

Minutes of the special meeting of the Ogden City Redevelopment Agency held on Tuesday, November 18, 2025, at 9:03 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.

Present: Chair Marcia L. White
 Vice Chair Richard A. Hyer
 Board members Bart E. Blair
 Angela Choberka
 Dave Graf
 Shaun Myers
 Ken Richey

Board Administrator Janene Eller-Smith
Board Deputy Administrator Glenn Symes
Board Policy Analyst Steve Burton
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present: Executive Director Benjamin K. Nadolski
 Chief Administrative Officer Mara A. Brown
 City Attorney Gary Williams
 Community and Economic Development Executive Director Jared Johnson
 Community and Economic Development Assistant Executive Director David Sawyer
 Planning Director Barton Brierley
 Chief Deputy Recorder Lee Ann Peterson

Approval of Minutes

Board member Graf stated he had reviewed the minutes of the closed session of February 18, 2025, special meeting of July 15, 2025, and closed session of September 16, 2025 and found them to be accurate to the best of his recollection.

Board member Blair stated he had reviewed the minutes of the regular meeting and closed session of August 19, 2025, and found them to be accurate to the best of his recollection.

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

Proposed Resolution 2025-15 approving the project master plan for a mixed-use development within the Trackline Economic Development Project Area, located at 768 West 24th Street

A memo from the Community and Economic Development Department regarding the proposed MU Zone Master Plan came before the Council for consideration. The memo stated the request before the City Council and RDA involves three coordinated actions for the property at approximately 768 West 24th Street: (1) a proposal to amend the zoning code to establish site-specific standards for a new Mixed-Use (MU) zone; (2) a proposal to rezone four parcels from single-family (R-1-5) to MU; and (3) a proposal to have the Ogden Redevelopment Agency (RDA) adopt a master plan for the property, which is located within the Trackline Redevelopment Project Area. The petitioners, Tyler M. Gray and Teresa McCandless, have proposed developing 16 three-story live/work townhomes with ground-floor commercial uses and residential units above. On May 7, 2025, the Planning Commission considered the proposal and recommended approval with conditions to ensure design quality, maintain multiple land uses, and align with the West Ogden Community Plan's vision for walkable mixed-use development along 24th Street.

Planning Director Brierley summarized the memo and used the aid of a PowerPoint presentation to summarize the third component of the proposal, the proposed MU Zone Master Plan. He noted the City Code requires RDA approval of a master plan for a complete area within a redevelopment district that has MU zoning. He reviewed the same information provided during the earlier City Council meeting regarding the proposed zoning and development plan and concluded by asking for Board support of the proposed resolution approving the master plan. For a copy of the presentation in its entirety, see the information packet for the meeting.

Chair White introduced in writing proposed Resolution 2025-15, entitled:

“A resolution of the Ogden City Redevelopment Agency Board approving the project master plan for a mixed-use development within the Trackline Economic Development Project Area, located at 768 West 24th Street.”

Chair White then called for public input regarding the proposal.

No persons came forward to be heard

ON A MOTION BY BOARD MEMBER RICHEY AND SECONDED BY BOARD MEMBER MYERS, RESOLUTION 2025-15 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – BOARD

MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Executive Director Comments

There were no comments from the Executive Director.

Board member Comments

Chair White thanked all Board members and staff for their hard work this evening.

There being no further business to come before the Agency, **BOARD MEMBER RICHEY MOVED THE MEETING ADJOURN AT 9:07 P.M. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.**

LEE ANN PETERSON, MMC
CHIEF DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: February 10, 2026