



**MINUTES OF THE
SOUTH OGDEN CITY
COMBINED CITY COUNCIL/
PLANNING COMMISSION
WORK SESSION**

THURSDAY, MAY 26, 2026

WORK SESSION – 6:00 PM IN EOC ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Jeanette Smyth, and Jeremy Howe

PLANNING COMMISSION MEMBERS PRESENT

Norbert Didier, Brian Mitchell, Adam Ritchie and Rob Bruderer

STAFF MEMBERS PRESENT

Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Fire Chief Cameron West, City Planner Aliko Murphy, Communications and Events Manager Danielle Bendinelli, and City Manager Matt Dixon

OTHERS PRESENT

Melissa Fryer and Ryan Wallace from MHTN Architects
Benjamin Levenger with Downtown Redevelopment Services (DTRE) (attended online)
Tim Watkins with Wasatch Front Regional Council

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link: cms7files.revize.com/southogdennew/document_center/SoundFiles/2026/CC_PC260312_1702.mp3?t=202604241144080 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- At 6:11 pm, Mayor Porter called for a motion to begin the work session
00:00:23

Council Member Howe so moved, followed by a second from Council Member Smyth. Council Members Smyth and Howe voted aye.

II. DISCUSSION ITEMS

- A. City Center Plan Scenario Refinement Workshop. See Attachment A.- Melissa Fryer from MHTN Architects turned the time over to Ben Levenger to present the City Center Plan Scenario

00:01:43

- Presentation covered Existing Conditions, Public Engagement Highlights, Assessment/Goals/ Recommendations and Market Analysis, Conceptual Design Analysis and defined detailed areas.
- Time was then turned over to Melissa Fryer from MHTN Architects to present the conceptual map.

00:09:13

- Council Member Howe asked for timeline on the transition plan. Mr. Levenger explained it typically depends on how aggressively residents and council want to move forward with the project.

00:13:48

- Conceptual Map Presentation continued.

00:16:50

- Mayor Porter inquired about who typically maintains the community area and green spaces. Mr. Wallace and Mr. Levenger explained a few of the options they have seen.

00:28:38

- Conceptual Map Presentation continued.

00:30:05

- Following presentation, the group discussion revolved around focus and design priorities, building heights, street flow, green space, parking, pedestrian walkability and transportation hubs.

00:36:39

- Final conversation was on comfortability with public subsidies and what are the options. City Manager Matt Dixon defined what a public subsidy is and provided examples and how it could relate to this project.

00:54:20

- Next steps in the process will be to refining the scenarios and test them on June 8, 2026 during another public interactive workshop.

01:04:19

III. ADJOURN

- At 7:16 pm, Mayor Porter called for a motion to adjourn the work session

01:05:35

Council Member Howe so moved, followed by a second from Council Member Smyth. All present voted aye.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Combined City Council/Planning Commission Work Session held Thursday, May 26, 2026.


