



NOTICE AND AGENDA
SOUTH OGDEN PLANNING COMMISSION
WORK SESSION

THURSDAY, MAY 26, 2026 -6:00 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 6:00 pm Tuesday May 26, 2026. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the EOC. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the work session. Discussion of agenda items is for clarification only.

WORK SESSION AGENDA

I. CALL TO ORDER – Mayor Russell Porter

II. DISCUSSION ITEMS

City Center Plan Scenario Refinement Workshop- Melissa Fryer from MHTN Architects, Inc

III. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on May 23, 2026. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

South Ogden City Center Master Plan

5/26 PC/CC Joint Preferred
Concept Session



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PREFERRED CONCEPTS

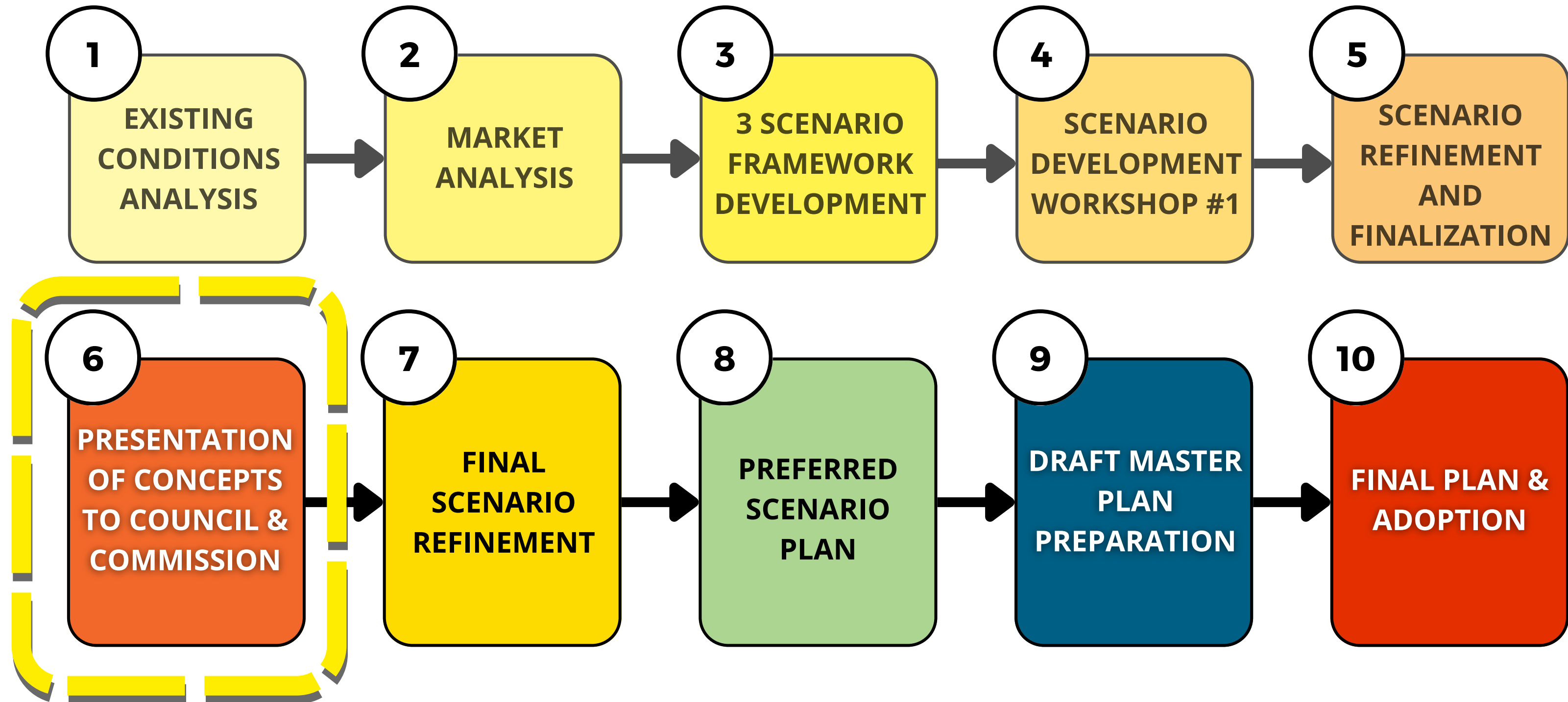
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CORE TAKEAWAYS & IDEAS

