

Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, July 15, 2025 at 4:02 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 Marcia L. White
 Vice Chair Richard A. Hyer
 Council members Bart E. Blair
 Angela Choberka
 Dave Graf
 Shaun Myers
 Ken Richey

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

Also present: Mayor Benjamin K. Nadolski
 Chief Administrative Officer Mara A. Brown
 Community and Economic Development Executive Director Jared Johnson
 Community and Economic Development Assistant Executive Director David Sawyer
 Planning Director Barton Brierley
 Senior Planner Brandon Rypien
 Airport Director Brian Condie
 Marketing and Communications Director Mike McBride
 Deputy City Recorder Jason Gould

The purpose of the Joint Work Session was to review the items listed on the agenda for the City Council and Redevelopment Agency meetings scheduled to begin at 6:00 p.m.; receive an update regarding the Zone Ogden project; discuss proposed amendments to Ogden Municipal Code Title 8; discuss Arts Grants Ordinance amendments; discuss Council/Board business; and hear Council/Board comments.

Agenda Review

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

Update – Zone Ogden

Senior Planner Rypien explained that the purpose of the Zone Ogden project is to update the City’s development codes; the project began in summer of 2023 and is currently in the drafting stage and Planning staff are aided by consultants from the firm Logan Simpson. The Council previously received an update on Zone Ogden during the work sessions on March 4 and July 8, 2025. This is another opportunity for the Council to review the draft chapters of the new development code and to ask questions and provide input as the code is drafted. Mr. Rypien used the aid of a PowerPoint presentation to provide a review of the following draft chapters:

- Special Use Standards, including Residential Daycare, Accessory Dwelling Units, Telecommunications Facilities, etc.
- Development Standards, including standards related to landscaping, fencing, lighting, parking, etc.

For a copy of the presentation in its entirety, see the information packet for the meeting.

Throughout his presentation, Mr. Rypien discussed the proposed updates with the Council regarding form-based zoning guidelines; design guidelines for commercial businesses on 25th Street; relaxing standards for accessory dwelling units; historic preservation of properties and streamlining the Landmarks Commission application process; enforcement of home occupation regulations; and regulations for temporary signs and permanent signs.

Proposed Ogden Municipal Code Title 8 Amendments

Mayor Nadolski discussed his prioritization of the Ogden Airport since his election as Ogden’s Mayor; he noted Administration is proposing to make significant changes to the City’s Title 8 Airport Code and to the City’s Administrative Code related to airport operations. Ogden City has been working for years to make improvements to the Ogden-Hinckley Airport, to

bring it in line with industry standards, and to create a thriving airport environment that would attract aeronautical industry. Recent efforts have included efforts to attract commercial air service, updating Title 8 to address lease terms and fees, adopting an airport master plan, updating the City's General Plan related to airport operations, and hiring professional, qualified airport management. Partly spurred by an audit report requested by the Utah State Legislature, the Administration is proposing to take the next steps in improving airport operations and regulations by rewriting the City Code and Administrative Code to better reflect industry best practices and legal standards. This effort is proposed to take place over several phases as the code updates and rewrites can be processed.

Community and Economic Development Executive Director Johnson and Airport Director Condie introduced the topic and also introduced Ryan Leick of Ascension Group Partners, who has helped to formulate the primary management documents for the Airport. Mr. Johnson, Mr. Condie, and Mr. Leick used the aid of a PowerPoint presentation to review Administration's strategic realignment of operations requirements proposal for the Ogden Airport; they discussed the findings of the 2024 State Performance Audit pertaining to the Airport, which identified a need for the following:

- Ensure clear governance – operational clarity
- Improve operational efficiency
- Align management practices with aviation industry best practices
- Improve transparency and accountability
- Define strategic focus to align with City vision/values

The proposal is to realign the current structure of the Municipal Code over a six-month period; most of the regulations dealing with the Airport are located in Title 8 and some are under the City's Administrative Policy Title 11. If the proposal is approved, the primary airport operational ordinance will be codified under Title 8. Ogden Airport's economic impact is reported at \$328.1 million annually. This generates \$12.9 million in State and local tax revenue, \$118.6 million in annual payroll, and 2,626 jobs. The Legislative Audit of the Airport found a \$0.89 million annual operating deficit since 2006. The Airport is not required to be revenue neutral and may not be able to become revenue neutral as it is a primary non-hub airport. The Master Plan for the Airport should be bolstered by best practices, specifically mentioned minimum standards, and rules and regulations. Mr. Leick discussed the mission and vision statements for the Airport, the purpose of the original 2020 Airport Master Plan, and the layout of the Airport identified in the Strategic Plan. He also summarized the history of the Ogden Airport dating back to 2005 and emphasized adopting new minimum standards for the Airport is important prior to starting any airport development. He also discussed grant funding assurances, Federal Aviation Authority (FAA) orders that apply to the Ogden Airport, and primary management compliance documents. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council, Mr. Leick, and other representatives of Ascension Group Partners centered on the reason that it is necessary to remove the standards and requirements for the Airport from the City Code and into an administrative policy document and the level of detail for the new proposed administrative policy; the Council concluded they need more time to consider the matter and would like an opportunity for more discussion of the proposal. Council Assistant Executive Director Symes indicated Council staff have added two agenda items to the calendar for August to give the Council time for additional discussion before action is requested by Administration.

Council/Board Business

Arts Grants Ordinance amendments: This item was not discussed.

There was no additional Council/Board business.

The meeting adjourned at 5:58 p.m.

JASON GOULD
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: September 2, 2025