Leesa Kapetanov, City Recorder

August 13, 2026
Date Approved by the Planning Commission

ATTACHMENT A

City Center Plan Scenario Refinement Workshop Presentation Slides

South Ogden City Center Master Plan

5/26 PC/CC Joint Preferred
Concept Session



Contents

1

PROJECT PROCESS

2

EXISTING CONDITIONS HIGHLIGHT

3

PUBLIC ENGAGEMENT HIGHLIGHT

4

VISION & GOALS SYNOPSIS

5

MARKET ANALYSIS HIGHLIGHT

6

CONCEPTUAL DESIGN ANALYSIS

7

CIRCULATION & CONNECTIVITY

8

PREFERRED CONCEPTS

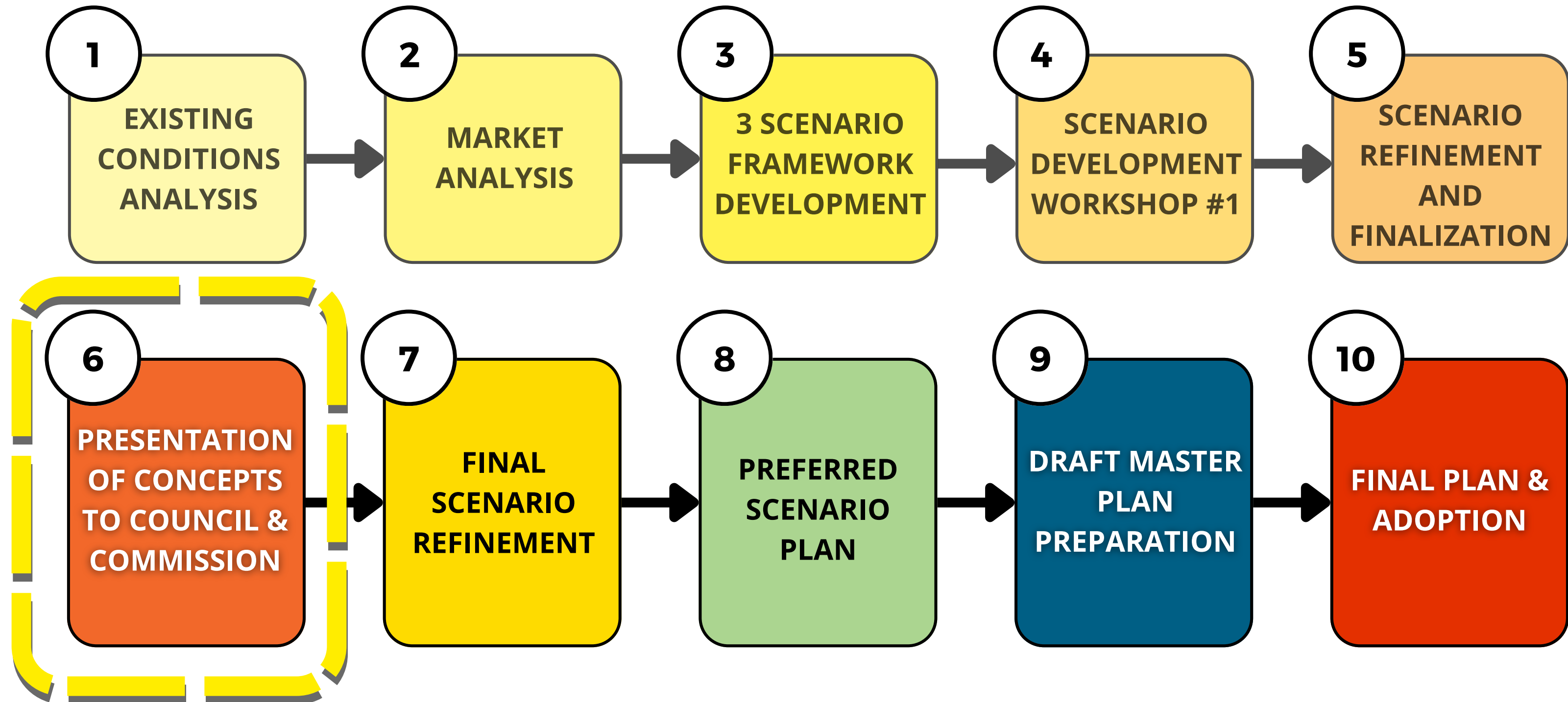
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CORE TAKEAWAYS & IDEAS

10

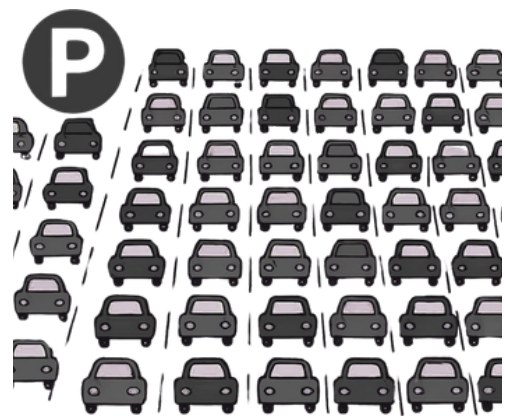
PRIORITIES & RECOMMENDATIONS

The Process



Existing Conditions Highlight

Built Environment



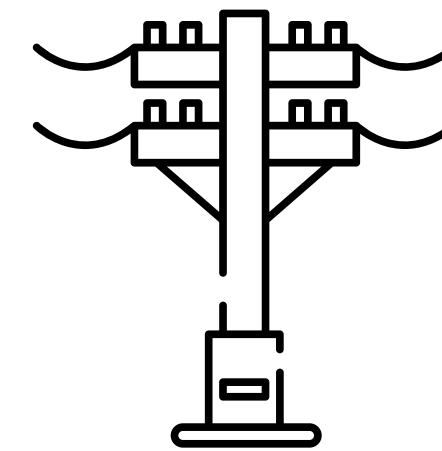
Underutilized auto-centric area with poor walkability.

