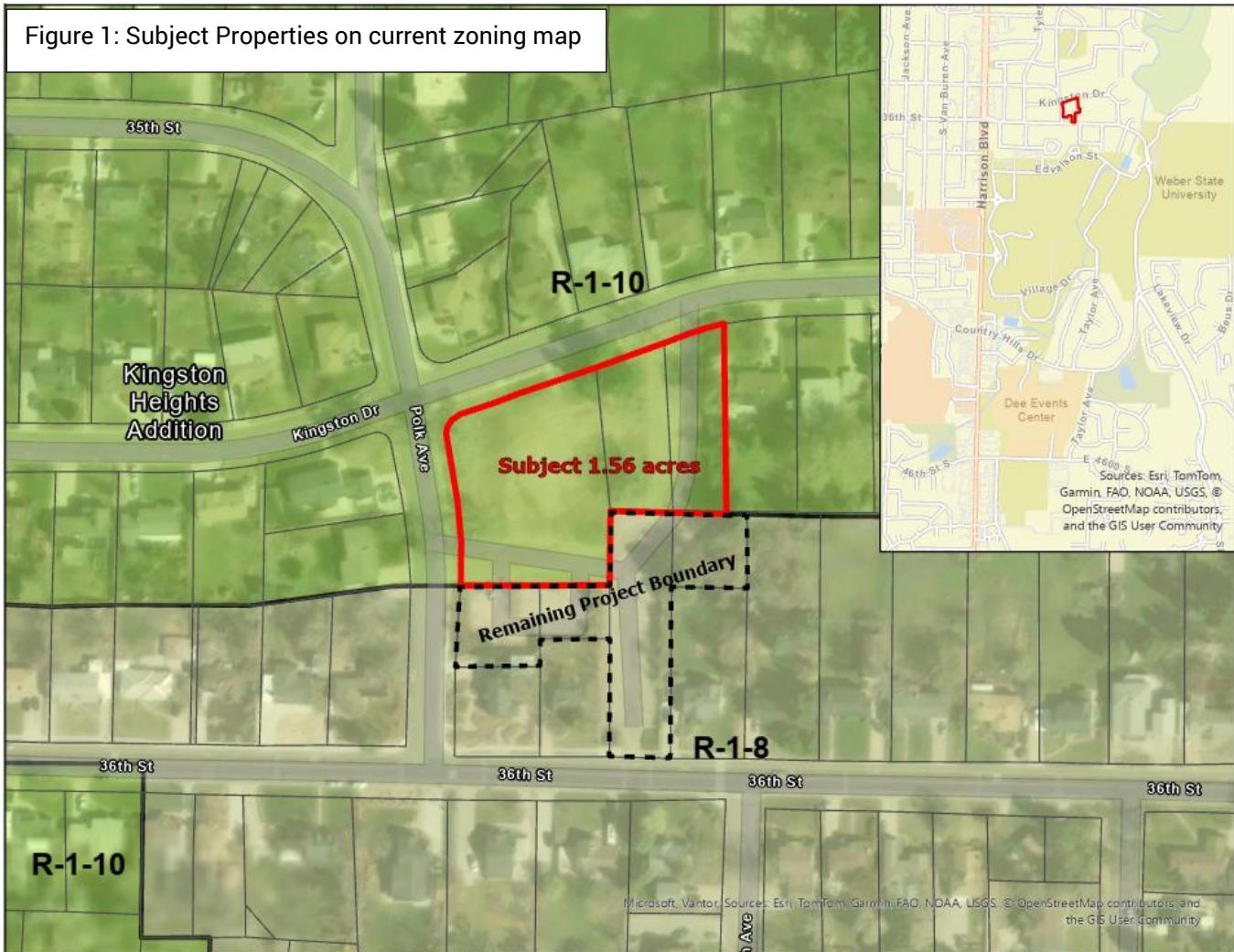
# Ogden City Council Work Session

## Council Staff Review



## Proposal

The proposal is to rezone 1.56 acres at 1425 Kingston Drive from R-1-10 (Single-family residential) to R-1-8 (Single-family residential).



## Attachments

- Copy of transmittal from the Planning Division

**Administrative Staff Contact: Joe Simpson, 801-629-8923**

**Council Staff Contact: Steve Burton, 801-629-8629**





# Transmittal

**Body:** Ogden City Council

**Topic:** Rezone from R-1-10 to R-1-8 to allow the development of a 10-lot single-family subdivision at approximately 1425 Kingston Drive

**Department:** Community & Economic Development

**Executive Director:** Jared Johnson

**Division:** Planning

**Director:** Barton Brierley

**Staff/Presenter:** Joseph R. Simpson

**Contact:** 801-629-8923, josephsimpson@ogdencity.gov

## Proposal

The proposal is to rezone the property at approximately 1425 Kingston Drive from R-1-10 to R-1-8 to allow the development of a 10-lot single-family subdivision.

## Requested Timeline/Action Required by

As soon as possible.

## Recommendation

The Planning Commission reviewed this item on December 3, 2025, and recommends approval of the rezoning of the property at approximately 1425 Kingston Drive from R-1-10 to R-1-8, based on findings that the requested rezone is consistent with the policies of the General Plan and the Mount Ogden Community Plan.

## Planning Commissioners' Vote

Yes      No

|                |   |
|----------------|---|
| Aaberg .....   | X |
| Ross .....     | X |
| Sandau .....   | X |
| Shale .....    | X |
| Shinoda .....  | X |
| Williams ..... | X |



# Transmittal

## Background Information

The church on this property was recently vacated, sold, and demolished. The former church property consists of seven parcels of land that have two zoning designations, R-1-8 and R-1-10. The petitioner is requesting that all the parcels that make-up the property have the same R-1-8 zoning designation by rezoning the three north parcels from R-1-10 to R-1-8. The intent of the rezoning is to be able to create a single-family subdivision consisting of ten lots under one zoning designation.

The proposed R-1-8 zoning will:

- Create a definite edge between the R-1-10 single family residential zone to the north and west, and the R-1-8 single-family residential zone to the south, where Polk Avenue and Kingston Drive create a buffering and transition between the different zones.
- Reflect the prevailing character of the neighborhood, which is developed single-family homes.
- Prevent splitting parcels or creating irregular zoning boundaries.
- Support and preserve the existing single-family nature of the area as described in the Mount Ogden Community Plan.

The subdivision concept design and layout of the single-family lots have obtained substantial input from all the members of city development review team to coordinate zoning, fire access, traffic, and utility requirements. The subdivision plat processes will need to be completed following the rezoning of the property.

## Concerns of Citizens

Shawn Mathewson of 3430 Oak Ridge Drive gave full support of the rezone.

Sam Hunter of 1471 Kingston Drive gave full support of the rezone.

Jonathan Cornell of 3590 Polk Avenue gave full support of the rezone and requested continued communication with the project.

Jenny Gnagey of 1588 Mount Ogden Circle gave full support of the rezone.

Stew MacInnes of 1464 Kingston Drive gave full support of the rezone, stating that the subdivision will be a fantastic addition to the neighborhood.



# Transmittal

Jeff Preston of 1475 Oak Ridge Drive gave support of the rezone and wanted to ensure lot areas, building heights, and parking would match the area.

