Minutes of the work session of the Ogden City Council held on Tuesday, December 2, 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
		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 Executive Director Jared Johnson
Community and Economic Development Assistant Executive Director David Sawyer
Planning Director Barton Brierley
Airport Director Brian Condie
Community Development Director Jeremy Smith
Ogden Fire Chief Mike Slater
Ogden Fire Battalion Chief Kenny Miller
Public Services Executive Director Justin Anderson
Parks, Cemetery, and Trails Director Monte Stewart
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.; discuss the Pre-disaster Mitigation Plan; discuss proposed zone changes for properties at 1172 Porter Avenue and 211 Patterson Street; discuss proposed Airport Leasing Policies; 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. There was a discussion about the item included on the meeting agenda regarding Ogden School District surplus property and the Taylor Canyon Elementary site; Community Development Director Smith reviewed a presentation he planned to provide during the meeting and answered questions from the Council regarding the timing of the proposed action and when the property will be appraised. There was also discussion among the Council and Administration staff regarding potential uses of the Taylor Canyon Elementary site, including parks and recreation programming options.

Pre-Disaster Mitigation Plan

Fire Chief Slater explained City Administration is requesting that the Council consider a resolution to adopt the 2024 Weber County Pre-Disaster Mitigation Plan (PDM). The Plan was prepared by the Weber County Office of Homeland Security and Emergency Management, in collaboration with project consultants and local governmental and public entities countywide, including Ogden City. The PDM provides an overview of countywide population demographics and environmental conditions, identifies natural hazards that have occurred or are likely to occur in Weber County, and outlines the associated risk assessments, existing mitigation measures, and future mitigation goals. Adopting the Plan ensures that Ogden City remains eligible for federal disaster mitigation grant funding.

Battalion Chief Miller used the aid of a PowerPoint presentation to expound on the work done to develop the proposed PDM; he presented the 14 hazards addressed in the Plan, highlighting that some had already affected the City in the past five years, including droughts, thunderstorms, windstorms, extreme weather events, and the flooding in 2023. He also discussed several current action items being addressed, such as ineffective ditch stones, storm water issues, and slip lining of sanitary sewer lines. He emphasized that the goal of pre-disaster mitigation is to protect life and property by prioritizing actions that reduce risk to critical infrastructure, noting that spending money on prevention is more cost-effective than recovery after a disaster occurs. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council member Hyer asked about electromagnetic pulses (EMP) as a potential threat. Battalion Chief Miller acknowledged EMPs are a real threat but they are not specifically addressed in the plan because they were not identified as a top priority in the hazard vulnerability analysis. Regarding EMPs, Public Services Executive Director Anderson noted the City could operate its water system manually if needed, clarifying there have been standard operating procedures in place to run systems manually in case of SCADA system failure.

Council member Richey inquired as to the fiscal impact of adopting the proposed PDM. Battalion Chief Miller clarified that adopting the plan itself has no budget impact but explained that projects listed in the plan cannot be completed without federal funding. He noted that the federal BRIC (Building Resilient Infrastructure Communities) grant program the City had planned to apply for had been discontinued this year, but having the plan in place would position the City to apply for future funding opportunities when they become available.

Council member Graf referenced the Wildland Urban Interface (WUI) law that takes effect in January of 2026; he inquired as to the two components of the law: fire mitigation and fees. Chief Slater explained the State is developing maps to identify homes in WUI areas that may be subject to fees and the Fire Department was being proactive by developing its own plan with a goal to reduce the WUI area in Ogden City by 10 percent over the next three years through vegetation thinning and planting fire-resistant plants. He reported that town hall meetings will be organized in January or February to explain the impacts some residents will experience.

The Council engaged in a discussion with Fire Department staff regarding the process of developing the proposed plan, including how projects are identified and ranked within the plan. They thanked Chief Slater and Battalion Chief Miller for their efforts and the information provided tonight.