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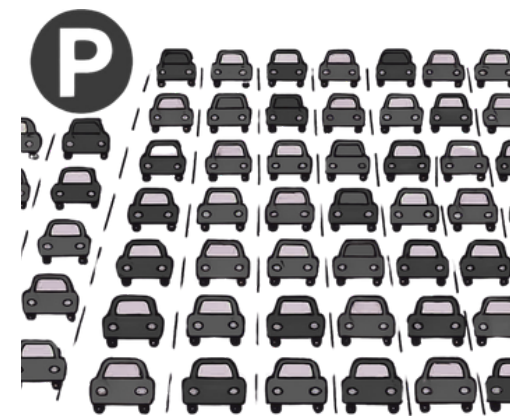
PRIORITIES & RECOMMENDATIONS

The Process



Existing Conditions Highlight

Built Environment



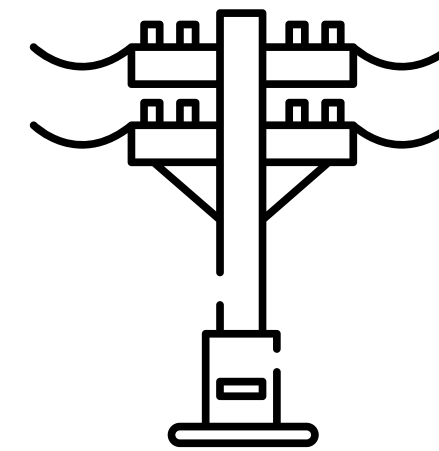
Underutilized auto-centric area with poor walkability.

Urban Design



Auto-oriented corridor with emerging civic activity and a weak identity.

Infrastructure



Established utilities with low flood risk & stormwater needs.

Transportation



Transit-served corridor limited by roadway barriers & little pedestrian access.

Real Estate



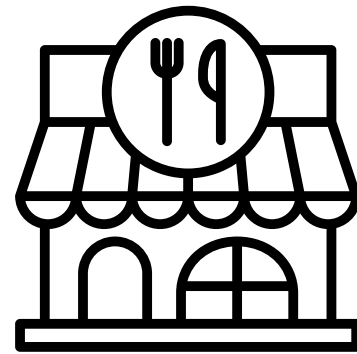
Residential neighborhoods with infill potential and limited housing options.

Public Engagement Highlight

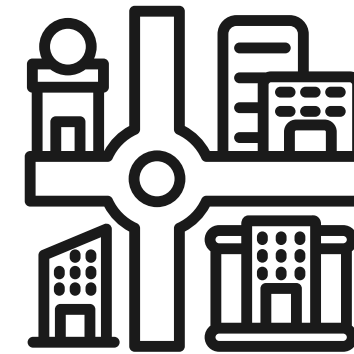
Outreach Events Completed

- 1 1/14/26: Stakeholder Interviews
- 2 2/2/26: City Center Community Visioning Open House
- 3 3/12/26: PC/CC Joint Ideation Workshop
- 4 Feb. - March: SO Visioning Survey
- 5 4/22/26: City Center Conceptual Ideas Workshop