Meredith Lund of 3465 Polk Avenue stated that she did not agree with the rezone and that ten lots is too many – should be around seven lots.

## Fiscal Impact

The rezoning itself will not have a direct fiscal impact. However, the development will increase property tax and utility revenues by redeveloping from a church use to single-family homes.

## Attachments

- Proposed Ordinance
- Planning Commission Staff Report

**ORDINANCE NO.**

**AN ORDINANCE OF OGDEN CITY, UTAH, AMENDING THE ZONING MAP OF OGDEN CITY, AS ADOPTED BY SECTION 15-3-3 OF THE OGDEN MUNICIPAL CODE, TO RECLASSIFY AS SINGLE FAMILY RESIDENTIAL ZONE (R-1-8) PROPERTY HERETOFORE CLASSIFIED AS SINGLE FAMILY RESIDENTIAL ZONE (R-1-10), GENERALLY LOCATED AT 1425 KINGSTON DRIVE, AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.**

**WHEREAS**, the Ogden City Planning Commission, after notice and public hearing as required by law, reviewed a proposal to rezone from single family residential zone (R-1-10) to single family residential zone (R-1-8) property generally located at approximately 1425 Kingston Drive in implementation of the Mount Ogden Community Plan, and has recommended to the city council that such property be rezoned as proposed.

**WHEREAS**, the Ogden City Council has determined that the proposed rezoning is necessary for the implementation of the Mount Ogden Community Plan and will be in the best interests of the city to rezone such property.

**The Council of Ogden City hereby ordains:**

**SECTION 1. Zoning Map amended.** The Zoning Map of Ogden City, as adopted by Section 15-3-3 of the Ogden Municipal Code, is hereby amended to reclassify as single family residential zone (R-1-8) property heretofore classified as single family residential zone (R-1-10), generally located at 1425 Kingston Drive, and more particularly described as follows:

ALL OF LOTS 2, 3, 29, AND 30, KINGSTON HEIGHTS ANNEX, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE 27.5' HALF PORTIONS OF THE POLK AVENUE AND KINGSTON DRIVE RIGHTS-OF-WAY FRONTING THE LOTS.

**SECTION 2. Effective date.** This ordinance shall become effective immediately upon posting after final passage.

**PASSED, ADOPTED AND ORDERED POSTED** by the Council of Ogden

City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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CHAIR

ATTEST:

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Tracy Hansen, City Recorder

TRANSMITTED TO THE MAYOR ON: \_\_\_\_\_

MAYOR'S ACTION:  APPROVED  VETOED

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Benjamin K. Nadolski, Mayor

ATTEST:

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Tracy Hansen, City Recorder

POSTING DATE: \_\_\_\_\_

EFFECTIVE DATE: \_\_\_\_\_

APPROVED AS TO FORM: JAT 12/12/25  
LEGAL DATE



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

Report by: Joseph Simpson

**Agenda Name: Rezone from R-1-10 to R-1-8 to allow the development of a 10-lot single-family subdivision at approximately 1425 Kingston Drive**

Petitioner/ Developer: Gary Cannon  
1397 W 13400 S  
Riverton, UT 84065  
[gary@thecannonteam.com](mailto:gary@thecannonteam.com)

**Petitioner/ Developer's requested action:** Recommendation to the city council to approve rezoning the property at 1425 Kingston Drive from R-1-10 to R-1-8 to allow the development of a 10-lot single-family subdivision.

### What the Planning Commission reviews

The commission is required to review any change to the zoning map under OMC [15-1-15](#). A public hearing is required to be held when a change to the zoning map is proposed. The commission will need to determine if the rezoning is consistent with the policies of the General Plan and Mount Ogden Community Plan.

Once the commission makes an action regarding the proposed rezoning, the commission's **recommendation** is then forwarded to the city council for their determination of the final action the city should take.



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

### Planning Commission's determination for action

Possible Commission findings and actions:

Approval (recommended by staff): Find that the requested rezone is consistent with the General Plan policies and the Mount Ogden Community Plan.

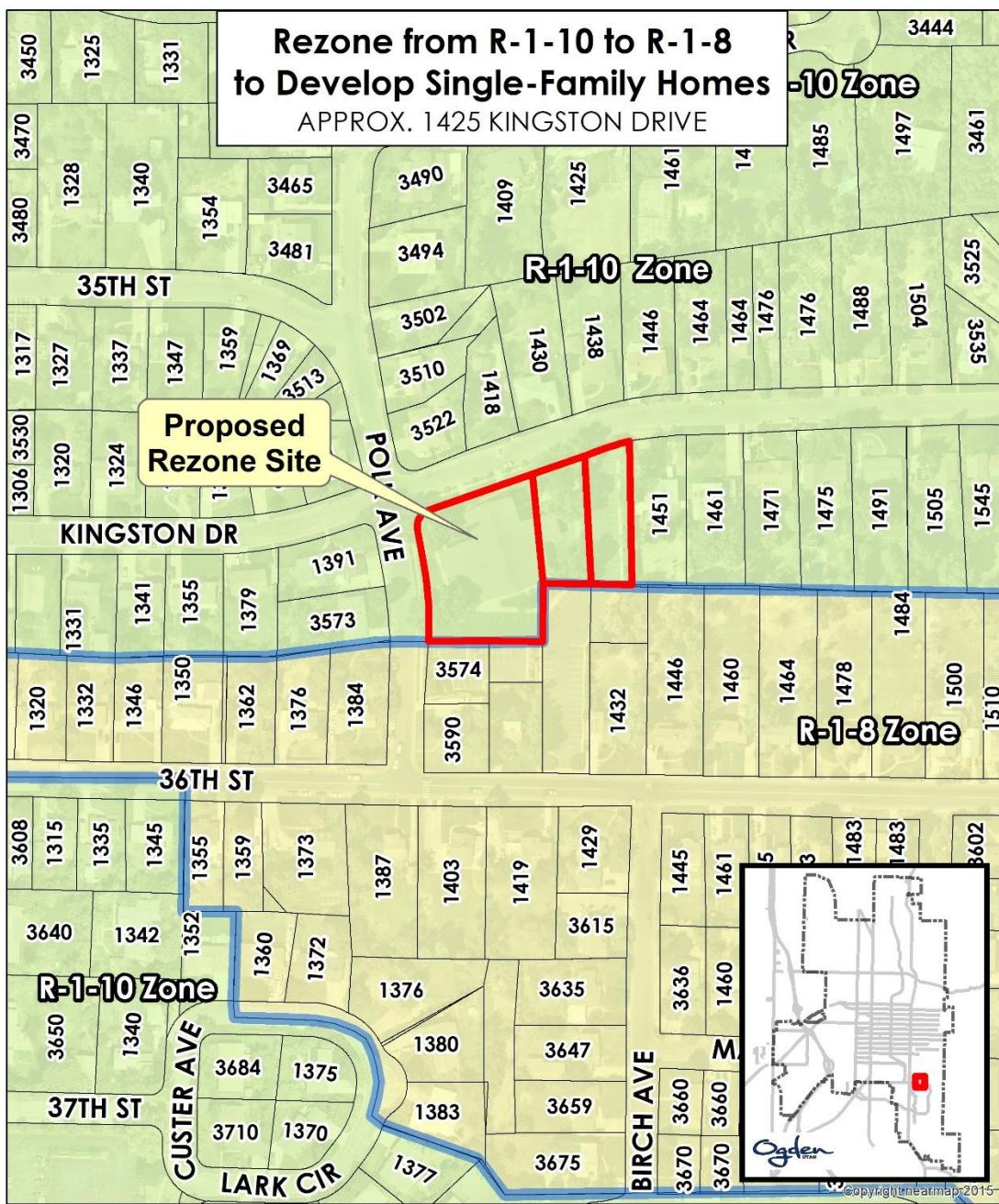
Approval with modifications: Find that the requested rezone will be consistent with the General Plan policies and will be consistent with the Mount Ogden Community Plan by: (list conditions).

