

Minutes of the work session of the Ogden City Council held on Tuesday, October 7, 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  
                  Vice Chair               Richard A. Hyer  
                  Council members      Bart E. Blair  
  Angela Choberka (arrived 4:38 p.m.)  
  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  
                  Planning Director Barton Brierley  
                  Senior Planner Brandon Rypien  
                  Public Services Executive Director Justin Anderson  
                  Backflow Technician Justin Royer  
                  Community and Economic Development Executive Director Jared Johnson  
                  Community and Economic Development Assistant Executive Director David Sawyer  
                  City Recorder Tracy Hansen

The purpose of the work session was to review the agenda for the City Council meeting scheduled to begin at 6:00 p.m.; review the FlashVote Survey results for Public Safety; discuss the proposed Wall Avenue Corridor Plan; discuss the proposed Mt. Lewis Community Plan amendment; discuss a proposed rezone at 1514 Washington Boulevard; discuss proposed Culinary Water Cross Connection Ordinance amendments; discuss Council priorities for the Fiscal Year (FY) 2027-2031 Capital Improvement Plan (CIP); 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 City Council meeting scheduled to begin at 6:00 p.m.

#### Proposed Wall Avenue Corridor Plan

Jake Farnsworth representing Kimley-Horn and Associates, the project consultant for the development of the Wall Avenue Corridor Plan, introduced the preferred street design concept for the downtown section of Wall Avenue, 22<sup>nd</sup> to 27<sup>th</sup> Streets. The preferred concept — Traffic Calming with Landscape Median and Shared Use Path — was developed through public input, staff analysis, and coordination with the Utah Department of Transportation (UDOT), and has been unanimously recommended by the Planning Commission on June 4, 2025. He used the aid of a PowerPoint presentation to review the concept, it includes four travel lanes with a left turn lane, a landscaped median, street trees, on-street parking, curb extensions, mid-block crossings, and an off-street shared use path along the west side. This concept is an important step for the future of downtown Ogden because it will guide investment, development, and transportation decisions that shape how people experience the City's core. The final draft of the entire Wall Avenue Corridor Plan is expected to be submitted to and reviewed by the Council in the next few months. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Mr. Farnsworth centered on the pros and cons of each of the optional concepts that were considered by the public and the consultant/staff; potential impacts to travel time through the area of 22<sup>nd</sup> to 27<sup>th</sup> Streets on Wall Avenue; drawbacks of mid-block pedestrian crossings; the construction project timeframe for improvements to the section of Wall Avenue from 22<sup>nd</sup> to 27<sup>th</sup> Streets; the manner in which the preferred concept will benefit Union Station; on-street parking opportunities; and the next steps in the process of approving the preferred concept and a Wall Avenue Corridor Plan.

#### FlashVote Survey Results – Public Safety

Kevin Lyons, representative of FlashVote, used the aid of a PowerPoint presentation to review the results of the FlashVote survey specific to Public Safety services in Ogden City. He reported 304 individuals participated in the survey; he listed the questions that were asked and illustrated the filtering tools used to communicate the results of the survey. He concluded that the public's rating of the Ogden City Police Department is very positive. For a copy of the presentation in its entirety, see the

information packet for the meeting.

Chair White recessed the meeting at 5:00 p.m. to allow the Council to view a press conference regarding an event that occurred in the community earlier in the day.

