

Minutes of the regular meeting of the Ogden City Council held on Tuesday, December 9, 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
Community and Economic Development Executive Director Jared Johnson
Management Services Executive Director Lisa Stout
Fire Chief Mike Slater
Community and Economic Development Assistant Executive Director David Sawyer
Public Services Assistant Executive Director Edd Bridge
Finance Director Justin Sorensen
Planning Director Barton Brierley
Water Utility Director Brady Herd
Arts, Culture, and Events Director Christy McBride
Building Services Director Christian Stucki
Assistant Planning Director Joe Simpson
Fire Battalion Chief Kenny Miller
Museum Administrator Hope Eggett
Senior Planner Brandon Rypien
Business Licensing Supervisor Marqae Martinson
Water Conservation Program Coordinator Matt Haack
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.

VICE CHAIR HYER MOVED TO AMEND THE ORDER OF THE AGENDA BY MOVING ITEM EIGHT (CONSIDERATION OF THE APPOINTMENT OF COUNCIL EXECUTIVE DIRECTOR) TO FOLLOW ITEM THREE (RECOGNITION OF LEON AND JUDY JONES). MOTION WAS SECONDED BY COUNCIL MEMBER CHOBERKA. ALL VOTING AYE.

Recognizing Leon and Judy Jones for their invaluable contributions to Ogden City

A memo from Council staff regarding recognition of Leon and Judy Jones for their longstanding contributions to the Union Station museums, the arts, education, and community development in Ogden came before the Council for consideration. Council member Myers read the certificate of recognition issued by the Ogden City Council and Mayor Nadolski and presented Mr. and Mrs. Jones with the certificate.

Mr. Jones thanked the Mayor and Council for recognizing his wife and himself; he highlighted his involvement with Ogden Union Station Museums for about 50 years and shared that through the Ogden Union Station Development Corporation, he had helped refurbish the building, design the museums, and fill them with artifacts. When the Development Corporation was dissolved, Mr. Jones worked to revitalize the Union Station Foundation. He emphasized the importance of integrating any new development around Union Station with downtown Ogden, suggesting the removal of Wall Avenue to create a plaza with trees,

grass, and walking paths to connect the development with the WonderBlock. He advocated for future development based on the architecture of 25th Street and expressed appreciation for the Mayor's commitment to working with the Union Station Foundation.

Several other speakers, including Council members and Mayor Nadolski, highlighted the Joneses' significant financial contributions, including paying the water and electric bills for Union Station when the City lacked funds, and their support of the arts department at Weber State University.

Proposed Resolution 2025-24 appointing a new Council Executive Director, effective January 3, 2026

A memo from Council staff regarding the appointment of a new Council Executive Director came before the Council for consideration. The memo stated in September 2025, the Council's Executive Director announced her retirement, effective January 15, 2026. A Council Executive Director Selection Committee was convened to begin the process of hiring a new Executive Director. After reviewing applications, the committee selected six applicants for initial interviews and recommended three candidates for final interviews with the Council. Following the interviews, the Council selected Glenn Symes, the current Assistant Executive Director, to serve as the new Executive Director. If approved, the appointment will become effective January 3, 2026.

Council Executive Director Eller-Smith summarized the memo and the selection process that has been followed to find her replacement; she stated she is excited to announce that the selection committee recommended the appointment of current Council Assistant Executive Director Symes to the position.

Chair White introduced in writing proposed Resolution 2025-24, entitled:

"A resolution of the Ogden City Council appointing a City Council Executive Director and providing that this resolution shall become effective immediately upon passage."

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER RICHEY, RESOLUTION 2025-24 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.

Mr. Symes expressed appreciation for the opportunity and the Council's vote of confidence; he acknowledged the current and past members of City Council, Ms. Eller-Smith, and other staff members. He noted that only three executive directors have served since the change in form of government in 1992, demonstrating the dedication of both Directors and Council members. He introduced his family, including his wife Shelly and their three sons, and expressed gratitude for their support.

Ms. Eller-Smith commented on her relationship with Mr. Symes and her role in bringing him to the Council Office staff in Ogden City.

Ms. Symes mentioned that when Glenn first received the opportunity to work for the City 15 years ago, it was a pivotal and positive change for their family, transforming what was a challenging time into a significant blessing.

