

Minutes of the regular meeting of the Ogden City Council held on Tuesday, October 7, 2025, at 6:00 p.m., in the Council Chambers, and via electronic meeting, on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

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: Mayor Benjamin K. Nadolski
Chief Administrative Officer Mara A. Brown
City Attorney Gary Williams
Planning Director Barton Brierley
Senior Planner Brandon Rypien
Community Development Director Jeremy Smith
Community and Economic Development Assistant Executive Director David Sawyer
City Recorder Tracy Hansen

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by Vice Chair Hyer.

A moment of silence was observed.

Acknowledgements: Council member Richey acknowledged the unfortunate shooting event that occurred in the area of Ben Lomond High School earlier today; his thoughts are with the close-knit community that surrounds the school, which includes the students, parents, and faculty of the school. Mayor Nadolski stated the event is tragic and brings perspective and context to the work that is done by the City; he expressed condolences to the family of the young man who was shot and killed, but committed the City's support to them and noted the Police Department will work tirelessly to apprehend the shooter.

Council member Choberka stated October is Domestic Violence Awareness Month and she recognized representatives of Your Community Connection (YCC), who addressed the Council about the services they provide, thanked the City for its partnership, and emphasized the importance of recognizing domestic violence in the month of October and throughout the entire year. The Mayor and Council thanked YCC for their efforts to make positive improvements in the community and also touched on the need for other communities to participate with YCC to help expand their reach to those in need throughout the region.

Approval of Minutes

Council member Blair stated he had reviewed the minutes of the regular meeting of August 26, 2025, and found them to be accurate to the best of his recollection.

Council member Choberka stated she had reviewed the minutes of the special meeting of the Board of Canvass of August 26, 2025, and found them to be accurate to the best of her recollection.

Council member Myers stated he had reviewed the minutes of the work session of August 26, 2025, and found them to be accurate to the best of his recollection.

Council member Graf stated he had reviewed the minutes of the closed session of September 2, 2025, and found them to be accurate to the best of his recollection.

COUNCIL MEMBER GRAF THEN MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY COUNCIL MEMBER MYERS, ALL VOTING AYE.

Proposed Resolution 2025-17 certifying that prior action was taken by the City, as documented on Exhibit A, meets the objectives of Utah Code 10-9A-403.1(7)(A) regarding a fixed guideway station area plan (FrontRunner Station)

A memo from the Community and Economic Development Department regarding the proposed FrontRunner Station

Area Plan came before the Council for consideration. The memo stated City Administration is asking the City Council to consider a resolution that would allow the FrontRunner Station Area Plan to be certified under state law. In 2022, the Legislature passed House 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.

Senior Planner Rypien summarized the memo and 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.

Council member Richey asked that City Administration consider the City's ability to meet some of the housing metrics and requirements of the Station Area Plan. Mr. Rypien stated he will continue to evaluate those matters and will confer with representatives of the Regional Growth Committee (RGC) of the Wasatch Front Regional Council (WFRC) to ask questions about those matters.

Chair White introduced in writing proposed Resolution 2025-17, entitled:

"A resolution of the Ogden City Council certifying that prior action taken by the City, as documented on the attached Exhibit A, meets the objectives of Utah Code 10-9A-103.1(7)(A) regarding a fixed guideway station area plan."

Chair White then called for public input regarding the proposal.

Linda Sanchez stated she reviewed the packet materials regarding this matter, and she noticed many references to high density housing projects very close to the Union Station campus. She stated she thought the City Council had already made the decision to prohibit high density housing in that area and she asked for clarification on that matter. She also noted that Wall Avenue Corridor Plan has not been approved yet and she wondered with the Council would proceed with action on the FrontRunner Station Area Plan before approval of the Wall Avenue Corridor Plan. She added that she is also confused about the plans for bridge reconfiguration on 24th Street and she asked for additional information about that issue.