#### **Proposed Mt. Lewis Community Plan Amendment; and Proposed Rezone – 1514 Washington Boulevard**

Planning Manager Brierley explained Cooperstown Partners LLC has submitted a petition with two requested actions. The first is a proposal to amend the Mt. Lewis Community Plan, specifically vision strategy 4.E of the plan to indicate the property should be zoned R-2S, rather than R-1-6. The second requested action is to rezone the property from R-2 to R-2S to allow for a townhome project. The property is along the north border of the city, near North Ogden and is adjacent to the Washington Estates Mobile Home Park. Mr. Brierley used the aid of a PowerPoint presentation to expound on the applicant's development concept; the Planning Commission recommends approval to amend vision strategy 4.E of the Mt. Lewis Community Plan and rezone the two parcels at 1514 North Washington Boulevard from R-2 to R-2S/Conditional Overlay (CO) with a condition that the owner enter into a development agreement limiting the dwelling units to owner-occupants for a period of 10 years after occupancy. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Mr. Brierley centered on the history of the subject property and the purpose of the proposed CO zoning; the Council concluded they were comfortable with the applications moving forward to a regular meeting.

#### **Proposed Culinary Water Cross Connection Ordinance Amendments**

Public Services Executive Director Anderson explained Ogden City Administration is proposing that the Council approve amendments to the city's backflow and cross connection control ordinance. As required by state code, all culinary water purveyors are required to implement and maintain a Cross Connection Control Program. Ogden's ordinances regarding backflow and cross connection control need to be updated to comply with state code as well as requirements of the Division of Drinking Water and the Utah Plumbing Code. The proposal is to repeal the existing Title 9, Chapter 4, and replace it with the newly proposed language. Mr. Anderson introduced the City's Backflow Technician, Justin Royer, who used the aid of a PowerPoint presentation to provide additional information regarding the proposed ordinance amendments, the purpose of which is to ensure compliance with State and Federal requirements pertaining to safe drinking water. The regulations included in the ordinance apply to backflow testers, contractors, citizens, the City, plumbing supply companies, and inspectors. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Mr. Royer centered on the current rate of noncompliance with backflow regulations and the specific types of construction projects or activities that require backflow testing. The Council concluded they were comfortable with the proposed ordinance amendments moving forward to a regular meeting.

#### **Fiscal Year 2027-2031 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 2026-2027 budget and the 2027-2031 Capital Improvement Plan are put together. Council staff has compiled a list of projects from the most recent (FY2026-2030) Capital Improvement Plan that was approved by the Council in June of 2025. Mr. Burton presented the system that has been developed for ranking projects that are expected to be in the 2027-2031 Capital Improvement Plan; he indicated Council staff will send an email with instructions and a link to the system to all Council members.

#### **Council Business**

***Union Station Plaza:*** Council member Myers stated he has heard of some recent changes related to planning efforts for the Union Station Plaza; he asked that Administration provide an update to the Council in a future closed session if possible.

***Ongoing Construction Projects:*** Chair White asked Public Services Executive Director Anderson for a report of recent construction activities around the Mt. Ogden Golf Course. Mr. Anderson stated there is work underway on Constitution Way in front of the Mt. Ogden Golf Course; an old, corrugated metal storm drain line has deteriorated and the project will improve the infrastructure in that area.

Council member Graf also asked for an update on the project at the intersection of 20<sup>th</sup> Street and Harrison Boulevard. Mr. Anderson stated that asphalt and curb and gutter improvements are currently underway, and the estimated completion date is October 20. The traffic patterns in the area will change when the intersection reopens and those driving through the area on a regular basis will need to adjust to those changes.

Council member Myers asked when the construction season will draw to an end. Mr. Anderson stated that all projects are winding down, with some minor projects still underway through the end of October.

Council Executive Director Eller-Smith asked for an update on the project on Taylor Avenue. Mr. Anderson stated many residents have expressed concerns about the rate of speed on Taylor Avenue near the Weber State University (WSU) campus. The City has participated in several community meetings regarding the problem and efforts have been undertaken to slow the speed by installing a table-top speed hump. That project will be completed by the end of the month, along with a few other traffic calming measures. The Council briefly discussed the temporary impacts associated with that project and thanked staff for keeping in touch with the residents living in that neighborhood.

The meeting adjourned at 5:43 p.m.

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TRACY HANSEN, MMC/CRA  
CITY RECORDER

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MARCIA L. WHITE, CHAIR

APPROVED: November 18, 2025