Proposed Ordinance 2025-38 amending the Fiscal Year 2025-2026 budget in the amount of \$2,218,275 relative to the CIP, Airport, and Golf Fund in order to either recognize additional grant funding or close out older projects with remaining balances

A memo from the Management Services Department regarding a proposed Fiscal Year (FY) 2025-2026 budget amendment came before the Council for consideration. The memo stated the proposed amendment involves the recognition of revenues and appropriation of funds totaling \$2,218,275 for various Capital Improvement Plan (CIP) projects.

Finance Director Sorensen summarized the memo and stated the proposed revenues come from Federal Aviation Administration (FAA) grant funds (\$2,212,275) and Golf Enterprise Fund fund balance (\$6,000). The amendment closes out completed CIP projects--Trail Heads, Trails-General, Adventure Park--and transfers remaining project funds to the Centennial Trail, Trails Improvements, and Park Facilities projects (\$295,650). The amendment also closes out the completed El Monte Deck project and moves remaining funds to the El Monte Kitchen project (\$21,350). In addition, the amendment transfers funds from the CIP Contingency account to City Swimming Pool Repairs to cover repairs at the Lorin Farr Pool (\$150,000).

Chair White introduced in writing proposed Ordinance 2025-38, entitled:

"An ordinance of Ogden City amending the budget for the Fiscal Year July 1, 2025 to June 30, 2026 by increasing the anticipated revenues for a gross increase of \$2,218,275 from sources as detailed in the body of this ordinance; and increasing the appropriations for a gross increase of \$2,218,275 as detailed in the body of this ordinance; and by providing that this ordinance shall become effective immediately upon posting after final passage."

Chair White then opened the public hearing.

There being no persons appearing to be heard, **COUNCIL MEMBER RICHEY MOVED THE PUBLIC HEARING BE CLOSED. MOTION WAS SECONDED BY COUNCIL MEMBER MYERS, ALL VOTING AYE.**

ON A MOTION BY COUNCIL MEMBER GRAF AND SECONDED BY COUNCIL MEMBER BLAIR, ORDINANCE 2025-38 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.

Council member Graf expressed appreciation to the Administration for rearranging CIP funds for trails and parks, noting these projects have been his passion while serving on the Council.

Proposed Joint Resolution 2025-6 adopting the updated 2025 Water Conservation Plan in compliance with Utah State requirements

A memo from the Public Services Department regarding the 2025 Water Conservation Plan came before the Council for consideration. The memo stated Utah State Code requires each City or entity that provides culinary water to more than 500 residents to establish a Water Conservation Plan. The Plan must be adopted by the legislative body and is to be updated every five years. Ogden City's Water Conservation Plan was last updated for 2020, and the proposed plan is the five-year update as required by State Law.

Water Utility Director Herd summarized the memo and presented the proposed 2025 Water Conservation Plan, noting it aligns with the regional state plan to reach 175 gallons per capita daily water usage by 2065, while Ogden currently tracks at approximately 184-186 gallons per capita. He detailed the City's water sources, including Pineview Reservoir wells, the Treatment Plant at the base of Pineview Reservoir, Taylor Canyon well, Airport well, and Weber Basin Water Conservancy. He noted that approximately 37 percent of Ogden residents have access to secondary irrigation and he outlined internal conservation measures, including capital improvement projects, leak detection, SCADA systems for monitoring, water loss audits, meter modernization, tiered water rates, and pressure reducer valve monitoring. External measures include public outreach and education, partnerships with Weber Basin for programs like "Flip Your Strip," water audits, rebate kits, smart controllers, and rain barrel distribution.

During the presentation, Council members focused on the crucial need for outdoor water conservation, with Vice Chair Hyer emphasizing the effectiveness of smart sprinkler controllers over rain barrels. Council members agreed that water used outdoors does not return to the Great Salt Lake's ecosystem, amplifying the need for such measures. Council member Choberka reiterated the importance of strategic outdoor water conservation for environmental impacts.

Chair White introduced in writing proposed Joint Resolution 2025-6, entitled:

"A joint resolution of the Ogden City Mayor and the Ogden City Council adopting the 2025 Water Conservation Plan as required by Utah Code Section 73-10-32."

Chair White then opened the public hearing.

Amy Wicks, Great Salt Lake Water Keeper, commented that 175 gallons per capita per day is not an ambitious goal, noting that Denver currently uses 141 gallons with a goal of 130 by 2030. She advocated for a better tiered rate system, smart controllers in City parks and Business Depot Ogden, and more access to water-wise landscaping incentive programs.