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



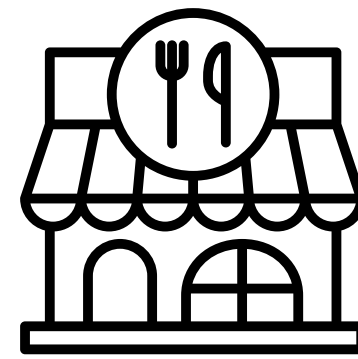
Residential neighborhoods with infill potential and limited housing options.

Public Engagement Highlight

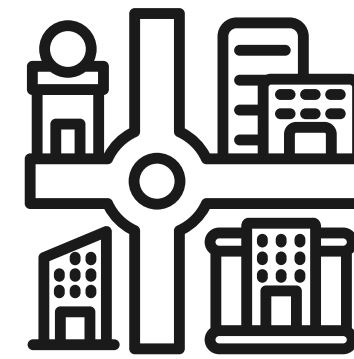
Outreach Events Completed

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

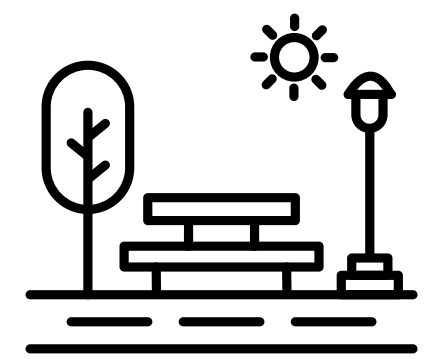
Feedback Highlights



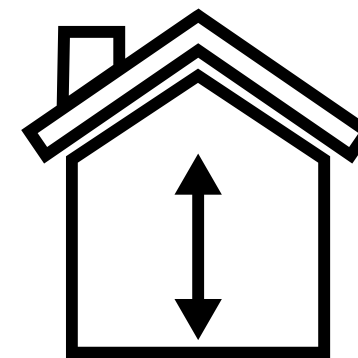
More dining and entertainment



Safer connected walkable streets



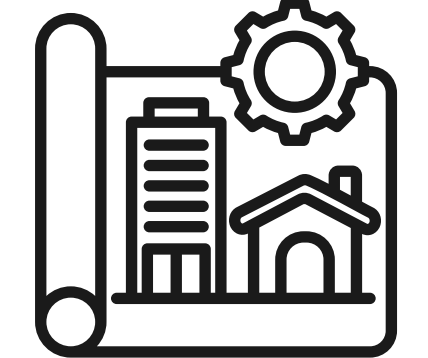
Create central gathering spaces



Preserve the city's character



A strong City Center identity



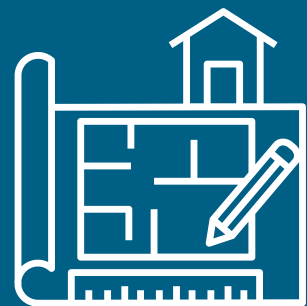
Mixed-use redevelopment

Vision and Goals Synopsis



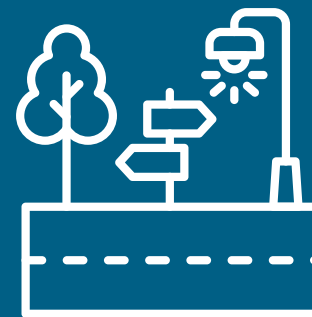
Overarching Vision Statement

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.

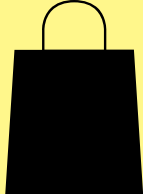
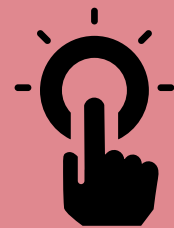