Proposed Rezone – 1172 Porter Avenue

Planning Director Brierley used the aid of a PowerPoint presentation to summarize the rezone application submitted by Jaime Ponce de Leon for 0.3 acres of property from R-1-6 (single-family residential) to R-2/CO (two-family with a conditional overlay) and 12th Street Corridor Overlay. Part of the request includes a proposal to apply the project conditional overlay to the three parcels to the south located at 1180 Porter Avenue and 584 12th Street. The petitioner requests to establish zoning on the property to allow a group-dwelling type development, with 17 townhome units on a common area parcel. The proposal includes a development agreement that will require the units to be owner-occupied for ten years. He noted that the proposal aligned with the Hillcrest Bonneville Community Plan, which encourages consolidating small lots along major corridors and developing quality multifamily units as the area's population needs and densities increase. He reviewed several factors considered for zone changes, including providing definite edges and buffers between types of uses, reflecting the prevailing character of the overall area, and providing transitions between uses. He concluded that the Planning Commission considered and recommended approval of the proposal on August 6, 2025. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council members expressed concerns about traffic in the area, particularly at Adams Avenue and 12th Street, noting that traffic was already quite congested, especially with large trucks navigating the area. Planning Director Brierley acknowledged that the development would add traffic to the corridor; typically, a traffic study would be required since 12th Street is a state highway, to consider safety and the level of service at intersections. Council Member Hyer noted that the development would eliminate some existing curb cuts on 12th Street, which could relieve some congestion. He also suggested that residents might use alternative routes like 10th Street to avoid congested areas, theorizing that residents would find ways around heavy traffic depending on their destination. Chair White and Council Member Choberka also noted that many residents had expressed concern about traffic, reinforcing the importance of considering traffic implications in planning decisions. Council Member Myers expressed support for the project and commended the property owner for working with Planning to develop it.

Proposed Rezone – 211 Patterson Street

Planning Director Brierley used the aid of a PowerPoint presentation to summarize the rezone application submitted by the Housing Management and Development Corporation, affiliated with the Ogden Housing Authority (OHA), for 0.54 acres from R-4 (multiple-family residential) to R-5 (multiple-family residential with higher density). The petitioner requests to establish zoning on the property to allow a 25-unit apartment building as long-term housing for young adults aging out of foster care. The Planning Commission reviewed and recommended approval of the proposal on October 1, 2025. The main difference between the R-4 and R-5 zones is the level of residential density they allow. Both zones permit multiple family housing, but R-5 allows more units on the same amount of land by requiring less lot area per dwelling unit and by allowing larger projects by right. For example, R-4 only allows up to eight units as a permitted use, while R-5 allows up to 49 units before a conditional use permit is required. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council member Choberka asked about the appropriateness of locating the proposed facility next to existing low-income housing, expressing concerns about the concentration of low-income units.

Council member Rich Hyer inquired if there is an ageing-out process for residents of the facility. Council member Richey pointed out the packet noted no limit on how long residents may remain in the development and asked for clarification on age restrictions for residents.

Planning Director Brierley responded that the proposal serves a specific demographic with different management structures, managing agencies, and services, allowing for concentration without exacerbating issues typically associated with concentrated poverty. Additionally, he mentioned that the program targets young adults with services intended to help them develop life skills and become self-sufficient. He suggested the Council hear from the applicant to address the concerns.

Markita Wheeler of OHA explained that the project would be a Section 42 low-income housing tax credit project aimed at bringing homeless youth or youth aging out of foster care into housing with life skills support to help them advance. She stated that after a year in the program, residents could request a voucher and move into the community, allowing new young adults to enter the program. Ms. Wheeler noted that the program would work with Youth Future and DCFS, with case management provided on-site. She mentioned that there were approximately 38 homeless youths in the area, and while 25 units wouldn't completely fix the problem, it would make a significant impact. The units would be based on 30 percent of residents' income, with project-based vouchers through the Housing Authority.

Council member Choberka reiterated her concern about concentrating low-income housing in one area, noting there was already low-income senior housing and a school of addiction recovery nearby. She requested to see a heat map of services in the area and referenced the Aspen House project, questioning why it would be acceptable to place such developments in this neighborhood when similar proposals had faced resistance elsewhere.