Denial: Find that the requested rezone is not consistent with the General Plan policies and is not consistent with the Mount Community Plan.

### Planning staff's recommended action

Staff recommends **approval** of the proposed rezone.

Vicinity map



## Description of request

As noted in the past actions in the project fact sheet below, the property/parcels at approximately 1425 Kingston Drive contained a church and parking lot that was recently demolished. The property consists of seven parcels. The three north parcels of the property are zoned R-1-10 and the south four parcels are zoned R-1-8. The petitioner wishes to rezone the north three parcels to R-1-8 so all of the parcels have the same zoning designation. If the rezoning is approved, the petitioner will pursue creating a 10-lot single-family subdivision under the R-1-8 zoning (see attached petition and concept plat).

If the rezoning were to be approved, the petitioner would need to apply for a subdivision plat with a street dedication that would need to be reviewed and approved by the Planning Commission.

## Factors for consideration of action

### The request to rezone consistency with the policies of the General Plan:

**1. A definite edge to the development and buffering between types of uses will be provided to protect the integrity of each use:**

Polk Avenue and Kingston Drive create a definite edge between the R-1-10 single family residential zone to the north and west, and the R-1-8 single-family residential zone to the south. The streets create a buffering and transition between the different zones.

**2. The rezone will reflect the prevailing character of the overall district or neighborhood to the largest extent possible, with consideration being given to the use and characteristics of the individual property (Districts determined to be in transition may be given special consideration):**

The prevailing character of this area is single-family residential homes. The rezoning of the vacant property from an R-1-10 to R-1-8 zoning will reflect and maintain the layout of the developed single-family homes in the area. The parcels previously functioned together as a large church property and the rezoning will allow the creation of single-family lots under a uniform single-family zoning designation.

**3. The rezone will not create zone boundaries that will cut across individual lots or developments:**

The proposed rezone would not create boundaries that cut across property lines and is proposed to follow the parcel lines. The rezoning will also allow the creation of single-family home lots as presented in the attached concept plat without creating split zoned lots.

**5. The rezone reflects neighborhoods and how the residents within those neighborhoods will interact (a concern is to avoid a development pattern that would divide a neighborhood area):**

The property is going from a larger church property to single-family home lots. The rezone will allow the creation of uniform single-family home lots under a single residential zone (R-1-8). The rezoning will not impact the existing development pattern or divide the neighborhood but would allow the creation of single-family lots similar to the surrounding properties.

**6. The rezone will avoid isolating neighborhoods:**

The vacant property is located at the corner of Kingston Drive and Polk Avenue, and rezoning will not isolate the petitioned property or any of the surrounding properties. The rezoning will allow the three north vacant parcels to develop under the same R-1-8 zoning that the properties to the south currently have.

**7. The rezone consistency with the Mount Ogden Community Plan:**

The Mount Ogden Community Plan does not provide specific directions regarding the zoning of this particular property. The plan does discuss the importance of preserving the single-family zones and neighborhood. As shown in the attached petition and concept plat, the project's intent is to preserve the single-family zoning and create single-family lots that won't have split zoning designations.

## **Vision Objectives**

1. Support and preserve the existing single-family nature of the area through maintaining single-family zoning classifications.

*Figure 1: Mount Ogden Community Land Use Objectives 14.J.5*

## **Attachments**

1. Project Fact Sheet
2. County Plat Map
3. Aerial Photo
4. Petition (9 pages)
5. Concept Plat
6. Public Notice (3 pages)

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**OGDEN CITY PLANNING COMMISSION****December 3, 2025****AGENDA ITEM- 6****Attachment #1- Project Fact Sheet****PROPERTY INFORMATION**

Property Address: Approximately 1425 Kingston Drive

Parcels: 05-016-0003, 05-016-0017, 05-016-0016

Zone: Existing: R-1-10 (single-family residential)  
Proposed: R-1-8 (single-family residential)

Community Plan: Mount Ogden

Property Size: 1.56 acres to be rezoned (2.4 acres total for subdivision)

Existing Use: Vacant lot

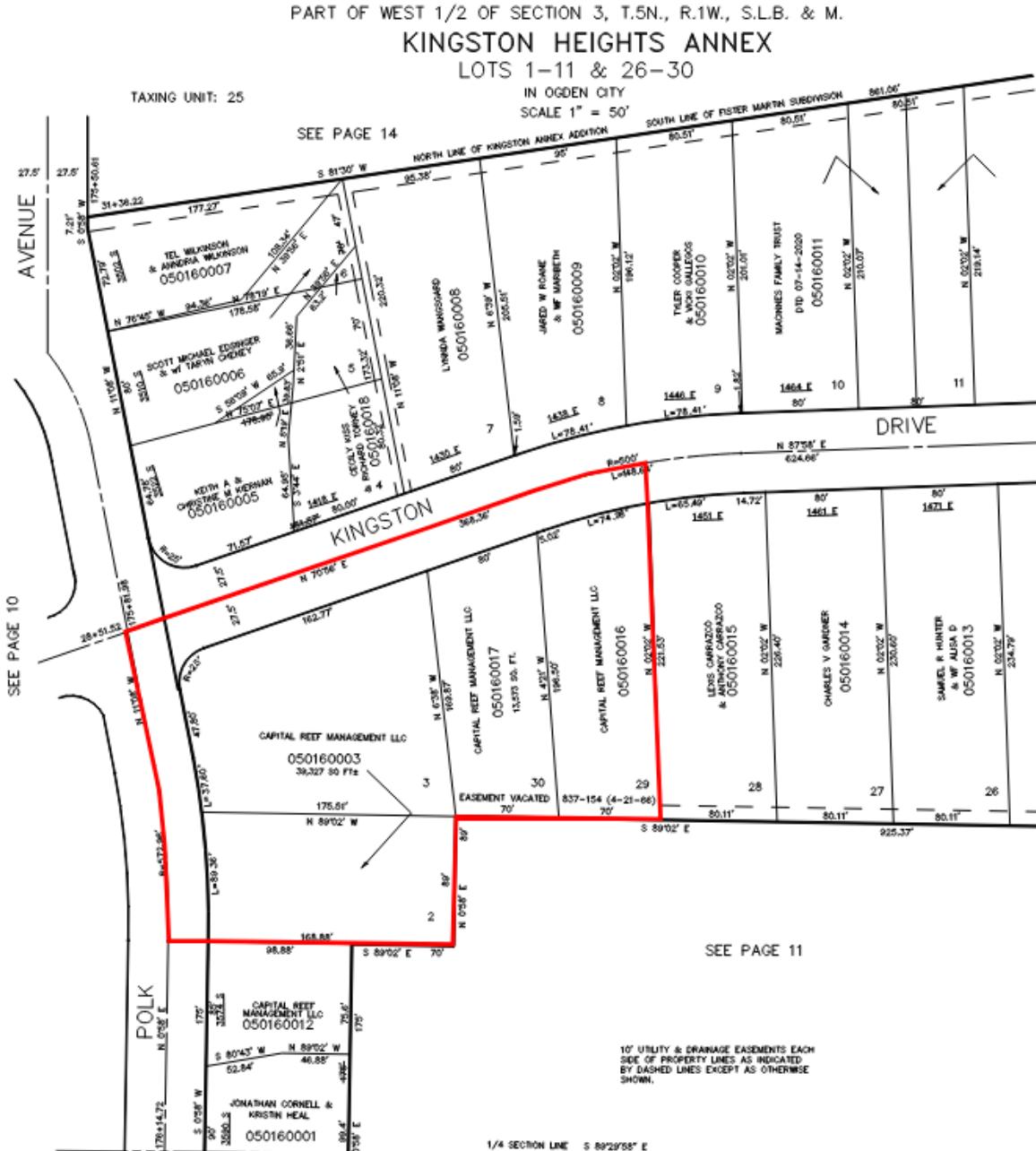
Proposed Land Use: 10-lot single-family subdivision