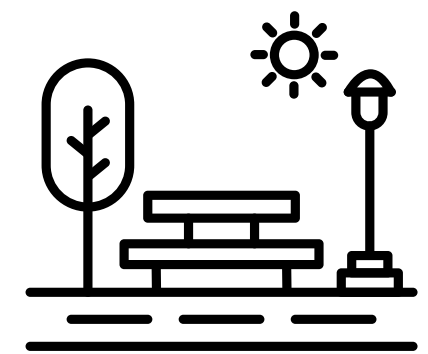
Feedback Highlights



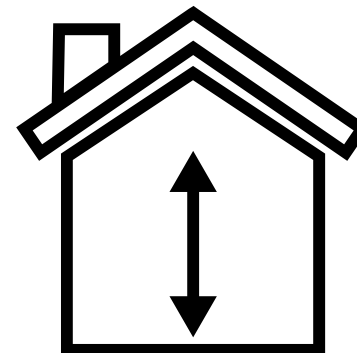
More dining and entertainment



Safer connected walkable streets



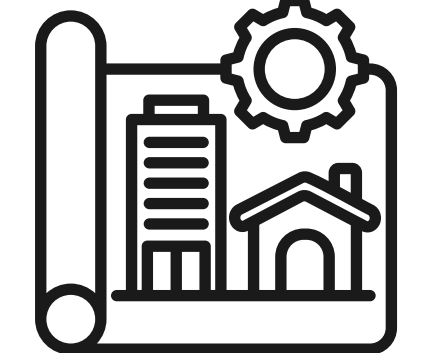
Create central gathering spaces



Preserve the city's character



A strong City Center identity



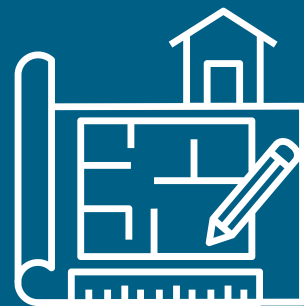
Mixed-use redevelopment

Vision and Goals Synopsis



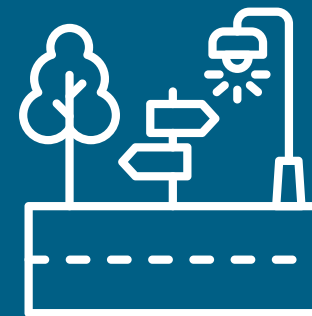
Overarching Vision Statement

South Ogden's City Center will grow into a vibrant, walkable heart of the community that serves those who live, work, and recreate there and welcomes visitors from across the Wasatch Front.



Development and Revitalization

The City Center will develop into a lively mix of housing, local businesses, and destinations that support everyday needs, attract visitors, and create a strong civic core.



Mobility and Circulation

The City Center will serve as a hub for people walking, rolling, driving, and taking transit so they can reach their destinations safely, comfortably, and conveniently.