Linda Sanchez expressed concern over regulations being overly restrictive, especially when residents are being asked to conserve water while the City continues to approve new developments. She emphasized her unease about the notion that individuals must regulate their water use differently when new housing projects are being greenlit, potentially increasing overall water demand. Sanchez advocated for a more balanced and flexible approach, suggesting that each resident might have different priorities or methods for conserving water. She also encouraged the city to conduct a closer review of existing regulations to ensure they do not inadvertently stifle personal freedoms or creativity in how residents choose to conserve water.

Laura Lewis agreed with Ms. Sanchez regarding her unease about increased regulations related to water conservation; she also mentioned her worries regarding new developments possibly straining the water supply, particularly while residents are being urged to conserve water.

There being no further persons appearing to be heard, **COUNCIL MEMBER RICHEY MOVED THE PUBLIC HEARING BE CLOSED. MOTION WAS SECONDED BY COUNCIL MEMBER GRAF, ALL VOTING AYE.**

Following Mr. Herd's presentation and the public hearing, Council members focused on the crucial need for outdoor water conservation, with Vice Chair Hyer emphasizing the effectiveness of smart sprinkler controllers over rain barrels. Council members agreed that water used outdoors does not return to the Great Salt Lake's ecosystem, amplifying the need for such measures. Council member Choberka reiterated the importance of strategic outdoor water conservation for environmental impacts.

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER CHOBERKA, JOINT RESOLUTION 2025-6 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.

Chair White noted she agreed with Ms. Wicks' assessment that the City's goal to reduce water usage by 10 gallons per capita is not ambitious enough.

Proposed Ordinance 2025-39 rezoning property located at 1172 Porter Avenue and 1135 Jefferson Avenue from Single-family Residential Zone (R-1-6) to Two-family Residential Zone/Conditional Overlay (R-2/CO/12th CO) and expand the Conditional Overlay to the three R-2 zoned parcels to the south, located at approximately 1180 Porter Avenue and 584 12th Street

A memo from the Community and Economic Development Department regarding the proposed rezone of 1172 Porter Avenue came before the Council for consideration. The memo stated Jaime Ponce de Leon has submitted a petition to rezone 0.3 acres from R-1-6 (single-family residential) to R-2/CO (two-family with a conditional overlay) and 12th Street Corridor Overlay.

Planning Director Brierley used the aid of a PowerPoint presentation to summarize the rezone application; 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 discussed traffic concerns in the area, particularly at the intersection of Adams Avenue and 12th Street. Chair White suggested a traffic study be completed for the area. Council member Richey agreed and noted the problematic nature of this intersection, especially with semi-trucks. Council member Choberka mentioned concerns about the large parking lots in the area complicating traffic flow.

Chair White introduced in writing proposed Ordinance 2025-39, entitled:

“An ordinance of Ogden City, Utah, amending the zoning map of Ogden City, as adopted by Section 15-3-3 of the Ogden Municipal Code, to reclassify as Two-Family Residential Zone/Conditional Overlay and 12th Street Corridor Overlay (R-2/CO/12th CO)) property heretofore classified as Single-Family Residential Zone (R-1-6), generally located at 1172 Porter Avenue and 1135 Jefferson Avenue; to reclassify as Two-Family Residential Zone/Conditional Overlay and 12th Street Corridor Overlay (R2/CO/12th CO) property heretofore classified as Two-Family Residential Zone and 12th Street Corridor Overlay (R-2/12th CO), generally located at 1180 Porter Avenue and 584 12th Street; and by providing that this ordinance shall become effective immediately upon posting after final passage.”

Chair White then called for public input regarding the proposal.

Laura Lewis questioned why the owner-occupied requirement was limited to 10 years for this project, expressing concern that after that period, investors could purchase the properties as rentals.

Linda Sanchez voiced concerns about the conflicts between water conservation goals and increased development in the community that includes landscaping that will increase the demand for water.

There were no further persons appearing to be heard.

Council member Graf referenced Ms. Sanchez's comments, noting the City Council recently adopted an ordinance that reduces the amount of green space that increases the demand for irrigation water. Chair White added that condensing development into projects like these actually reduces the demand for water because units and lots are not spread out.