**PREVIOUS ACTIONS**

September 2023 – Church building and parking lot on the property was demolished.

October 2007 – The Mount Ogden Community Plan was adopted.

Attachment #2- County Plat Map



Attachment #3- Aerial Photo





## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

### Attachment #4- Petition (9 pages)

Digital Signature Verified - 2287289-0317-4106-0990-08884280d491

|  |  |
|--|--|
|  | <b>Petition to Amend Ogden City Zoning Map</b> |
| Ogden City Development Services<br>2549 Washington Blvd. Suite 240<br>(801) 629-8930 |  |

Please print legibly and complete all areas:

The following checklist will help you prepare your petition for a rezone request. To help you understand the possibility of rezoning, review the General Plan with a City Planner to determine whether your request is consistent with options given in the General Plan for the property involved.

#### Petition Checklist

- Review request with a City Planner. The City Planner is to accompany petitioner when filing with City Recorder's office.
- Submit a plat(s) from the Weber County Recorder's Office highlighting the property proposed to be rezoned.
- Provide a copy of the legal description(s) from the Weber County Recorder's Office of the property involved.
- Pay the appropriate fee at the City Cashier Desk, as outlined below (please check one):
  - \$2,812.05 ~ Standard fee
  - \$3,936.87 ~ If a development agreement is required
  - \$4,218.07 ~ If a general plan amendment is required to consider the rezoning

#### Petitioner Contact Information

Name: Gary Cannon

Address: 1397 W 13400 S

City: Riverton

State: UT

Zip: 84065

Phone: 801-573-8282

E-mail Address: gary@thecannonteam.com

#### Petition to Rezone

I (we) the undersigned property owner(s) do respectfully request that the Ogden City Zoning Map be amended by rezoning the property located at 1425 Kingston

Parcel #: 05 - 016 - 0003 ; 05-016-0016 ; 05-016-0017

(address)

From R-1-10 to R-1-8 Submittal date: \_\_\_\_\_

Proposed use of rezoned property, if granted: Residential Subdivision

Petitioner's name: Gary Cannon, SOUCAN - UTAH LLC  
(please print)

Petitioner's signature: *Gary Cannon, Member* 11/04/2025, 02:20:18 PM MST

Petition number: AMEND000204-2025  
By: Joseph Simpson  
Date: 11-4-2025  
Fee: \$2,812.05 Invoice # 00065632



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

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### Procedure for Processing a Zoning Map Amendment Ogden City, Utah

1. Submit the petition for review to the Ogden City Planning Staff either at the Customer Service counter, second floor, 2549 Washington Boulevard, Suite 240 or by email to [Planning@ogdencity.com](mailto:Planning@ogdencity.com). Pay fees at City Cashier Desk if submittal is in person or planning will send an invoice and payment then made online to the City Cashier.
2. Petition is placed on the Planning Commission agenda and the petitioner is notified of time and date of the public hearing. At least 10 days' public notice of time and place of such hearing is required to be posted.
3. The Planning Commission reviews the petition in a public hearing and makes a recommendation to the City Council.
4. The Council reviews the Planning Commission recommendation and may override a denial or approval recommendation of the Planning Commission. If the Commission recommends approval of the petition, an ordinance is drafted, and a public meeting is scheduled. The City Council makes the final determination on the petition considering the recommendation of the Planning Commission.
5. If the City Council passes an Amendment to the Zoning Map in the public meeting, the ordinance is signed by appropriate City officials. The ordinance becomes effective immediately upon posting after final passage.

Additional questions regarding this process may be directed to the Ogden City Planning Staff at (801) 629-8930.



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

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### General Statement about the Property and Intentions

Provide the information below:

|   |
|---|
| General description of the property (include size, access, topography, and current uses)  |
| The 3 lots are part of a 2.4 acre parcel. The remaining parcels are already zoned R-1-8. The land is vacant, since the demolition of a church that was on site. |
| Why do you want the zone change? What is the intended use?  |
| To make the zoning for the entire parcel consistent throughout. The intent is to develop single family home sites.  |

### Statement of Consistency of the General Plan

Provide the information below. You may respond on the form below or on separate sheets.

|   |
|---|
| A petition to amend the zoning map must meet the goals and vision strategies of the <a href="#">General Plan</a> . Include evidence, drawings, maps, or other information to substantiate the proposed rezone.  |
| What goals/vision strategies of the general plan will this rezone be supporting?  |
| The rezone meets the General Plan goal of expanding home-ownership. It also supports the objective of improving Ogden's housing stock by providing new construction opportunities. It further meets the objective of facilitating residential in-fill. Finally it supports the objective of creating 4700 new dwelling units.   |
| A petition to amend the zoning map must meet the land use policies found in Chapter 8, Section E.1 of the <a href="#">General Plan</a> (page 129-30). Please provide how the following criteria for the proposed rezone has been met. Include evidence, drawings, or other information to substantiate the proposed rezone. *** |
| If the criterion is not applicable, please mark NA.   |
| 1. A definite edge and buffering between types of uses should be provided to protect the integrity of each use.   |
| The property has a definite edge and buffering, with Polk Avenue and Kingston on 2 sides and a retaining wall and existing homes on the other 2 sides.  |



## OGDEN CITY PLANNING COMMISSION

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2. The zoning should reflect the prevailing character of an overall district/neighborhood, with consideration to the use and characteristics of individual properties.

The parcel is in an existing single family neighborhood. 3 of the 4 existing homes contiguous to the property are in the R-1-8 zone. Currently the parcel is split between 2 zones.

3. Properties that face each other across a local street should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.

The properties facing each other are all single family zoning.

4. Zoning boundaries should not cut across individual lots or developments. Boundaries should be drawn along property lines.

The rezone will make the zoning of the entire vacant parcel consistent.

5. (For corner lots) The primary frontage and land uses should be considered in establishing boundaries on corner lots.

The use will remain single family.

