

Minutes of the work session of the Ogden City Council held on Tuesday, October 21, 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 (<i>arrived at 4:07 p.m.</i>)
		Angela Choberka (<i>via Zoom</i>)
		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: Chief Administrative Officer Mara A. Brown
Community and Economic Development Assistant Executive Director David Sawyer
Planning Director Barton Brierley
Senior Planner Brandon Rypien
Building/Code Services Director Christian Stucki
Business License Supervisor Marqae Martinson
Ogden Police Division Captain Tim Scott
Ogden Police Lieutenant Glen Buss
Public Services Executive Director Justin Anderson
Parks, Cemetery, and Trails Director Monte Stewart
Sustainability Coordinator Lorenzo Long
Deputy City Recorder Jason Gould

The purpose of the work session was to review the agenda for the City Council meeting scheduled to begin at 6:00 p.m.; receive the Ogden Pioneer Days Foundation Annual Report; discuss the proposed Harrison Boulevard Ogden Express (OGX) Station Area Plan; discuss proposed massage business regulations; receive a report from the Ogden Police Department – Traffic Law Enforcement on Washington Boulevard; receive the Sustainability Committee Annual Report; 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.

Ogden Pioneer Days Foundation Annual Report

The City Council has requested information from local foundations and nonprofit organizations that have a contractual agreement with Ogden City. These presentations help the Council to become more familiar with the objectives and efforts of the organizations.

Steve Handy, Ogden Pioneer Days Foundation Chairman, along with Trustees Pat Condon and Rick Davis, used the aid of a PowerPoint presentation to provide the annual report; the Foundation members discussed the Foundation's organizational mission and goals, successes and challenges over the past year, and future plans for the Foundation. For a copy of the presentation in its entirety, see the information packet for the meeting.

Proposed Harrison Boulevard OGX Station Area Plan

Senior Planner Rypien introduced Megan Moore (*via Zoom*) and Jake Young, representatives of Logan Simpson, the consultant hired to develop the Ogden Express (OGX) Station Area Plan; the two individuals used the aid of a PowerPoint presentation to summarize the current proposal. City Administration is asking the City Council to consider a resolution that would allow the Harrison Boulevard OGX 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 quarter mile of those stations. These plans must advance four goals: affordable housing, sustainability, access to jobs and services, and more transportation choices. 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. The Harrison Boulevard OGX Station Area Plan covers all five OGX stations located along Harrison Boulevard and on the Weber State University campus, including 32nd Street, 36th Street, Weber Central, Wildcat Village, and the Dee Events Center. The draft Station Area Plan has undergone an extensive public process that included outreach workshops, stakeholder meetings, and community feedback. The Planning Commission considered the plan at a public hearing on August 6, 2025, and recommended its approval to the City Council on an eight to one vote. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Planning staff and the consultant representatives centered on the reasoning behind studying some but not all stops along the OGX line; land use impacts for properties located along the OGX route; affordable housing requirements for the Plan; safety issues associated with mid-block pedestrian crossings and bike lanes along the OGX route; trail and open space connectivity; waterwise landscaping along the route; the timeline for Plan implementation; and future high density housing plans on the Weber State University campus.

Chair White noted action on the proposed Station Area Plan is scheduled for November 18, 2025.

Proposed Massage Business Regulations

Building/Code Services Director Stucki reported Ogden City Administration is proposing that the Council approve regulations for the licensure and operation of massage businesses. There are state-level regulations for the operation of a massage business, and the Administration is requesting the establishment of local-level regulations as well to help business licensing, code services, and police to effectively regulate legitimate massage businesses and properly address unlicensed or noncompliant massage businesses. Mr. Stucki used the aid of a PowerPoint presentation to summarize the proposal; the key components of the ordinance include:

- Require both Utah Division of Professional Licensing (DOPL) license and City massage business license.
- Set operational standards: 8 a.m.–10 p.m., transparency, ID display.
- Mandate human trafficking awareness posting.
- Grant inspection authority to City officials.
- Establish penalties, suspension, and appeal procedures.

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

Discussion between the Council and Mr. Stucki centered on communication between the City and existing massage businesses regarding the proposed licensing regulations; and any barriers the ordinance will create for small business owners and home occupation licensees.

Ogden Police Department Report – Traffic Law Enforcement on Washington Boulevard

Ogden Police Division Captain Scott introduced Ogden Police Lieutenant Buss, who referred to a transmittal sent by Chief Sube to the City Council regarding enforcement efforts to address traffic issues along Washington Boulevard including street racing, excessive vehicle noise, speeding, and crosswalk concerns. Lieutenant Buss used the aid of a PowerPoint presentation to report data and findings regarding street racing activity, summarize enforcement activity and outcomes, and discuss next steps related to the ongoing efforts along the corridor. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion between the Council and Lieutenant Buss centered on penalties the City can impose for street racing; options for redirecting motorists to other locations where racing may be permitted; the impacts of enforcement in terms of pushing the illegal activity to other areas of the City or to other cities altogether; the City's ability to enforce on State roads; changing the light timing cycle on Washington Boulevard to deter speeders; the impact that certain racing activities have had on businesses in downtown Ogden; and noise disturbance from the vehicles involved in speeding and whether the City needs to adjust its noise ordinance to make enforcement easier for the Police Department.

Sustainability Committee Annual Report

Sustainability Coordinator Long explained that the Sustainability Committee advises the Mayor and City Council on policies pertaining to citizen education programs relating to sustainable environmental practices and responsible stewardship of Ogden's natural resources. He introduced Tara Saley, Chair of the Sustainability Committee, who used the aid of a PowerPoint presentation to provide the Committee's annual report highlighting the committee's accomplishments throughout the year, and efforts of subcommittees that have been created to address:

- Electric Vehicle Charging and Parking.
- Recycling.
- Energy Wise Ogden.

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

The Council thanked Mr. Long and Ms. Saley for the information provided tonight and for their efforts to improve the community's environment.

Council Business

Chair White asked Planning Director Brierley to discuss the proposed Wall Avenue Corridor Plan with the Council; the

item is an action item on the City Council meeting agenda for this evening. Mr. Brierley provided an overview of the history of the study that has involved the proposed Plan; one of the City's main interests is to better connect 25th Street to downtown Ogden and the Union Station Campus. This includes improving pedestrian access and safety and traffic conditions. One of the goals of the project is to reach a corridor agreement with the Utah Department of Transportation (UDOT) and City Administration is still working on that endeavor. He will provide additional information about the status of the negotiations with UDOT, and he will ask that the Council not take final action this evening and continue the item for a period of up to six months.

Council Comments

~~Council member Richey~~ *Council member Myers congratulated Council Communications Director Garside on his performance as Renfield in a recent production of Dracula.

The meeting adjourned at 5:59 p.m.

*Corrected at the Council meeting 12/02/25

JASON GOULD
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: December 2, 2025