Community Character

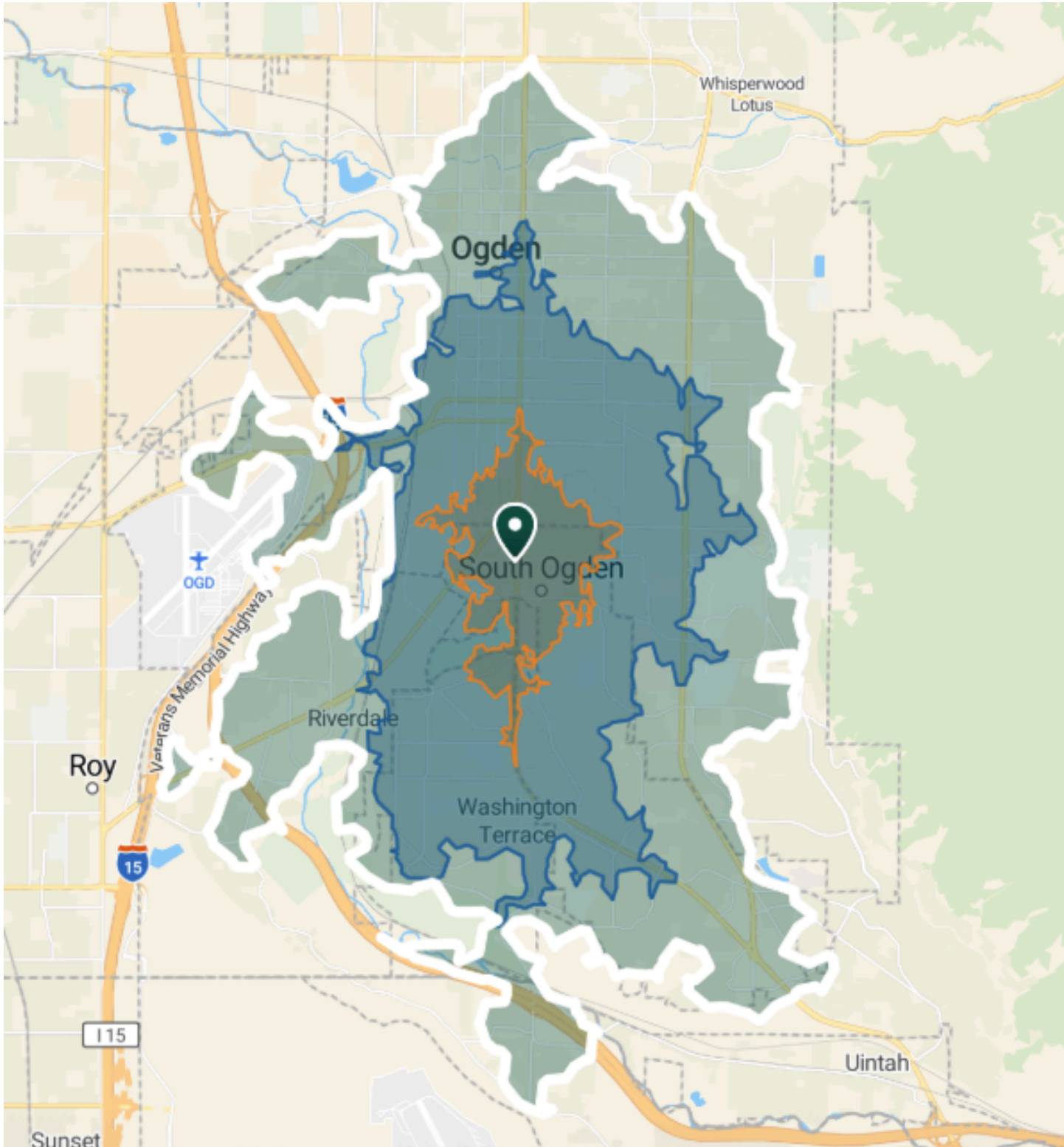
The City Center will define and anchor South Ogden's identity through well-designed buildings and signage, welcoming public spaces, and respect for community character.

