

Minutes of the work session of the Ogden City Council held on Tuesday, August 26, 2025, at 4:00 p.m., in the Council Work Room, and via electronic meeting, located on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Marcia L. White (arrived at 4:52 p.m.)
 Vice Chair Richard A. Hyer
 Council members Bart E. Blair
 Angela Choberka
 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

Excused: Council members Dave Graf and Ken Richey

Also present: Chief Administrative Officer Mara A. Brown
 City Attorney Gary Williams
 Management Services Executive Director Lisa Stout
 Finance Director Justin Sorensen
 Police Chief Jacob Sube
 Public Services Executive Director Justin Anderson
 Recreation Director Edd Bridge
 Community and Economic Development Executive Director Jared Johnson
 Community and Economic Development Assistant Executive Director David Sawyer
 Planning Director Barton Brierley
 Assistant Planning Director Joe Simpson
 Senior Planner Brandon Rypien
 City Recorder Tracy Hansen

The purpose of the work session was to review the agenda for the Board of Canvass and City Council meetings scheduled to begin at 5:55 p.m. and 6:00 p.m.; discuss the proposed rezone of property at 853 7th Street; discuss the proposed West Ogden/24th Street Interchange District Plan; discuss the proposed Fiscal Year 2025-2026 Budget Amendment pertaining to property, police vehicles, and State grant funds; receive an Administrative update; discuss Council business; and hear Council comments.

Agenda Review

Chair White and members of Council staff reviewed the items listed on the agenda for the Board of Canvass and City Council meetings scheduled to begin at 5:55 p.m. and 6:00 p.m.

Administrative Update

Community and Economic Development Director Johnson provided an update on projects occurring at the Ogden Airport, including the tower replacement; Runway 3-21 maintenance including remarking and fog sealing; terminal improvements; and reconstruction of the south apron and cargo aprons.

Discussion among the Council and Mr. Johnson centered on public/private investments relative to economic projects at the Ogden Airport involving the verti-port and heli-taxi concepts that have gained popularity nationwide; Mr. Johnson noted it would be necessary to conduct an air space study to determine the viability of verti-ports at points of interest in close proximity to the airport, including the Union Station and ski resorts in the Ogden Valley. Additional discussion centered on the recent vote to amend Title 8 of the City Code pertaining to Airport operations; Council member Myers and Mr. Johnson indicated they have received positive feedback from Airport stakeholders regarding the action and the viewpoint that the changes will help the Airport to become more of a regional player in terms of aviation.

Council member Choberka then noted she has been contacted by constituents regarding the old Aspen Care property purchased by the City this year; they are asking for an update on the maintenance and reuse of the property. Mr. Johnson stated his team has been working on the property; they recently finished asbestos mitigation and will be moving to the next phase of demolition soon.

Council member Choberka added the Council has been getting a lot of emails regarding the possible sale of the Taylor Canyon land owned by the Ogden School District. Chief Administrative Officer Brown stated the Mayor has been preparing some

information on that issue and will discuss it with the Council soon.

Ms. Brown then invited Management Services Director Stout to discuss the City's general insurance practices with the Council. Ms. Stout discussed contract insurance requirements, which have increased recently due to recommendations from the Utah Risk Management Association (URMA). She reviewed general liability insurance, workers compensation, and automobile insurance coverage requirements for different types of contracts. City Attorney Williams offered the City's legal position relative to insurance requirements; certain types of insurance policies are typically capped, and he found that the industry standard was lower than the URMA recommendation. He has authorized a general liability limit of \$3 million for most contracts, though the URMA recommendation was \$4 million. Discussion among the Council, Mr. Williams, and Ms. Stout centered on the liability insurance levels for special events held on City property; Mr. Williams noted that in some cases, the risk associated with an event is so low that insurance policies can be waived.