Community Character

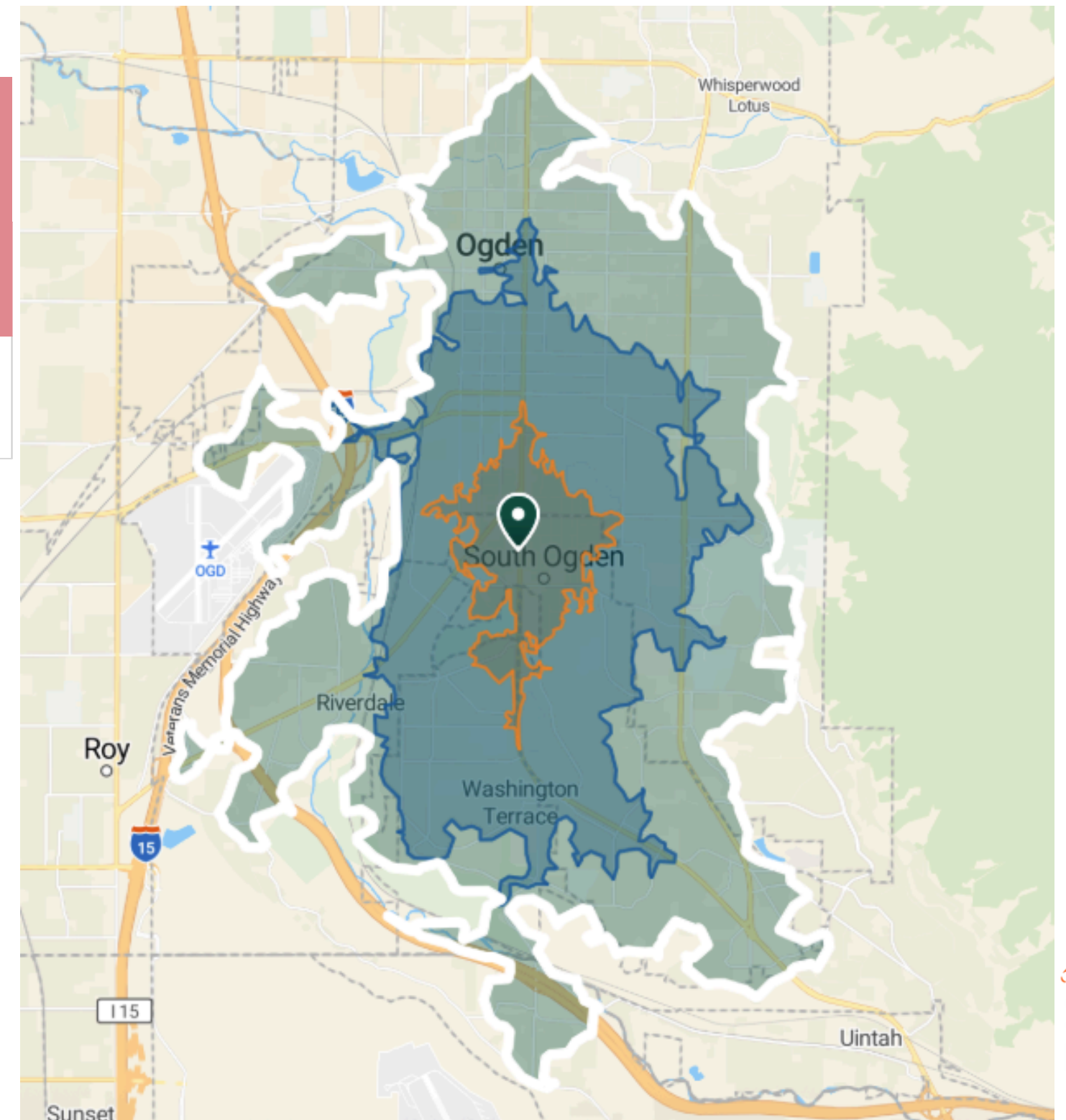
The City Center will define and anchor South Ogden's identity through well-designed buildings and signage, welcoming public spaces, and respect for community character.

Market Analysis Highlight

Outlined below is the amount of different types of commercial or retail amenities that can be absorbed into the downtown market.

Growth Per Resident	Retail	Restaurant	Activation
Potential Growth	23.32	3.28	1.59

This analysis is based on potential growth per person, within the City, including both city center development and existing population

