

Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, September 16, 2025, at 4:00 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	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
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present:	Chief Administrative Officer Mara A. Brown City Attorney Gary Williams Community and Economic Development Executive Director Jared Johnson Planning Director Barton Brierley Community Development Director Jeremy Smith Senior Planner Brandon Rypien Community and Economic Development Assistant Executive Director David Sawyer Deputy CAO/City Engineer Taylor Nielsen Chief Deputy Recorder Lee Ann Peterson
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The purpose of the joint work session was to review the agenda for the City Council meeting scheduled to begin at 6:00 p.m.; receive presentations regarding the proposed FrontRunner Station Area Plan and Middle-Income Housing Program guidelines; discuss proposed Youth Council Bylaws amendments; discuss Council/Board business; hear Council/Board comments; and consider convening in a closed session meeting.

Agenda Review

Chair White 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 Frontrunner Station Area Plan

Senior Planner Rypien explained City Administration is seeking certification of the FrontRunner Station Area Plan under State law. In 2022, the Legislature passed Senate Bill 462, which requires cities with major transit stations to plan for the land within a half-mile of those stations. These plans must advance four goals: affordable housing, sustainability, access to jobs and services, and more transportation choices. Instead of writing a new plan, Ogden can use the bill's "previous actions" option, which allows cities to show that plans and projects already in place before 2022 are still moving these goals forward. The law is meant to ensure state transit investments are supported by thoughtful city planning—so stations are connecting people to housing, jobs, and opportunities. Mr. Rypien used the aid of a PowerPoint presentation to highlight key components and objectives of the Station Area Plan; for a copy of the presentation in its entirety, see the information packet for the meeting.

There was brief discussion among the Council and Mr. Rypien regarding topics such as the difference between a FrontRunner station and a basic train stop and necessary changes – if any – to sections of the City's land use code or General Plan to avoid conflicts with the legislation or the proposed Station Area Plan.

Proposed Middle Income Housing Program Guidelines

Community Development Director Smith explained Ogden City Administration is proposing that the Council adopt program guidelines to allow developers of multi-family housing projects to utilize the Middle-Income Housing Program that is part of the Federal Housing Administration's FHA 221(d)(4) multifamily programs. This program allows an applicant to utilize special underwriting and financing with FHA if the proposed development meets certain criteria. A project using the program must have at least 50 percent of the units reserved for households earning no more than 120 percent of the area median income for at least 10 years. Rents for these units must be capped to ensure the units meet the requirements of the program. In order for a developer to utilize the program, the local government must adopt guidelines and thereafter the administration must track and

certify compliance on an annual basis. Mr. Smith used the aid of a PowerPoint presentation to expound on the proposed program guidelines; for a copy of the presentation in its entirety, see the information packet for the meeting.

There was discussion among the Council and staff regarding the definition of middle-income; methods for determining market rental rates; support for the program from the development community; and differences in funding guidelines for apartments versus other types of rental units.

Council/Board Business

Youth Council Bylaws Amendments: Communications Director Garside used the aid of a PowerPoint presentation to summarize the proposed changes to the Youth Council Bylaws as follows:

- Change the name of the leadership roles for the Youth Council from Chairperson and Vice Chairperson to Chair and Vice Chair for simplicity.
- Establish leadership election timelines.
- Add new leadership election rule that states “Should only one OCYC member express interest in a YCEC role, that person is automatically appointed to that role, and will have their name removed from consideration for any other YCEC role(s).”

The Council also heard from members of the Youth Council regarding an upcoming schedule of events they will participate in; planned service projects; social activities; and efforts to increase attendance and enrollment in the Youth Council.

For a copy of Mr. Garside’s presentation, see the information packet for the meeting.

Council members commended Youth Council members for their involvement in the Council and thanked them and Mr. Garside for the information provided tonight. They also engaged in discussion with the Youth Council members about the manner in which they heard about the opportunity to become a member of the Youth Council and some of the things they have learned through their participation.

Council/Board Comments

Council member Myers thanked the Council for their dialogue and support regarding the future use of property at 952 Childs Avenue. He feels the future of the property is bright.

Closed Session

At this time, the Council gave consideration of adjourning into a Closed Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:

- a. Discussion of the character, professional competence, or physical or mental health of an individual
- b. Strategy session to discuss collective bargaining
- c. Strategy session to discuss pending or reasonably imminent litigation
- d. Strategy session to discuss the purchase, exchange, or lease of real property
- e. Strategy session to discuss the sale of real property
- f. Discussion regarding deployment of security personnel, devices, or systems
- g. Investigative proceedings regarding allegations of criminal misconduct

VICE CHAIR HYER MOVED THE COUNCIL ADJOURN INTO A CLOSED SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205(1) OF THE OPEN AND PUBLIC MEETINGS LAW. MOTION WAS SECONDED BY COUNCIL MEMBER RICHEY, WITH THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO - NONE.

The meeting adjourned into Closed Session at 4:57 p.m.

The meeting reconvened at 5:52 p.m.

The meeting adjourned at 5:53 p.m.

LEE ANN PETERSON, MMC
CHIEF DEPUTY CITY RECORDER

MARCI A. WHITE, CHAIR

APPROVED: October 21, 2025