6. To draw edges on types of uses, the City may choose to use multiple family or professional office zoning as a buffer to the commercial, transitioning the neighborhood from commercial to apartments to single family developments.

n/a

7. Concepts for development should reflect neighborhoods and how residents within those neighborhoods will interact. A concern is to avoid a development pattern that would divide a neighborhood area.

The parcel is located in an existing single family neighborhood. It is currently vacant, following the demolition of a church. The rezone will facilitate additional single family homes that are equal or exceed the value of existing homes.

8. Avoid isolating neighborhoods.

The rezone will unite the neighborhood and provide home-ownership opportunities on a vacant parcel.

9. Utilize vacant inner block parcels and corner lots for higher densities, avoiding disruption of lots on a street having primarily single-family homes. New inner block developments should be compatible with the surrounding single-family homes.



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

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The use will maintain single family usage.

10. Multiple density developments should be phased, i.e., let vacant land develop first and consider rezoning single-family areas only as demand increases and multiple family developments creep closer to single family homes.

Single zone R-1-8 single family

11. Discourage small lot developments of multiple density uses.

The rezone will maintain a uniform density throughout the 2.4 acre vacant land.

12. The intensity and location of commercial zoning should be based on market patterns, circulation, traffic counts and space requirements considerations.

n/a

13. Commercial zonings should be located on collector and arterial streets, avoiding local streets that serve residential zones. Access to commercial and manufacturing uses also should avoid local streets within residential zones.

n/a

14. Existing businesses on collector and arterial streets may be allowed to expand while providing an adequate buffer with adjacent residential neighborhoods. The expansion of businesses abutting a local street in a residential zone should be considered if a landscaped setback comparable to that of the existing homes on the street is provided and no access is allowed from the local street to the business.

n/a



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

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15. Encourage commercial uses to be developed as centers rather than as strip commercial.

n/a

### Statement of Consistency of the Community Plan

Provide the information below. You may respond on the form below or on separate sheets.

A petition to amend the zoning map must meet the goals and vision strategies of the [community and district plan](#) the subject property is part of. Include evidence, drawings, or other information to substantiate the proposed rezone.

What community is the subject property in ([Use the community map to determine](#))?

What goals/vision strategies of the community plan will this rezone be supporting?

The parcel is located within the Mt Ogden community. The rezone meets the community goal for in-fill housing. The rezone will help provide housing consistent with neighborhood character.



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

UtahRealEstate.com

### Property Attributes (Assessor's Data)

#### PROPERTY IDENTIFICATION

|                   |  |           |             |
|-------------------|--|-----------|-------------|
| Parcel #          | 05-016-0003  | Latitude  | 41.198268   |
| County            | Weber  | Longitude | -111.943102 |
| State             | Utah   |           |             |
| Legal Description | LOT:2-3 ALL OF LOTS 2 AND 3, KINGSTON HEIGHTS ANNEX, OGDEN CITY, WEBER COUNTY, UTAH.<br>[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT MAP REF:BK 05 PG 016] |           |             |

#### OWNER INFORMATION

|                    |                             |                  |               |
|--------------------|-----------------------------|------------------|---------------|
| Current Owner Name | CAPITAL REEF MANAGEMENT LLC | Assessee Address | 520 N KAYS DR |
| Property Unit      |                             | Assessee City    | Kaysville     |
| Property State     | Utah                        | Assessee State   | Utah          |
| Property Zip       | 84037-                      | Assessee Zip     | 84037-4129    |

#### PROPERTY INFORMATION

|                       |                                |                     |                |
|-----------------------|--------------------------------|---------------------|----------------|
| Land Use Code         | Residential-Vacant Land        | Market Value Year   | 2025           |
| Land Use Description  | RESIDENTIAL LAND - NON-PRIMARY | Taxed Amount        | \$2,887.17     |
| Assessed Land Value   | \$205,645                      | Taxed Year          | 2025           |
| Total Assessed Value  | \$205,645                      | Lot Number          | 2-3            |
| Assessment Value Year | 2025                           | Lot Size in Sq. Ft. | 39,204 sq. ft. |
| Market Land Value     | \$205,645                      | Lot Size in Acres   | 0.900          |
| Total Market Value    | \$205,645                      |                     |                |

### Property Transactions (Recorder's Data):

#### PROPERTY TRANSACTION

|                           |                    |                       |                                     |
|---------------------------|--------------------|-----------------------|-------------------------------------|
| Parcel #                  | 05-016-0003        | Document Type         | Special Warranty Deed               |
| Original Date of Contract | Mar 22, 2023       | Deed Transaction Type | Insured Non-Residential Grant Deeds |
| Recording Date            | Apr 11, 2023       | Recorder's Document   | 3279387                             |
| Title Co. Name            | OLD REPUBLIC TITLE |                       |                                     |

#### SELLER INFORMATION

|                   |   |                   |             |
|-------------------|---|-------------------|-------------|
| Seller #1         | CHURCH OF JESUS CHRIST OF LATTER DAY SA | Seller #2 ID Code | Corporation |
| Seller #1 ID Code | Corporation                             | Seller Zip        | -           |
| Seller #2         | PRESIDING BISHOP OF CHR OF JESUS CHRIST |                   |             |

#### BUYER INFORMATION

|                  |                             |              |            |
|------------------|-----------------------------|--------------|------------|
| Buyer #1         | CAPITAL REEF MANAGEMENT LLC | Buyer Unit # |            |
| Buyer #1 ID Code | Limited Liability Company   | Buyer City   | Kaysville  |
| Buyer #2         |                             | Buyer State  | Utah       |
| Buyer Address    | 520 N KAYS DR               | Buyer Zip    | 84037-4129 |

### Property Location:



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

UtahRealEstate.com

### Property Attributes (Assessor's Data)

#### PROPERTY IDENTIFICATION

|                        |  |           |            |
|------------------------|--|-----------|------------|
| Parcel #               | 05-016-0016  | Latitude  | 41.198774  |
| Township/Ranch/Section | SEC 3 TWN 5N RNG 1W  | Longitude | -111.94244 |
| County                 | Weber  |           |            |
| Legal Description      | SEC/TWN/RNG/MER:SEC 3 TWN 5N RNG 1W ALL OF LOT 29, KINGSTON HEIGHTS ANNEX, OGDEN CITY, WEBER COUNTY, UTAH MAP REF:BK 05 PG 016 |           |            |
| State                  | Utah   |           |            |

#### OWNER INFORMATION

|                    |                             |                  |               |
|--------------------|-----------------------------|------------------|---------------|
| Current Owner Name | CAPITAL REEF MANAGEMENT LLC | Assessee Address | 520 N KAYS DR |
| Property Unit      |                             | Assessee City    | Kaysville     |
| Property State     | Utah                        | Assessee State   | Utah          |
| Property Zip       | 84037-                      | Assessee Zip     | 84037-4129    |

#### PROPERTY INFORMATION

|                       |                                |                     |                |
|-----------------------|--------------------------------|---------------------|----------------|
| Land Use Code         | Residential-Vacant Land        | Market Value Year   | 2025           |
| Land Use Description  | RESIDENTIAL LAND - NON-PRIMARY | Taxed Amount        | \$2,536.02     |
| Assessed Land Value   | \$171,855                      | Taxed Year          | 2025           |
| Total Assessed Value  | \$171,855                      | Lot Number          | 29             |
| Assessment Value Year | 2025                           | Lot Size in Sq. Ft. | 15,682 sq. ft. |
| Market Land Value     | \$171,855                      | Lot Size in Acres   | 0.380          |
| Total Market Value    | \$171,855                      |                     |                |