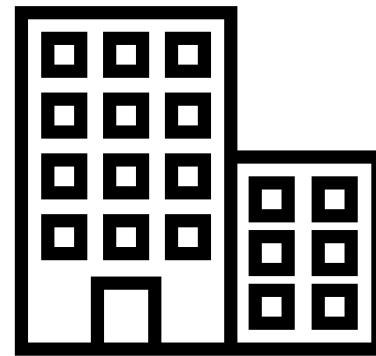


Conceptual Design Analysis

Option 1



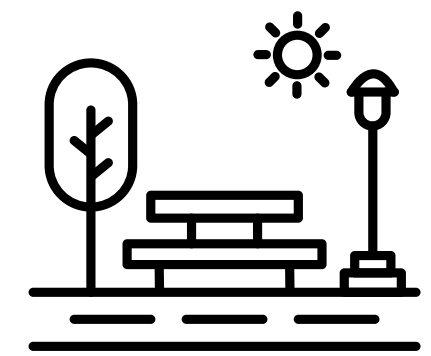
Feedback Results



2-5 stories preferred



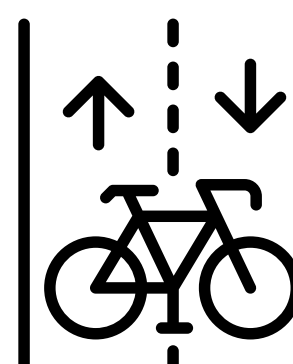
Kiesel ped-street supported



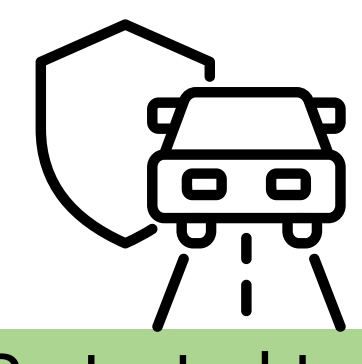