Vice Chair Hyer referred to Ms. Lewis's question and explained that after 10 years, investment companies could purchase the properties but noted that individually platted properties were less likely to be accumulated by rental companies. Chair White noted that the Council must also be cognizant to avoid regulations that would impede private property rights. Mayor Nadolski added that the City is not allowed to legislate ownership, though the zoning designation does require individual platting of units in the project, which will lend itself to individual ownership. The developer has agreed to the 10-year time period via a development agreement for the project.

ON A MOTION BY COUNCIL MEMBER RICHEY AND SECONDED BY COUNCIL MEMBER MYERS, ORDINANCE 2025-39 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 Ordinance 2025-40 rezoning property located at 211 Patterson Street from Multiple-family Residential Zone (R-4) to Multiple-family Residential Zone (R-5) to allow development of a 25-unit multi-family project that will provide long-term housing options for young adults who have aged out of foster care, managed by the Ogden Housing Authority

Vice Chair Heyer expressed awareness of numerous constituent inquiries and ongoing questions concerning the zoning issue at 211 Patterson Street. He noted his intention to propose tabling the item due to the engagement and queries from the neighborhood, as well as anticipated involvement from the Council member-elect from that area. Vice Chair Heyer ensured that individuals present to discuss the matter would still have the opportunity to provide input.

A memo from the Community and Economic Development Department regarding the proposed rezone of 211 Patterson Street came before the Council for consideration. The memo stated the Housing Management and Development Corporation, affiliated with the Ogden Housing Authority, has submitted a petition to rezone 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.

Assistant Planning Director Simpson used the aid of a PowerPoint presentation to summarize the rezone application. He noted 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. The current R-4 zoning would not allow enough units to make the project financially feasible. The property is adjacent to a larger 56-unit apartment building to the south, separated by a private alley that would be maintained for access. He explained that the project would provide long-term housing with minimal programming focused on helping residents acquire education and employment. The design would feature brick on the first level with stucco on upper levels, matching the adjacent building's aesthetic. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council member Choberka questioned the necessity of 25 units to meet financial feasibility and asked why Solace Apartments had been exempt from certain restrictions. Mr. Simpson explained the need for an additional floor to gain more units and clarified that Solace had been approved prior to zoning changes. Discussion between Council member Choberka and Mr. Simpson also addressed transit access for prospective residents and proximity to amenities; Council member Choberka stressed the need to evaluate transportation options and essential services nearby for housing developments like this.

Chair White and Council member Choberka voiced support for Vice Chair Hyer's intent to table the application until after the beginning of the new year to give the Council member-elect representing this area the opportunity to be involved in discussions of the matter.

Chair White introduced in writing proposed Ordinance 2025-40, entitled:

"An ordinance of Ogden City Utah, amending the Zoning Map of Ogden City, as adopted by Section 15-3-3 of the Ogden Municipal Code, to reclassify as Multiple-Family Residential Zone (R-5) property heretofore classified as Multiple-Family Residential Zone (R-4), generally located 211 Patterson Street; and by providing that this ordinance shall become effective immediately upon posting after final passage."

Chair White then called for public input regarding the proposal.

Laura Lewis questioned the adequacy of parking facilities, pointing out that while residents may initially not own vehicles, there is potential for them to acquire cars over time. She highlighted the importance of considering future parking needs, as the development could ultimately accommodate residents who collectively own numerous vehicles, potentially exceeding the current parking provisions.

Amy Wicks spoke about her experience in child advocacy and shared insights into the significant challenges faced by youth aging out of foster care. She emphasized the stark realities these young adults encounter upon leaving the foster care system, including a heightened risk of homelessness, poverty, and incarceration due to the abrupt end of support they experience when they age out. She highlighted the critical need for resources and support structures to bridge the gap for these individuals, who often lack a stable support system and face daunting odds in achieving self-sufficiency.

Linda Sanchez also spoke, advocating for the provision of stable housing for this vulnerable demographic. She highlighted the importance of offering a secure place for them to live, emphasizing that while some may worry about things like transportation or acquiring a vehicle, the immediate and pressing concern for these individuals is having a safe and stable place to call home. She underscored the necessity of granting these young adults some semblance of stability on which they can build their futures.

Thor Rush added to the dialogue by stressing that providing housing is not just a matter of addressing immediate needs but also a preventative measure against future issues such as homelessness and criminality. By ensuring these youth have a place to stay and a support structure to help them transition into independent living, the community can mitigate the risks of them falling into difficult circumstances. He reiterated that this approach could have significant long-term benefits for both the individuals themselves and the community at large, positioning housing as a foundational step in preemptively combating social issues tied to homelessness.