### Property Transactions (Recorder's Data):

#### PROPERTY TRANSACTION

|                           |                    |                       |                                     |
|---------------------------|--------------------|-----------------------|-------------------------------------|
| Parcel #                  | 05-016-0016        | Document Type         | Special Warranty Deed               |
| Original Date of Contract | Mar 22, 2023       | Deed Transaction Type | Insured Non-Residential Grant Deeds |
| Recording Date            | Apr 11, 2023       | Recorder's Document   | 3278387                             |
| Title Co. Name            | OLD REPUBLIC TITLE |                       |                                     |

#### SELLER INFORMATION

|                   |  |                   |             |
|-------------------|--|-------------------|-------------|
| Seller #1         | CHURCH OF JESUS CHRIST OF LATTER DAY SAI | Seller #2 ID Code | Corporation |
| Seller #1 ID Code | Corporation                              | Seller Zip        | -           |
| Seller #2         | PRESIDING BISHOP OF CHR OF JESUS CHRIST  |                   |             |

#### BUYER INFORMATION

|                  |                             |              |            |
|------------------|-----------------------------|--------------|------------|
| Buyer #1         | CAPITAL REEF MANAGEMENT LLC | Buyer Unit # |            |
| Buyer #1 ID Code | Limited Liability Company   | Buyer City   | Kaysville  |
| Buyer #2         |                             | Buyer State  | Utah       |
| Buyer Address    | 520 N KAYS DR               | Buyer Zip    | 84037-4129 |

### Property Location:



## OGDEN CITY PLANNING COMMISSION

December 3, 2025

AGENDA ITEM- 6

UtahRealEstate.com

### Property Attributes (Assessor's Data)

#### PROPERTY IDENTIFICATION

|                        |  |           |            |
|------------------------|--|-----------|------------|
| Parcel #               | 05-016-0017  | Latitude  | 41.198774  |
| Township/Range/Section | SEC 3 TWN 5N RNG 1W  | Longitude | -111.94244 |
| County                 | Weber  |           |            |
| Legal Description      | SECT/TWN/RNG/MER:SEC 3 TWN 5N RNG 1W ALL OF LOT 30, KINGSTON HEIGHTS ANNEX, OGDEN CITY, WEBER COUNTY, UTAH. MAP REF:BK 05 PG 016 |           |            |
| State                  | Utah   |           |            |

#### OWNER INFORMATION

|                     |                             |                  |               |
|---------------------|-----------------------------|------------------|---------------|
| Current Owner Name  | CAPITAL REEF MANAGEMENT LLC | Assessee Address | 520 N KAYS DR |
| Property Unit       |                             | Assessee City    | Kaysville     |
| Property State      | Utah                        | Assessee State   | Utah          |
| Property Zip        | 84033-                      | Assessee Zip     | 84037-4129    |
| Assessor Owner Name | CAPITAL REEF MANAGEMENT LLC | Assessee Unit    |               |

#### PROPERTY INFORMATION

|                       |                                |                     |                |
|-----------------------|--------------------------------|---------------------|----------------|
| Land Use Code         | Residential-Vacant Land        | Market Value Year   | 2025           |
| Land Use Description  | RESIDENTIAL LAND - NON-PRIMARY | Taxed Amount        | \$2,464.79     |
| Assessed Land Value   | \$166,894                      | Taxed Year          | 2025           |
| Total Assessed Value  | \$166,894                      | Lot Number          | 30             |
| Assessment Value Year | 2025                           | Lot Size in Sq. Ft. | 13,504 sq. ft. |
| Market Land Value     | \$166,894                      | Lot Size in Acres   | 0.310          |
| Total Market Value    | \$166,894                      |                     |                |

### Property Transactions (Recorder's Data):

#### PROPERTY TRANSACTION

|                           |                    |                       |                                     |
|---------------------------|--------------------|-----------------------|-------------------------------------|
| Parcel #                  | 05-016-0017        | Document Type         | Special Warranty Deed               |
| Original Date of Contract | Mar 22, 2023       | Deed Transaction Type | Insured Non-Residential Grant Deeds |
| Recording Date            | Apr 11, 2023       | Recorder's Document   | 3278387                             |
| Title Co. Name            | OLD REPUBLIC TITLE |                       |                                     |

#### SELLER INFORMATION

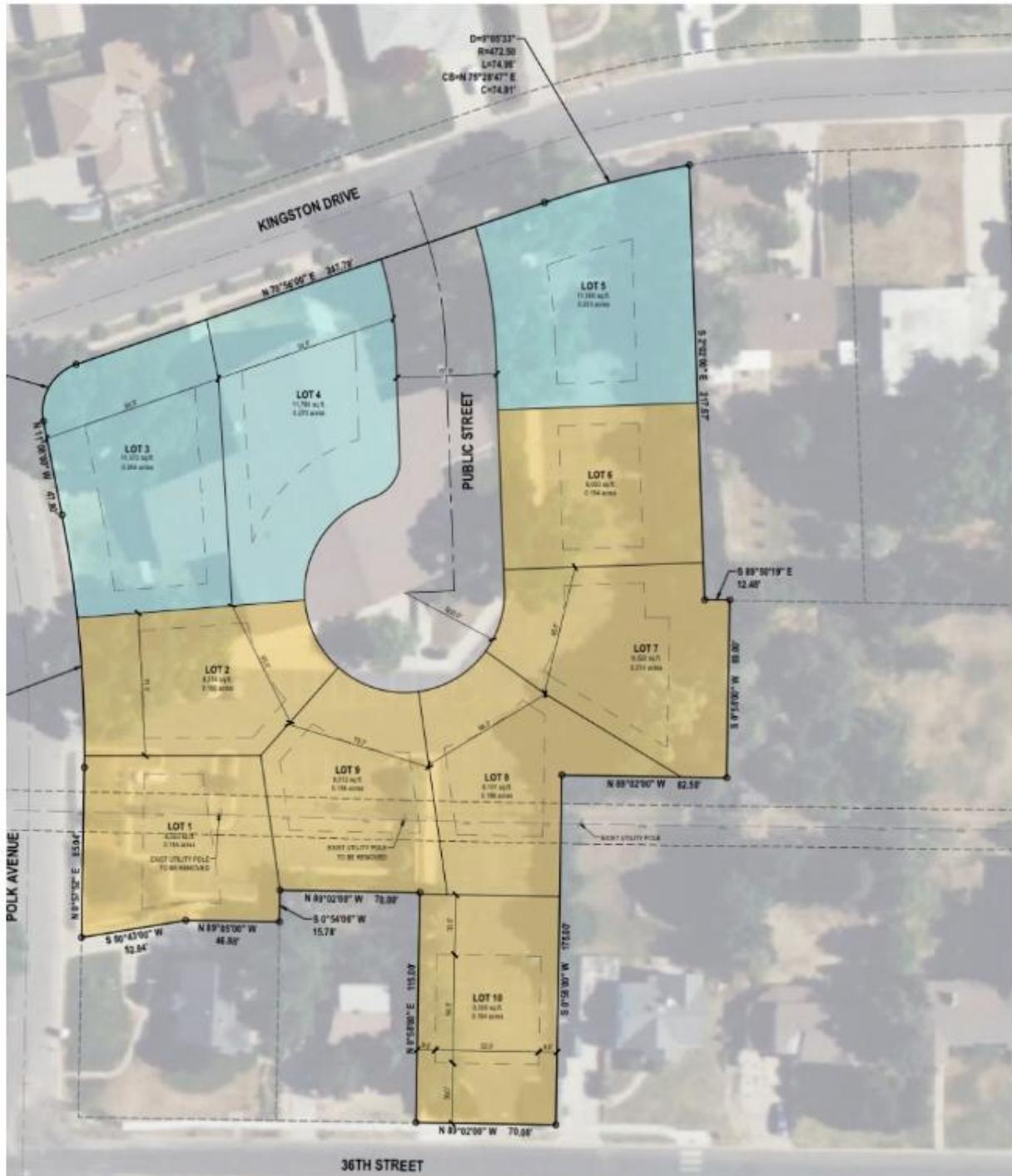
|                   |  |                   |             |
|-------------------|--|-------------------|-------------|
| Seller #1         | CHURCH OF JESUS CHRIST OF LATTER DAY SAI | Seller #2 ID Code | Corporation |
| Seller #1 ID Code | Corporation                              | Seller Zip        | -           |
| Seller #2         | PRESIDING BISHOP OF CHR OF JESUS CHRIST  |                   |             |