Central plaza highly supported



More architectural detail

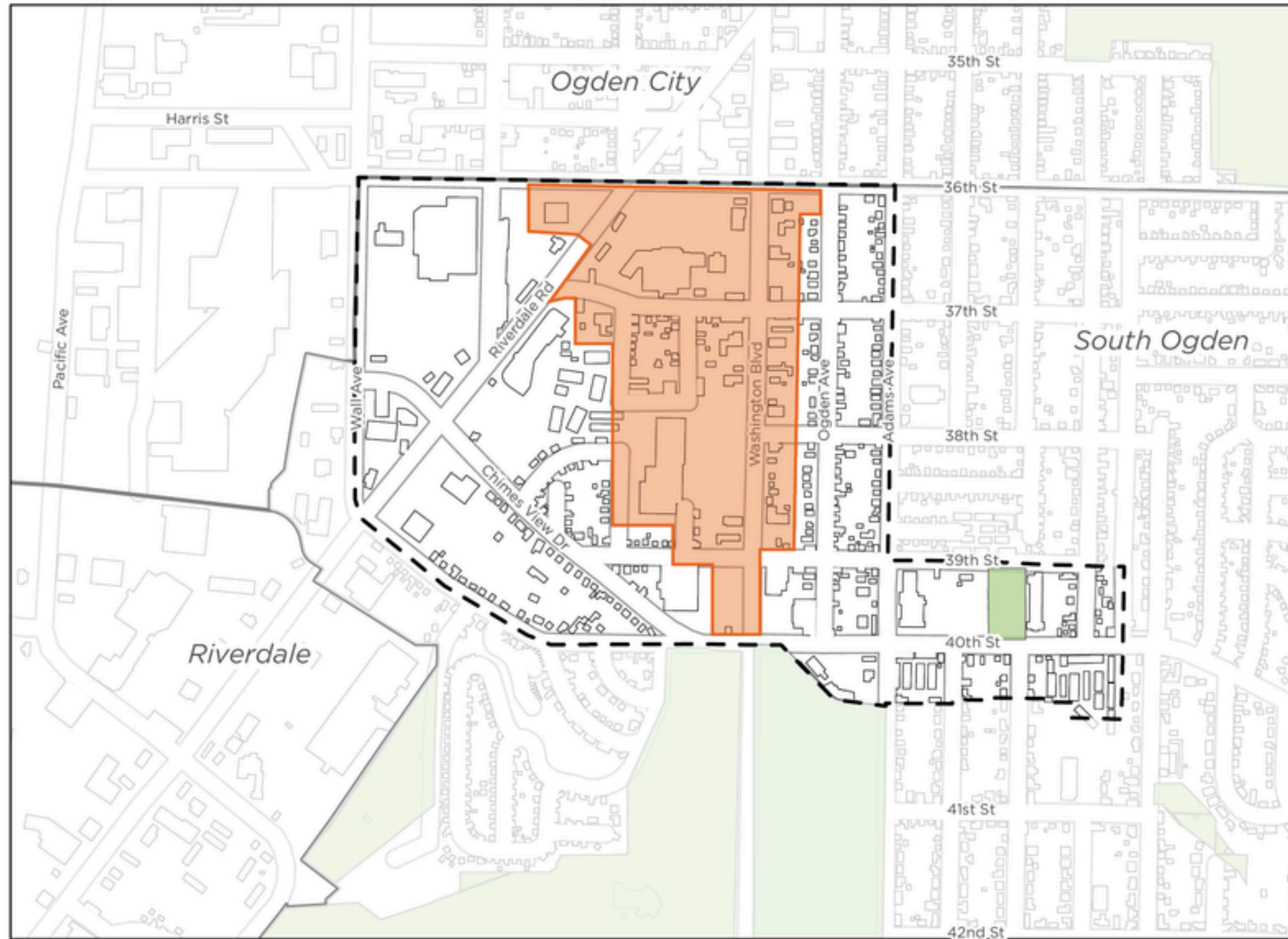


Extend bicycle infrastructure



Protected turn lane at 40th / Washington

Project Area






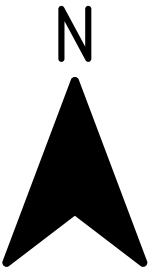
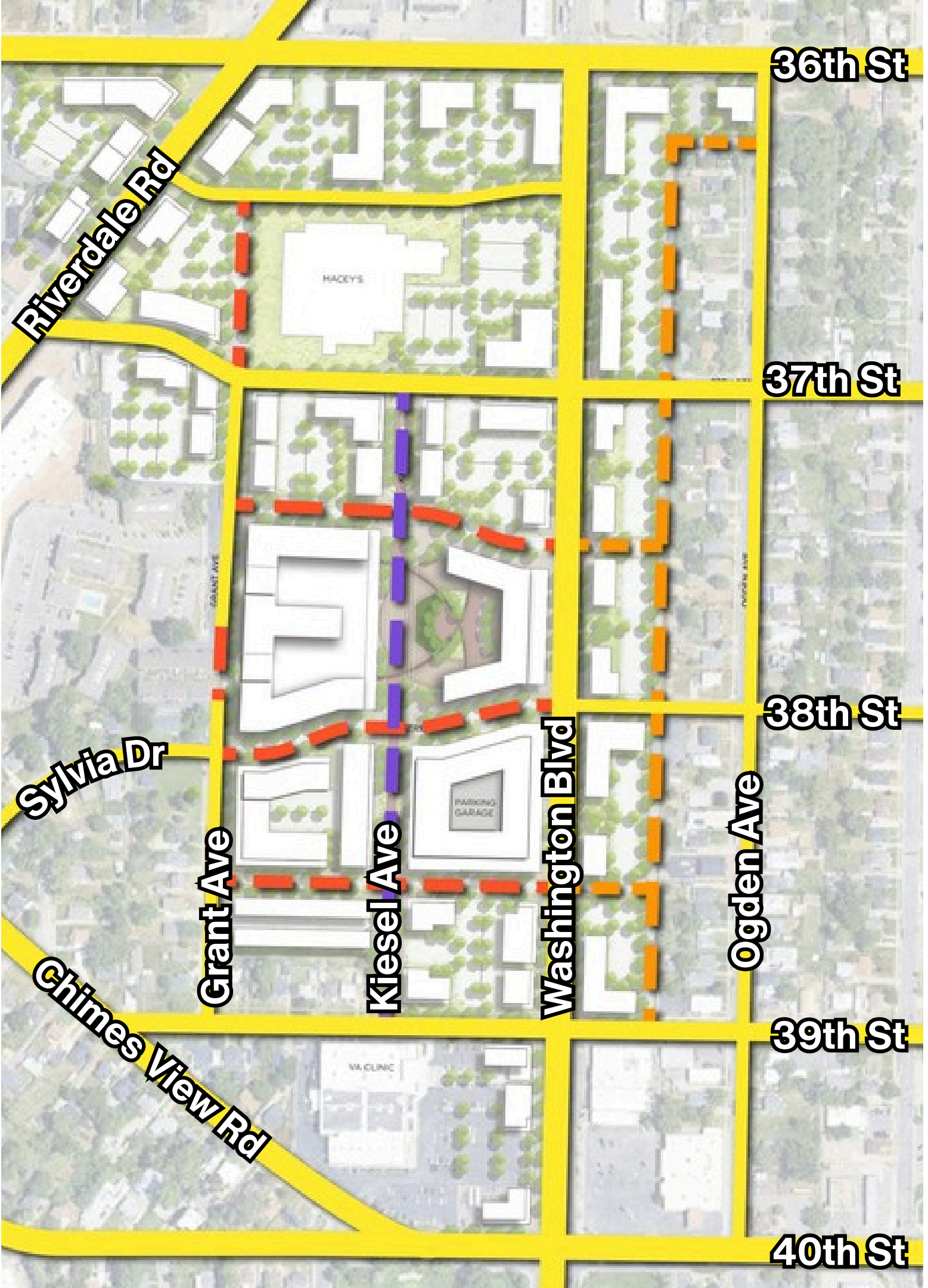
Preferred Concept Site Plan