Proposed Rezone – 853 7th Street

Assistant Planning Director Simpson explained Pat Burns has submitted a petition to rezone 12.02 acres from R-1-6 (single-family residential) to R-2S/CO (two-family and small lot residential). The petitioner requests to establish zoning on the property to allow for a group-dwelling type development, with 91 detached single-family dwellings platted for individual ownership, with all homes surrounded by common area. He used the aid of a PowerPoint presentation to orient the Council to the location of the subject property and its surroundings; the challenges associated with the property; the developer's willingness to enter into a development agreement to govern the project and to place a deed restriction on the project to require individual ownership for a 10-year period; development options; and architectural ideas for the project. He concluded that on June 4, 2025, the Planning Commission considered the proposal and recommended approval of the rezone to R-2S on a five to two vote. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Mr. Simpson centered on existing subdivisions in the City that are comparable to the applicant's proposal; roadway and driveway widths and appropriate fire access to the units in the site; affordability of the homes; the work still to be done to address concerns with development of the site; and the concerns expressed by the two Planning Commissioners who voted in opposition to the application. Council Executive Director Eller-Smith reported the application is scheduled for action during the September 16, 2025, meeting; Council staff can add the item to a work session agenda before that date to allow for additional discussion and review of the application. The Council concluded that would be appropriate.

Proposed West Ogden/24th Street Interchange District Plan

Senior Planner Rypien explained the Planning Division has requested that the City Council review and consider the proposed West Ogden 24th Street Interchange District Plan. The Plan has been prepared by the Planning Division and project consultant Logan Simpson in anticipation of the new I-15/24th Street Interchange project planned by the Utah Department of Transportation (UDOT). The district plan is intended to replace the West Ogden Community Plan (adopted 2014, amended 2017) and the 24th Street Corridor Plan (adopted 2005). The West Ogden/24th Street Interchange District Plan outlines proposed land use, transportation, and design strategies for the area surrounding the planned I-15/24th Street interchange redesign, with the aim of coordinating infrastructure improvements, development patterns, and community features in that part of the city. Public workshops were held by the Planning Division on December 5, 2024, and January 30, 2025, in order to receive public input and feedback. On June 4, 2025, the Planning Commission recommended the council approve the proposed plan.

McKayla Dunfey of Logan Simpson used the aid of a PowerPoint presentation to discuss the proposed Interchange District Plan; her presentation highlighted the project background, the key components of the Plan; community feedback that has been provided; and the Planning Commission's recommendation. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council discussion of the information provided by Ms. Dunfey centered on the significant concerns of residents who live in close proximity to the project location and measures that can be taken to address those concerns; the timing of the project; planned future land uses for the area surrounding the interchange; and the connection between the Interchange District Plan and the Zone Ogden Plan.

Proposed Fiscal Year 2025-2026 Budget Amendment – Property, Police Vehicles, and State Grant Funds

Finance Director Sorensen used the aid of a PowerPoint presentation to discuss a proposed Fiscal Year (FY) 2025-2026 budget amendment recognizing revenues and appropriating funds totaling \$3,342,875. Proposed revenues come from fund balance (\$750,750), a state grant for storm sewer improvements (\$158,000), a state homeless mitigation grant for equipment purchase (\$305,000) and a state homeless mitigation grant for public safety wages and other direct costs (\$1,597,125). Recommended appropriations will fund a property purchase (\$350,000), police vehicle purchases (\$645,000), storm sewer improvements (\$158,000), and public safety wages and operational costs (\$1,439,125). For a copy of the presentation in its entirety, see the information packet for the meeting.

Council members briefly discussed the proposed appropriation for a property purchase and concluded more discussion of that component of the budget amendment may need more decision before final action is taken. Council Executive Director Eller-Smith reported action on the item is scheduled for September 16, 2025, and there will be an opportunity for more discussion of the proposal before that evening.

The meeting adjourned at 5:40 p.m.

TRACY HANSEN, MMC/CRA
CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: October 7, 2025