Tim Price from the Ogden Housing Authority explained that the project would offer permanent housing coupled with supportive services focused on health, stability, independent living, employment help, educational opportunities, financial literacy, and life skills. He noted that the property was owned through their nonprofit with no debt, making it financially feasible compared to purchasing a new property elsewhere.

Council members engaged in discussion with Mr. Price regarding topics such as long-term goals for residents, the types of residents targeted to live in the project, support that would be offered to residents, and whether Ogden Housing Authority had explored other properties for the project to avoid concentration of this population in one area of the community. Mr. Price explained residents are not subject to a tenancy expiration; they can remain in the housing as long as they choose. The primary goal is to achieve resident self-sufficiency through supportive services, assisting them in transitioning to independent living when ready. He noted most residents are anticipated to be from the Ogden City area, aligning with the planning data and needs assessments for local foster youth. Case managers are on staff to coordinate support for residents, focusing on connecting them with services such as health care, education, employment help, and life skills training, with the ultimate objective of achieving self-reliance. Additionally, Mr. Price noted Ogden Housing Authority does not own other properties in the City suitable for such a project. Additionally, properties in Ogden can be challenging to acquire feasibly due to their high cost. He pointed out that the site under consideration is already owned by the nonprofit affiliated with the housing authority, which brings logistical and financial efficiencies.

Mr. Simpson then addressed the questions about parking accommodations at the project, indicating that the current proposal does conform with the requirements of the zoning ordinance in terms of parking. He added that it is his understanding that the units in the project will be one-bedroom and there are desired services within close proximity to the site, such as public transportation and grocery stores.

COUNCIL MEMBER MYERS MOVED TO ADOPT ORDINANCE 2025-40. THE MOTION FAILED FOR A LACK OF A SECOND.

Council member Richey stated he is also supportive of the project, but due to the reasons stated by other Council members about the desire of the Council member-elect from this area to be involved in discussion and action on the proposal, he is willing to consider a motion to table the ordinance until a future date.

VICE CHAIR HYER MOVED TO TABLE ORDINANCE 2025-40 UNTIL JANUARY 20, 2026. COUNCIL MEMBER CHOBERKA SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF COUNCIL MEMBER MYERS.

Mayor Nadolski provided additional context, noting that although the City Council has historically been cautious about concentrating poverty, the proposed site does not have as high a concentration as the previous Aspen House proposal. He noted that the Ogden Housing Authority had demonstrated effective project management with an on-site presence at existing projects, including the adjacent Solace Apartments. Mayor Nadolski referenced data showing low call volumes for service at Solace Apartments, pointing out that the Ogden Housing Authority's management strategies have resulted in fewer issues and better oversight. Further, he highlighted that the primary need served by the proposed development would benefit from on-site support, an approach that Ogden Housing Authority has efficiently managed. Additionally, programs like Youth Futures have illustrated a demand for youth housing, with a big percentage coming from surrounding counties, which highlights the concentrated need in the area and supports leveraging developmental strategies with multiple regional partnerships.

Proposed Ordinance 2025-41 adopting the Water Use and Preservation Element of the Ogden General Plan in order to comply with Utah State statute.

A memo from the Community and Economic Development Department regarding the proposed General Plan Water Use and Preservation Element came before the Council for consideration. The memo stated Administration is asking the City Council to consider an ordinance that would approve the Water Use and Preservation Element of the General Plan. The proposal comes from a requirement of the Utah State Legislature (SB 110 in 2022) for all cities to include a water use and preservation element in their general plans by December 31, 2025. The proposal was drafted as part of the ongoing general plan rewrite branded as Plan Ogden. While Plan Ogden is still in the drafting phase, the Administration proposes that the Council consider this portion of the Plan in order to comply with the State's end-of-year deadline. The Planning Commission considered and unanimously recommended approval of the proposal on October 1, 2025.