Connectivity Map

Legend

-  New Shared Pedestrian Connection
-  New Vehicular Connections W/ Sidewalks
-  New Alley Connections W/ Sidewalks
-  Existing Road



Preferred Concept Views



View from Washington Blvd



View from Central Plaza

Core Takeaways

Pedestrian-oriented development along critical corridors



Core Takeaways

Pedestrian-oriented development along critical corridors, building stepbacks



Core Takeaways

Public green space in the City Center



Core Takeaways & Ideas List

- **Connections (ROW preservation)**
 - Sylvia Drive to 38th Street
 - Pedestrianization (Woonerf design) of Kiesel
 - Connection of Grant
- Public green space in the City Center
- Pedestrian-oriented development along critical corridors
- Stepback of building facades after 3 stories
- On-street, parallel parking (where applicable)
- Multimodal transit hub in the City Center
- City to provide public subsidy



Priorities and Recommendations Ranking

Firm Priorities

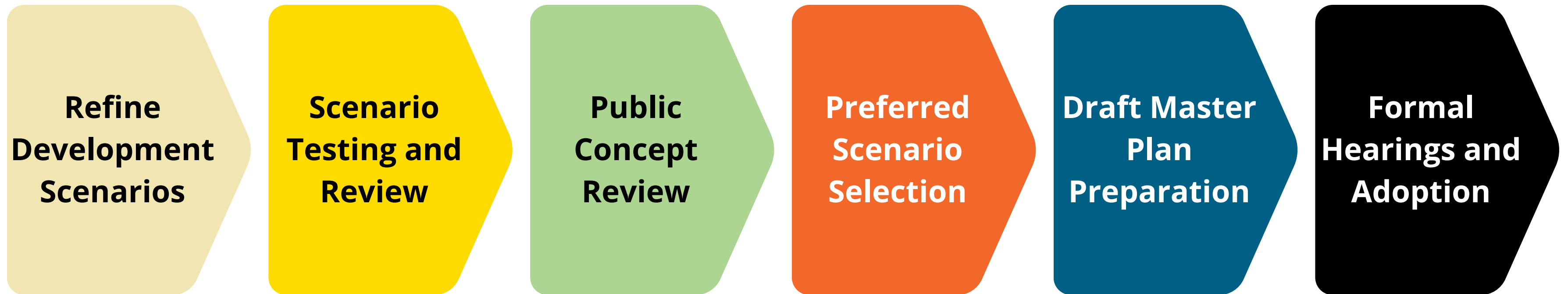
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Negotiable Priorities

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What Happens Next?

The Planning Commission and City Council workshop provides direction before formal scenario refinement begins.





QUESTIONS?