#### BUYER INFORMATION

|                  |                             |              |            |
|------------------|-----------------------------|--------------|------------|
| Buyer #1         | CAPITAL REEF MANAGEMENT LLC | Buyer Unit # |            |
| Buyer #1 ID Code | Limited Liability Company   | Buyer City   | Kaysville  |
| Buyer #2         |                             | Buyer State  | Utah       |
| Buyer Address    | 520 N KAYS DR               | Buyer Zip    | 84037-4129 |

### Property Location:

**Attachment #5- Concept Plat**



**Attachment #6- Public Notice (3 pages)**



**You are invited to participate in a public meeting and share relevant information regarding a petition to rezone from R-1-10 to R-1-8 the property located at approximately 1425 Kingston Drive**

Additional information is available at [PlanningNotices.ogdencity.com](http://PlanningNotices.ogdencity.com)

You may also join the meeting electronically:  
Zoom Meeting

<https://us02web.zoom.us/j/88441486504>

Meeting ID: 884 4148 6504  
password: 685679  
One tap mobile +13462487799 3035188142#



In order to comment or participate: (emails must be received by December 2, 2025 at noon)

Email: [planning@ogdencity.com](mailto:planning@ogdencity.com) - your email will be provided to the Planning Commission before the meeting.

Zoom: Raise your hand in the participant panel or indicate you want to speak using the chat feature  
(\*9 from cell phone)

**OGDEN CITY PLANNING COMMISSION****December 3, 2025****AGENDA ITEM- 6**

| PARCEL #    | NAME                        | ADDRESS                 | CITY           | ST | ZIP        |
|-------------|-----------------------------|-------------------------|----------------|----|------------|
| 05-016-0005 | KIERNAN, KEITH              | 117 E 5300 S            | OGDEN          | UT | 84405-6818 |
| 05-024-0006 | WANGSGARD, KERRY            | 1322 E 2400 N           | NORTH OGDEN    | UT | 84414-2599 |
| 05-010-0016 | WHEATLEY, JOHN              | 1350 36TH ST            | OGDEN          | UT | 84403-2832 |
| 05-010-0028 | GUIBORD, DOUGLAS            | 1350 KINGSTON DR        | OGDEN          | UT | 84403-2136 |
| 05-010-0023 | CHOURNOS, JOSH              | 1355 KINGSTON DR        | OGDEN          | UT | 84403-2135 |
| 05-010-0034 | SMITH, PAI HSUEH LIN        | 1359 35TH ST            | OGDEN          | UT | 84403-2101 |
| 05-010-0017 | PROSPER, AGUSTIN            | 1362 36TH ST            | OGDEN          | UT | 84403      |
| 05-010-0029 | BEILMANN, ERIC EDWARD       | 1366 KINGSTON DR        | OGDEN          | UT | 84403-2136 |
| 05-010-0033 | NEAL, DAVID                 | 1369 35TH ST            | OGDEN          | UT | 84403-2101 |
| 05-024-0028 | GERALD L SHUPE & DELORES    | 1373 36TH ST            | OGDEN          | UT | 84403-2107 |
| 05-010-0018 | BRISBIN, RYAN               | 1376 36TH ST            | OGDEN          | UT | 84403-2108 |
| 05-010-0030 | ERICKSON, DYLAN             | 1376 KINGSTON DR        | OGDEN          | UT | 84403-2136 |
| 05-010-0022 | CLARKE, E MARK              | 1379 KINGSTON DR        | OGDEN          | UT | 84403      |
| 05-011-0011 | NESTEL, HEIDI               | 1380 CAPITOL ST         | OGDEN          | UT | 84401-2947 |
| 05-024-0025 | BRADY & KATE ELLIOTT        | 1387 36TH ST            | OGDEN          | UT | 84403-2107 |
| 05-010-0021 | GRIFFIN, MERESSA            | 1391 KINGSTON DR        | OGDEN          | UT | 84403-2135 |
| 05-024-0024 | HARRIS, TRISTAN             | 1403 E 36TH ST          | OGDEN          | UT | 84403-2109 |
| 05-014-0003 | DAVID & JENNY WILLIAMS      | 1409 OAKRIDGE DR        | OGDEN          | UT | 84403-1325 |
| 05-011-0019 | WOODLAND, BAYLEIGH          | 1414 E 36TH ST          | OGDEN          | UT | 84403-2110 |
| 05-016-0018 | KISS, CECILY                | 1418 KINGSTON DR        | OGDEN          | UT | 84403-2138 |
| 05-024-0023 | LAWRENCE, KENNETH           | 1419 36TH ST            | OGDEN          | UT | 84403-2109 |
| 05-014-0004 | BENSON, F LYNN              | 1425 OAKRIDGE DR        | OGDEN          | UT | 84403      |
| 05-024-0022 | WOODS, KEVIN                | 1429 36TH ST            | OGDEN          | UT | 84403      |
| 05-016-0010 | COOPER, TYLER               | 1446 KINGSTON DR        | OGDEN          | UT | 84403-2138 |
| 05-016-0015 | CARRAZCO, LEXIS             | 1451 KINGSTON DR        | OGDEN          | UT | 84403-2137 |
| 05-011-0010 | MARY ANNE HALES REYNOLDS    | 1460 36TH ST            | OGDEN          | UT | 84403-2110 |
| 05-016-0014 | GARDNER, CHARLES            | 1461 KINGSTON DR        | OGDEN          | UT | 84403-2137 |
| 05-016-0011 | MACINNES                    | 1464 KINGSTON DR        | OGDEN          | UT | 84403-2138 |
| 05-016-0013 | HUNTER, SAMUEL R            | 1471 KINGSTON DR        | OGDEN          | UT | 84403      |
| 05-017-0010 | GEDDES, MARK C              | 1475 KINGSTON DR        | OGDEN          | UT | 84403      |
| 05-014-0006 | PRESTON, JEFFERY            | 1475 OAKRIDGE           | OGDEN          | UT | 84403-1325 |
| 05-017-0001 | SHIGLEY, JOHN K             | 1476 KINGSTON DR        | OGDEN          | UT | 84403      |
| 05-017-0002 | TUTTLE, BERK                | 1505 KINGSTON DR        | OGDEN          | UT | 84403-2139 |
| 05-011-0005 | HUANG, JIN HUA              | 2297 S 2125 W           | WOODS CROSS    | UT | 84087-2058 |
| 05-014-0002 | CURTIS RYAN OLSON           | 3494 POLK AVE           | OGDEN          | UT | 84403-1363 |
| 05-016-0007 | WILKINSON, TEL              | 3502 POLK AVE           | OGDEN          | UT | 84403-2104 |
| 05-016-0006 | EDSINGER, SCOTT MICHAEL     | 3510 POLK AVE           | OGDEN          | UT | 84403      |
| 05-010-0032 | KASEY ESSEX                 | 3513 POLK AVE           | OGDEN          | UT | 84403-2103 |
| 05-010-0031 | LAWRENCE, KENNETH G         | 3529 POLK AVE           | OGDEN          | UT | 84403-2103 |
| 05-016-0008 | WANGSGARD, LYNNDA           | 3549 BAKER DR           | OGDEN          | UT | 84403-2119 |
| 05-010-0020 | WHITE, CTYLER               | 3573 S POLK AVE         | SOUTH OGDEN    | UT | 84403-2167 |
| 05-016-0001 | CORNELL, JONATHAN           | 3590 POLK AVE           | OGDEN          | UT | 84403-2168 |
| 05-011-0014 | SNL INVESTMENTS LLC         | 3755 WASHINGTON BLVD    | OGDEN          | UT | 84403-1772 |
| 05-014-0005 | FUENTES, JUAN               | 4132 S 5350 W           | HOOPER         | UT | 84315-9345 |
| 05-011-0012 | STEVENSON, F DEE            | 4752 W COUNTRY CLUB DR  | HIGHLAND       | UT | 84003-9525 |
| 05-010-0019 | JUNCTION CITY RENTALS LLC   | 50 W BROADWAY STE 333   | SALT LAKE CITY | UT | 84101-2027 |
| 05-011-0013 | CAPITAL REEF MANAGEMENT LLC | 520 N KAYS DR           | KAYSVILLE      | UT | 84037-4129 |
| 05-016-0009 | ROANE, JARED                | 6116 LAKE TERAVISTA WAY | GEORGETOWN     | TX | 78626-2323 |