Senior Planner Rypien summarized the memo and introduced Jen Gardner and Ben Osterling, representatives of the City's project consultant, Logan Simpson, to provide the presentation regarding the current proposal. Ms. Gardner used the aid of a PowerPoint presentation to discuss the Water Use and Preservation Element of the General Plan; the element was developed in response to a Statewide drought occurring from 2021 through 2023, highlighting the necessity for improved conditions at the Great Salt Lake. This Element was mandated by State Law to increase resiliency to drought conditions and aims to improve operational efficiencies across the City in water management systems. Ms. Gardner highlighted how the element evaluates how future development and growth patterns within Ogden might affect overall water demand as well as infrastructure capacity over time. The Element is meant to set a framework for strategic growth while promoting sustainability. An important component of this Plan is ensuring coordination with the City's water provider to create actionable and measurable outcomes through goals and objective benchmarks set within the element. Ms. Gardner outlined four primary goals embodied in the plan: to reduce both outdoor and indoor water use, support and foster educational conservation efforts among the community, and improve operational efficiencies among water providers and larger water users. These efforts are further integrated with the recently updated water conservation plan ensuring alignment with broader community goals. A large portion of Ogden's water usage comes from outdoor irrigation systems, accounting for a major fraction of water consumption. Therefore, it's emphasized that educational initiatives and updated landscape ordinances are also keys to success in realizing these goals. By promoting water-efficient landscaping practices and increasing public awareness, the element seeks to lower water usage in a manner that balances both community growth and environmental preservation. For a copy of Ms. Gardner's presentation in its entirety, see the information packet for the meeting.

Chair White expressed concern that the goals in the Water Use and Preservation Element did not align with the Water Conservation Plan goals and seemed insufficiently ambitious. Planning Director Brierley explained that the Water Conservation Plan focuses on a longer timeline extending to 2065, while the Water Use and Preservation Element projects water usage only to 2050. He further clarified that while the Water Conservation Plan primarily addresses residential water usage, the Water Use and Preservation Element also incorporates industrial and commercial development considerations, which can affect per capita water usage figures. Chair White stated questioned why the target outlined in the presentation was a regional goal of 200 gallons per capita per day when current usage is already less, as indicated in the 2025 Water Conservation Plan which aims at 175 gallons per capita. Mr. Brierley stated that would be an option, but that would require greater water conservation measures or less development/job creation in the City. The Water Conservation Plan includes residential water consumption while the General Plan does not.

Chair White introduced in writing proposed Ordinance 2025-41, entitled:

"An ordinance of Ogden City, Utah amending the Ogden City General Plan by adopting the water use and preservation element to satisfy the State of Utah requirements; and by providing that this ordinance shall become effective immediately upon posting after final passage."

Chair White then called for public input regarding the proposal.

Amy Wicks noted that the Great Salt Lake's decline was not just from recent drought but decades of upstream water diversions. She expressed concern that no conservation voices were included in the stakeholder group and emphasized the importance of addressing secondary water usage since it comes from the same watershed.

No additional persons came forward to be heard

ON A MOTION BY COUNCIL MEMBER RICHEY AND SECONDED BY COUNCIL MEMBER BLAIR, ORDINANCE 2025-41 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, AND VICE CHAIR HYER. VOTING NO – CHAIR

WHITE.

Chair White noted she is voting in opposition because she feels the City needs to ‘do better’ in terms of water conservation efforts of the General Plan.

Proposed Joint Resolution 2025-7 adopting the 2024 Weber County Pre-disaster Mitigation Plan in order to remain eligible for certain federal disaster assistance and mitigation grant funding

A memo from the Fire Department regarding the proposed Pre-disaster Mitigation Plan came before the Council for consideration. The memo stated 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 summarized the memo and 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.

Chair White introduced in writing proposed Joint Resolution 2025-7, entitled:

“A joint resolution of the Ogden City Council and Mayor Benjamin K. Nadolski adopting the 2024 Weber County Pre-Disaster Mitigation Plan.”

ON A MOTION BY COUNCIL MEMBER CHOBERKA AND SECONDED BY COUNCIL MEMBER RICHEY, JOINT RESOLUTION 2025-7 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.

Proposed Ordinance 2025-37 amending Title 5 by adopting a new Chapter 18 to adopt Massage Business, to make technical changes, and to appropriately revise the index

A memo from the Community and Economic Development Department regarding proposed massage business regulations came before the Council for consideration. The memo stated 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. On November 18, 2025, the City Council voted to table the consideration of the proposed ordinance with direction that several issues be researched prior to further consideration. The issues related to whether the client intake sheet template requested as part of the business license application violated any HIPAA protections and whether the three-year moratorium period after a violation of the ordinance contradicts any property rights. Further, the Council requested that Administration contact existing massage businesses to receive input on the proposed ordinance. It is anticipated that Administrative staff will address these issues at the December 9, 2025, meeting.