Proposed Airport Leasing Policies

Ogden City Administration is proposing to make significant changes to the City's Title 8 Airport code and to the City's Administrative Code related to Airport operations. Ogden City has been working for years to make improvements to Ogden-Hinckley Airport, to bring it in line with industry standards, and to create a thriving airport environment that would attract aeronautical industry development. Recent efforts have included efforts to attract commercial air service, updating Title 8 to address lease terms and fees, adopting an airport master plan, updating the City's general plan related to airport operations, and hiring professional, qualified airport management. Partly spurred by an audit report requested by the Utah State Legislature, the Administration is proposing to take the next steps in improving airport operations and regulations by rewriting the City Code and Administrative Code to better reflect industry best practices and legal standards. This effort is proposed to take place over several phases as the Code updates and rewrites can be processed. The City has been working with outside legal counsel and airport consultants to work through the proposed changes to the City's legislative and Administrative Codes. Changes to Title 8 (Airport) of the City's code of ordinances are subject to Council approval while changes to the City's Administrative Code are subject to Mayoral approval. The consultants and Administration will be proposing several significant changes to the Code. These changes include relocating some elements of Title 8 to other areas of the legislative code while removing other sections from the legislative code and placing them in the Administrative Code. As mentioned, these changes will take place over several phases and will not be implemented in one single proposal. The next phase of review is related to airport lease policies. The policies currently reside in Title 8, Chapters 3 and 5 with Chapter 3 primarily addressing commercial activity and Chapter 5 addressing rates and charges. The current version of Chapter 3, Commercial Activities, was updated in 2021 and primarily addressed leases. Changes to Chapters 1 and 5 were included in the 2021 amendments as well. As with the minimum standards proposal from the first phase of the changes, the primary request from Administration is to move large sections of Title 8, Chapters 3 and 5 of the City's code of ordinances (legislative code) to Title 11 of the Administrative Code. If moved, the Administrative Code, acting as Primary Management Documents, would set forth the lease policies of the City.

Airport Director Condie introduced Ryan Leick from Ascension Group Partners, who used the aid of a PowerPoint presentation to summarize the proposed Airport leasing policies; the leasing policy is a key document that ensures the airport complies with grant assurances while providing guidance for airport and City staff in preparing, negotiating, and administering leases. He highlighted two critical grant assurances: #5 (preserving rights and powers) and #24 (achieving self-sufficiency).

Mr. Leick discussed lease terms, explaining that the FAA compliance manual suggests most tenant ground leases of 30-35 years are sufficient for investment recovery. The proposed standard term would be a 20-year lease with two 10-year extensions, totaling 40 years.

A major topic of discussion was reversionary leases, where improvements revert to the airport upon lease expiration. Mr. Leick explained that this is a common practice at 90 to 95 percent of airports because it allows airports to control assets and provide future revenue streams that support financial self-sustainability. He described how reversion incentivizes private development through lower ground rent initially, with the airport collecting the investment value at the end of the term.

Mr. Leick presented several alternatives to abrupt reversion, including investment for term (where tenants invest in improvements to extend the lease), deferral fees (where tenants pay the net present value of future rent upfront), and improved hangar rent (amortizing the deferral fee over the term of the extension).

Regarding annual rent increases, Mr. Leick and Airport Director Condie explained that the proposed policy includes a fixed 3% annual increase rather than tying it to CPI. Airport Director Condie noted they had analyzed 20 years of CPI adjustments for the Western region, which averaged 2.8 percent, but recommended three percent as a compromise that would be predictable for tenants while accounting for the fact that airport expenses typically increase faster than the general CPI.

Due to time constraints, Chair White suggested continuing the discussion at the next work session.

Council Business

Council calendar: Council Executive Director Eller-Smith reviewed the Council calendar for the remainder of the month of December.

The meeting adjourned at 5:55 p.m.

JASON GOULD
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: January 20, 2026