

Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, October 1, 2024, at 5:00 p.m., in the Council Work Room, and via electronic meeting, on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Ken Richey
 Vice Chair Marcia L. White
 Council members Bart E. Blair
 Angela Choberka
 Dave Graf
 Richard A. Hyer
 Shaun Myers

Council Executive Director Janene Eller-Smith
Council Assistant Executive Director Glenn Symes
Council Senior Policy Analyst Steve Burton
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present: Chief Administrative Officer Mara A. Brown
 Management Services Executive Director Lisa Stout
 Finance Director Justin Sorensen
 Public Services Executive Director Justin Anderson
 Community and Economic Development Executive Director Jared Johnson
 Community and Economic Development Assistant Executive Director David Sawyer
 Planning Director Barton Brierley
 City Recorder Tracy Hansen

The purpose of the joint work session was to review the agenda for the City Council and Special Redevelopment Agency (RDA) meetings scheduled to begin at 6:00 p.m.; discuss proposed zone text amendments limiting multi-family dwellings in the C-2/CP-2 and C-3/CP-3 zones; discuss Council priorities for the Fiscal Year (FY) 2025-2026 Capital Improvement Plan (CIP); discuss Council/Board business; and hear Council/Board comments.

Agenda Review

Chair Richey and members of Council staff reviewed the items listed on the agenda for the City Council meeting scheduled to begin at 6:00 p.m.

Proposed Zone Text Amendments Limiting Multiple-family Dwellings in C-2/CP-2 and C-3/CP-3 Zones

Planning Division staff have proposed a zoning ordinance text amendment regarding multiple family dwellings in commercial zones. The amendment proposes to prohibit new multiple family dwellings, single-family rowhouses, and duplexes in the C-2/CP-2 and C-3/CP-3 zones. The Planning Commission heard the proposal on July 3, 2024, and made a recommendation to approve the proposed amendment. On May 28, 2024, the City issued a notice of pending ordinance to prevent new applications for multiple-family dwellings, single-family rowhouses, and duplexes in the C-2/CP-2 and C-3/CP-3 zones from being submitted until the proposed ordinance amendment was voted on. Utah Code (10-9a-509) allows a municipality to reject land use applications for 180 days, if the municipality initiates pending legislation in a manner provided by local ordinance, and if the proposal would be prohibited under the pending ordinance. The pending ordinance period of 180 days will expire on November 24, 2024.

Planning Director Brierley used the aid of a PowerPoint presentation to discuss the proposed zone text amendments; the presentation focused on Ogden's housing goals and the Quality Neighborhood's Initiative as the basis for the proposal. There was information regarding the current housing stock in the community and household income levels, as well as recent permitting trends (2020-2023) for different housing types: multiple-family housing permits represent 62 percent of the total housing permits issued for that time period. Mr. Brierley displayed a map of downtown Ogden illustrating existing multi-family zones and commercial zones, as well as other areas in close proximity to Ogden's downtown that could potentially be used as multi-family housing developments in the future. Mr. Brierley concluded the Planning Commission's recommendation is to adopt the proposed zone text amendments, with the understanding that this is the beginning of the conversation surrounding housing needs of the community, the amendments will lead to possible zone changes, and the amendments could impact the General Plan update project. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Planning staff centered on the current inventory and vacancy rate of multi-family housing units in the community; the immediate and long-term implications of the proposed zone text amendment as well as any unintended consequences of the changes; the impact the zone text amendments could have on the General Plan update project,

which is currently underway; exceptions to the zone text amendments for senior housing developments or multi-family projects on a property exceeding 10-acres in size; and any project that may be rejected as a result of the proposed zone text amendments.

Chair Richey reviewed the timeline for Council consideration of the proposed zone text amendments before expiration of the pending ordinance on November 24; he indicated Council leadership will discuss the proposal with Council staff, and the Council will have an opportunity for continued discussion of the matter during the next work session meeting scheduled for October 8, 2024.

Council Business

Fiscal Year 2025-2026 Capital Improvement Plan – Council Priorities: Council Senior Policy Analyst Burton explained Council members have recently expressed interest in ranking capital improvement projects to help inform the Administration of the Council’s priorities before the Fiscal Year 2025-2026 budget and the 2026-2030 Capital Improvement Plan are put together. Council staff have compiled a list of projects from the most recent (FY2025-2029) Capital Improvement Plan that was approved by the Council in June of 2024. He presented and facilitated review of a ranking survey/system Council staff has created to allow for Council ranking of projects that are expected to be in the 2026-2030 Capital Improvement Plan. He concluded that the survey will be emailed to each Council member tomorrow and he asked that each member complete their rankings by Friday, October 11.

The meeting adjourned at 5:51 p.m.

TRACY HANSEN, MMC/CRA
CITY RECORDER

KEN RICHEY, CHAIR

APPROVED: November 12, 2024