Building Services Director Stucki summarized the memo and presented the revised massage business regulations, addressing concerns raised at the previous meeting. He explained that the ordinance establishes clear business licensing requirements, transparent appeal procedures, and operational standards to address issues of prostitution and human trafficking occurring at illicit operations posing as massage businesses. He addressed previous concerns regarding HIPAA compliance, confirming that the requirement for a blank client intake sheet at application did not present HIPAA concerns. The ordinance was revised to include due process for property owners regarding the three-year moratorium on properties where massage licenses had been revoked. Property owners would now receive formal notice of violations and hearings and have opportunity to appeal. Mr. Stucki reported reaching out to all seven massage businesses potentially affected by the ordinance, with four responding. All respondents acknowledged illegal activity occurring in the industry locally and supported the ordinance as a tool to strengthen legitimacy and curb illicit operations.

Council member Choberka thanked Mr. Stucki for the additional efforts to reach out to the massage businesses potentially affected by the ordinance.

Chair White introduced in writing proposed Ordinance 2025-37, entitled:

“An ordinance of Ogden City, Utah, amending the Ogden Municipal Code by amending Title 5; by adopting a new Chapter 18 to adopt massage business; to make technical changes; to appropriately revise the index; and by providing that this ordinance shall become effective immediately upon posting after final passage.”

Council staff drew the Council’s attention to a substitute ordinance 2025-37, which includes updated language to reflect the proposed changes related to license revocation or suspension due to violation of the business licensing regulations.

COUNCIL MEMBER RICHEY MOVED TO ACCEPT SUBSTITUTE ORDINANCE 2025-37. MOTION WAS SECONDED BY COUNCIL MEMBER GRAF, ALL VOTING IN FAVOR.

ON A MOTION BY COUNCIL MEMBER RICHEY AND SECONDED BY COUNCIL MEMBER BLAIR, SUBSTITUTE ORDINANCE 2025-37 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.

Chair White echoed Council member Choberka's expression of appreciation to Mr. Stucki for his efforts to respond to concerns expressed by the Council regarding the proposed amendments to the business licensing regulations.

Public Comments

Several residents provided comments on various topics including:

- Amy Wicks thanked outgoing Council members as well as Council Executive Director Eller-Smith for their service to the City of Ogden; she highlighted her experience as a former Council member and discussed her reliance on and gratitude for Council staff in her efforts to carry out the responsibilities of her position.
- Jean Evendon spoke about Utah Community Renewable Energy Program (CREP), urging the council to continue participation and allow residents to make their own decisions about participating.
- Mark Lochlan, a business owner at Ogden Airport for 24 years, expressed appreciation for the current administration's engagement with airport business owners and advocated for transferring some authority to airport management.
- Bob Hunter congratulated Glenn Symes on his appointment and thanked the outgoing council members for their service.
- Linda Sanchez suggested the massage business ordinance might need further refinement and recommended posting detailed information about public comment time limits.
- Laura Lewis asked several questions about the Utah Community Renewable program, including costs, funding sources, and opt-out provisions.
- Thor Rush expressed appreciation for the outgoing council members and commented on the changing political landscape.

In response to questions regarding the CREP, Council members Myers and Choberka discussed the estimated cost increase for resident participation, which is projected to be an additional \$2 to \$7 per month. Council member Richey explained that the total cost of the project and its capital investment would depend on the number of participating communities. A larger number of communities would potentially reduce costs due to economies of scale. It was clarified by Council members that residents can opt out of the program anytime with an estimated \$30 penalty after the initial enrollment period. The official opt-in period will allow initially up to eight months for residents to decide. Residents were encouraged to follow-up with the City's Sustainability Coordinator, Lorenzo Long, for more detailed answers to their questions.

Mayor Comments

Mayor Ben Nadolski congratulated Mr. Symes on his appointment as Council Executive Director.

Council member Comments

Council members Choberka and Blair, and Chair White thanked their colleagues and expressed appreciation for their time on the Council. They also acknowledged Ms. Eller-Smith's service as Council Executive Director and congratulated Mr. Symes on his appointment.

There being no further business to come before the Council, **COUNCIL MEMBER BLAIR MOVED THE MEETING ADJOURN AT 9:26 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER CHOBERKA, ALL VOTING AYE.**

TRACY HANSEN, MMC/CRA
CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: February 17, 2026