No additional persons came forward to be heard

Chair White asked Mr. Rypien to address Ms. Sanchez's questions. Mr. Rypien stated that the framework plan that has been adopted for the Union Station Campus limits building heights in the surrounding area; while the FrontRunner Station Area Plan does include allowances for high density housing, the Union Station framework limits tall housing buildings. He then addressed the question about the 24th Street viaduct reconfiguration, which is addressed by the MakeOgden Downtown Plan; plans are to lower the bridge to Wall Avenue, but that must be approved and funded by the Utah Department of Transportation and no progress has been made to that end. He concluded by noting that any action to approve the Station Area Plan must highlight any progress made towards adopting the Wall Avenue Corridor Plan; although that Plan has not yet been adopted, the City has been making progress towards adoption. Mayor Nadolski added that there has been a conscious effort to focus residential density in downtown Ogden and around major transit hubs and corridors as this is considered to be responsible planning. If those decisions are not made now by the City, they will be made for the City by a higher government power.

ON A MOTION BY COUNCIL MEMBER GRAF AND SECONDED BY COUNCIL MEMBER RICHEY, RESOLUTION 2025-17 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOVERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Proposed Resolution 2025-18 adopting the Middle-Income Housing Program Guidelines

A memo from the Community and Economic Development Department regarding proposed Moderate Income Housing Guidelines came before the Council for consideration. The memo stated 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% 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.

Community Development Manager Smith summarized the memo and 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.

Chair White introduced in writing proposed Resolution 2025-18, entitled:

"A resolution of the Ogden City Council adopting the Middle-Income Housing Program Guidelines."

ON A MOTION BY COUNCIL MEMBER RICHEY AND SECONDED BY COUNCIL MEMBER GRAF, RESOLUTION 2025-18 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOVERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Proposed Resolution 2025-19 modifying the Bylaws of the Ogden City

Youth Council

A memo from Council staff regarding proposed Youth Council Bylaws amendments came before the Council for consideration. The memo stated Council staff and Youth Council leadership have recommended amendments to the body's bylaws.

Communications Director Garside summarized the memo and 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 received a PowerPoint presentation from members of the Youth Council regarding an upcoming schedule of events they will participate in: planned service projects, social activities, achievements of the Youth Council over the past year, and efforts to increase attendance and enrollment in the Youth Council. For a copy of the presentations in their entirety, see the information packet for the meeting.

Chair White introduced in writing proposed Resolution 2025-19, entitled:

"A resolution of the Ogden City Council modifying the bylaws of the Ogden City Youth Council."

ON A MOTION BY COUNCIL MEMBER MYERS AND SECONDED BY VICE CHAIR HYER, RESOLUTION 2025-19 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Public Comments

Gina Shafer presented the Council with a petition from the Edgehill Neighborhood Coalition; she noted she represents 91 percent of the households on her street who have signed the petition opposing the proposed traffic detour through their street – Edgehill Drive. She spoke of the nature of the neighborhood and the presence of young children and indicated the residents there are being asked to absorb commuter traffic that cuts between Weber State University (WSU) and the Dee Events Center that was deemed unsafe for Taylor Avenue. Taylor Avenue benefits from sidewalks, two bike lane shoulders, and multiple speed monitor signs; Edgehill has none of these protections. She expounded on the concerns of herself and other residents and stressed that public safety is not negotiable.

The following individuals echoed the sentiments communicated by Ms. Shaefer and asked that the Council take action to protect their neighborhood: Janetta Kramer, William Shafer, Sean May, Brianna McMullen, Kalie Copenhaver, Chandler Copenhaver, Logan Iverson, Phil Nastoriak, Autumn Iverson, and Royce McMullin.

Heath Satow stated he and many others were devastated by the news of the deadly shooting near the Ben Lomond campus today. He then stated he is a strong supporter of local businesses, which includes the local newspaper – the Standard-Examiner. He also fully supports the Mayor's efforts to better interface with Ogden residents, and he genuinely believes the new newsletter is a step in the right direction. However, he has been concerned about the execution; a City publication should be clearly defined as just that and calling it Ogden City News gives the impression of independent journalism where none exists. The line is blurred when the company paid to print and distribute the newsletter is the very same company the public relies on to be an independent watch dog. He stated his concerns are fundamental and lie with the erosion of the public trust in the government and in the press. There must be a clear separation between government and press and the current arrangement will cause residents to wonder if there is a financial motivation for the Standard-Examiner to keep in the City's 'good graces'. He then referenced Council member Myers' comments during tonight's work session regarding the Union Station campus project; he noted there is still a lingering lawsuit regarding the project and he advised the Council to look into that issue.