**OGDEN CITY PLANNING COMMISSION**

December 3, 2025

**AGENDA ITEM- 6**

| PARCEL #    | NAME     | ADDRESS              | CITY  | ST | ZIP   |
|-------------|----------|----------------------|-------|----|-------|
| 05-010-0029 | OCCUPANT | 1366 KINGSTON DR     | Ogden | UT | 84403 |
| 05-010-0033 | OCCUPANT | 1369 35TH ST         | Ogden | UT | 84403 |
| 05-024-0028 | OCCUPANT | 1373 36TH ST         | Ogden | UT | 84403 |
| 05-010-0018 | OCCUPANT | 1376 36TH ST         | Ogden | UT | 84403 |
| 05-010-0030 | OCCUPANT | 1376 KINGSTON DR     | Ogden | UT | 84403 |
| 05-010-0030 | OCCUPANT | 1376 KINGSTON DR # 1 | Ogden | UT | 84403 |
| 05-010-0030 | OCCUPANT | 1376 KINGSTON DR # 2 | Ogden | UT | 84403 |
| 05-010-0022 | OCCUPANT | 1379 KINGSTON DR     | Ogden | UT | 84403 |
| 05-010-0019 | OCCUPANT | 1384 36TH ST         | Ogden | UT | 84403 |
| 05-024-0025 | OCCUPANT | 1387 36TH ST         | Ogden | UT | 84403 |
| 05-010-0021 | OCCUPANT | 1391 KINGSTON DR     | Ogden | UT | 84403 |
| 05-024-0024 | OCCUPANT | 1403 36TH ST         | Ogden | UT | 84403 |
| 05-011-0019 | OCCUPANT | 1414 36TH ST         | Ogden | UT | 84403 |
| 05-016-0018 | OCCUPANT | 1418 KINGSTON DR     | Ogden | UT | 84403 |
| 05-024-0023 | OCCUPANT | 1419 36TH ST         | Ogden | UT | 84403 |
| 05-024-0023 | OCCUPANT | 1419 36TH ST APT A   | Ogden | UT | 84403 |
| 05-024-0023 | OCCUPANT | 1419 36TH ST APT B   | Ogden | UT | 84403 |
| 05-016-0003 | OCCUPANT | 1425 KINGSTON DR     | Ogden | UT | 84403 |
| 05-024-0022 | OCCUPANT | 1429 36TH ST         | Ogden | UT | 84403 |
| 05-016-0008 | OCCUPANT | 1430 KINGSTON DR     | Ogden | UT | 84403 |
| 05-011-0012 | OCCUPANT | 1432 36TH ST         | Ogden | UT | 84403 |
| 05-011-0012 | OCCUPANT | 1432 36TH ST APT A   | Ogden | UT | 84403 |
| 05-011-0012 | OCCUPANT | 1432 36TH ST APT B   | Ogden | UT | 84403 |
| 05-016-0009 | OCCUPANT | 1438 KINGSTON DR     | Ogden | UT | 84403 |
| 05-011-0014 | OCCUPANT | 1446 36TH ST         | Ogden | UT | 84403 |
| 05-016-0010 | OCCUPANT | 1446 KINGSTON DR     | Ogden | UT | 84403 |
| 05-016-0015 | OCCUPANT | 1451 KINGSTON DR     | Ogden | UT | 84403 |
| 05-016-0014 | OCCUPANT | 1461 KINGSTON DR     | Ogden | UT | 84403 |
| 05-016-0011 | OCCUPANT | 1464 KINGSTON DR     | Ogden | UT | 84403 |
| 05-016-0013 | OCCUPANT | 1471 KINGSTON DR     | Ogden | UT | 84403 |
| 05-017-0010 | OCCUPANT | 1475 KINGSTON DR     | Ogden | UT | 84403 |
| 05-017-0001 | OCCUPANT | 1476 KINGSTON DR     | Ogden | UT | 84403 |
| 05-016-0007 | OCCUPANT | 3502 POLK AVE        | Ogden | UT | 84403 |
| 05-016-0006 | OCCUPANT | 3510 POLK AVE        | Ogden | UT | 84403 |
| 05-010-0032 | OCCUPANT | 3513 POLK AVE        | Ogden | UT | 84403 |
| 05-016-0005 | OCCUPANT | 3522 POLK AVE        | Ogden | UT | 84403 |
| 05-010-0031 | OCCUPANT | 3529 POLK AVE        | Ogden | UT | 84403 |
| 05-010-0020 | OCCUPANT | 3573 POLK AVE        | Ogden | UT | 84403 |
| 05-016-0001 | OCCUPANT | 3590 POLK AVE        | Ogden | UT | 84403 |