Linda Sanchez stated she listened to the recent City Council candidate debates and she was pleased by the questions that were asked of the candidates. She thanked the Council for what they do and indicated they are not thanked often enough. She stated that she will miss Council member Choberka greatly; she reaches out to the Council with questions on a regular basis and Council member Choberka consistently responds to her. She also thanked Mayor Nadolski for responding to a question she asked him over the weekend. She also thanked Chair White for answering her question today as well but noted she does not always answer questions as consistently as others.

Theresa Bramwell stated she is very sorry to hear that a student was shot and killed near Ben Lomond High School. She then noted the State of Utah had a homelessness convention last week and she asked if any representative of Ogden City attended that event and will be making any changes in terms of how the City deals with its homeless population. She also referenced the action tonight regarding middle income housing program guidelines; she doubts that there is a single person who earns a \$102,000 per year that wants to live in a rental apartment. She believes that person would rather live in a home, something they own, and she wondered if the program includes any incentive or funding for home ownership.

Chair White asked Mayor Nadolski to respond to the public comments regarding the traffic detour on Edgehill Drive. Mayor Nadolski thanked the residents who spoke regarding this issue and indicated he is committed to finding solutions to ensure the safety of children in the area. He emphasized the current traffic detour is temporary in nature and the improvements being made to Taylor Avenue will potentially impact traffic flow in the area. He then stated the purpose of the City newsletter is to serve as a communication tool, not a form of independent journalism; other cities do something similar to what has been done in Ogden

City and that is because they are pursuing transparency and community engagement. The newsletter is a fully staff-written document printed by the Standard-Examiner with a contract in place. He has nothing to hide and is concerned about the negative rhetoric surrounding the matter; he will ignore this rhetoric and prioritize people and progress. He then discussed recent challenges faced by the City that have highlighted the need for responsible decision making; the City is committed to responding to crises that are occurring and wishes to provide safe and supportive environments for Ogden's residents. He noted his thoughts are with the family of the young person who was tragically killed after school and with the officers who responded to the scene. He also addressed the negative comments about the City's response to homelessness and middle-income housing issues in the community; he expressed frustration with the lack of support from other cities in addressing homelessness in the community and hopes to see them step up in providing resources and support in the future.

Council member Comments

Chair White referenced a lawsuit involving Ogden City and Weber State University, noting that it was recently dismissed and it would be beneficial for the Council to receive an update on the matter. She also encouraged ongoing dialogue between the City and residents regarding the Taylor Avenue detour and other traffic mitigation or enforcement opportunities.

Council member Graf thanked the residents from Edghill Drive for bringing their thoughts, feelings, and ideas to the Council. He stated the manner in which they presented their suggestions was very professional and impressive and he invited them to continue to reach out to him if they have more feedback. He stated he does not want Edghill to be known as an alternative route to Weber State University in the long term and he will encourage the City to utilize Country Hills Drive and Skyline Drive as additional access points to Weber State University so that people avoid using Edghill Drive in the future. Council member Blair agreed and relayed his own personal experience with traveling in and around the WSU campus; he trusts the City's Engineering team to identify appropriate solutions that will work for all parties. Edghill Drive is a safe and quiet street, and he wants to keep it that way; he will continue to share any information provided by the residents to the appropriate members of City Administration and staff.

Council member Richey also thanked the residents of Edghill Drive for the input they provided tonight; he is grateful to the Police Department for providing a police presence in the area to help address the concerns the residents have expressed regarding increased traffic and excessive speeds.

Mayor Nadolski apologized for his emotional response to some of the comments that have been made tonight but noted that he will always defend the City and its residents while remaining focused on continual growth and improvement.

Chair White stated that as she has been campaigning throughout the City in recent weeks, she has noticed that many residences do not have their addresses properly displayed; she encouraged residents to take note of this because having a visible home address helps public safety respond more quickly in an emergency.

There being no further business to come before the Council, **VICE CHAIR HYER MOVED THE MEETING ADJOURN AT 7:53 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER RICHEY, ALL VOTING AYE.**

TRACY HANSEN, MMC/CRA
CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: November 18, 2025