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

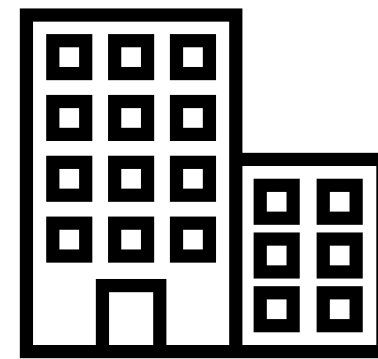


Conceptual Design Analysis

Option 1



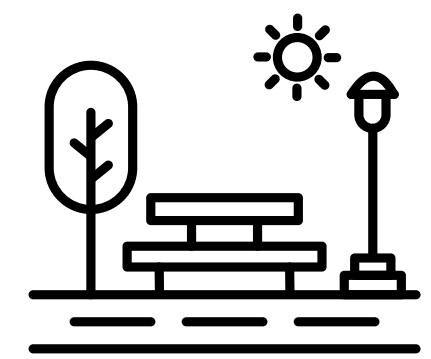
Feedback Results



2-5 stories preferred



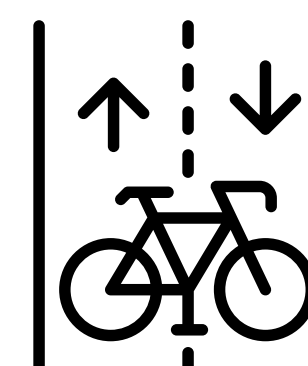
Kiesel ped-street supported



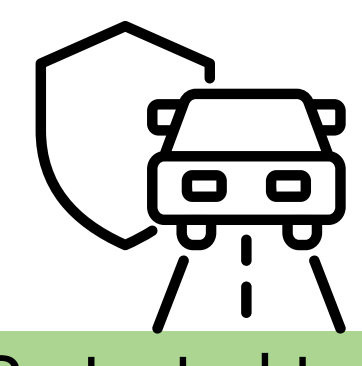
Central plaza highly supported



More architectural detail

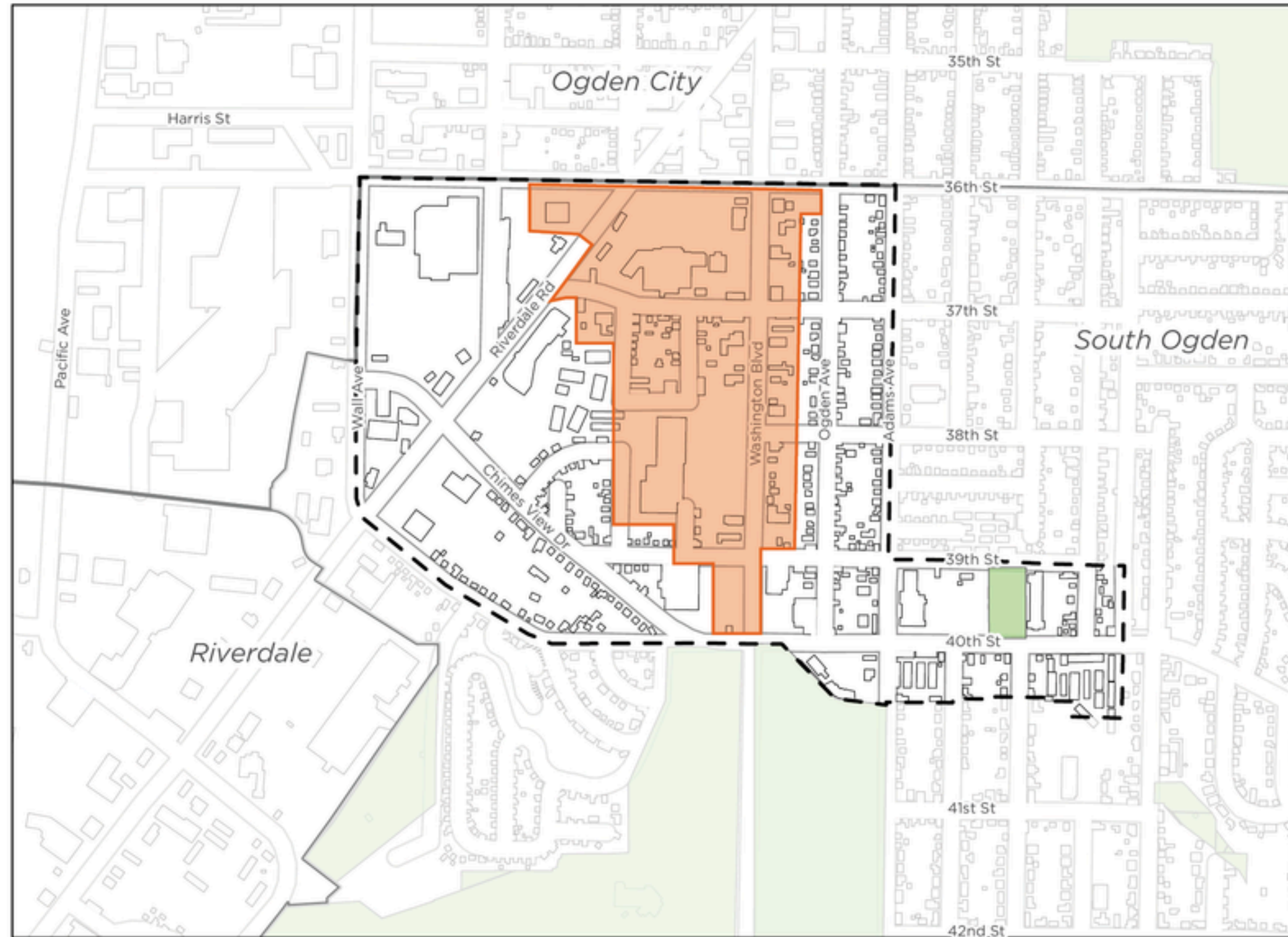


Extend bicycle infrastructure



Protected turn lane at 40th/Washington

Project Area



Preferred Concept Site Plan



Connectivity Map

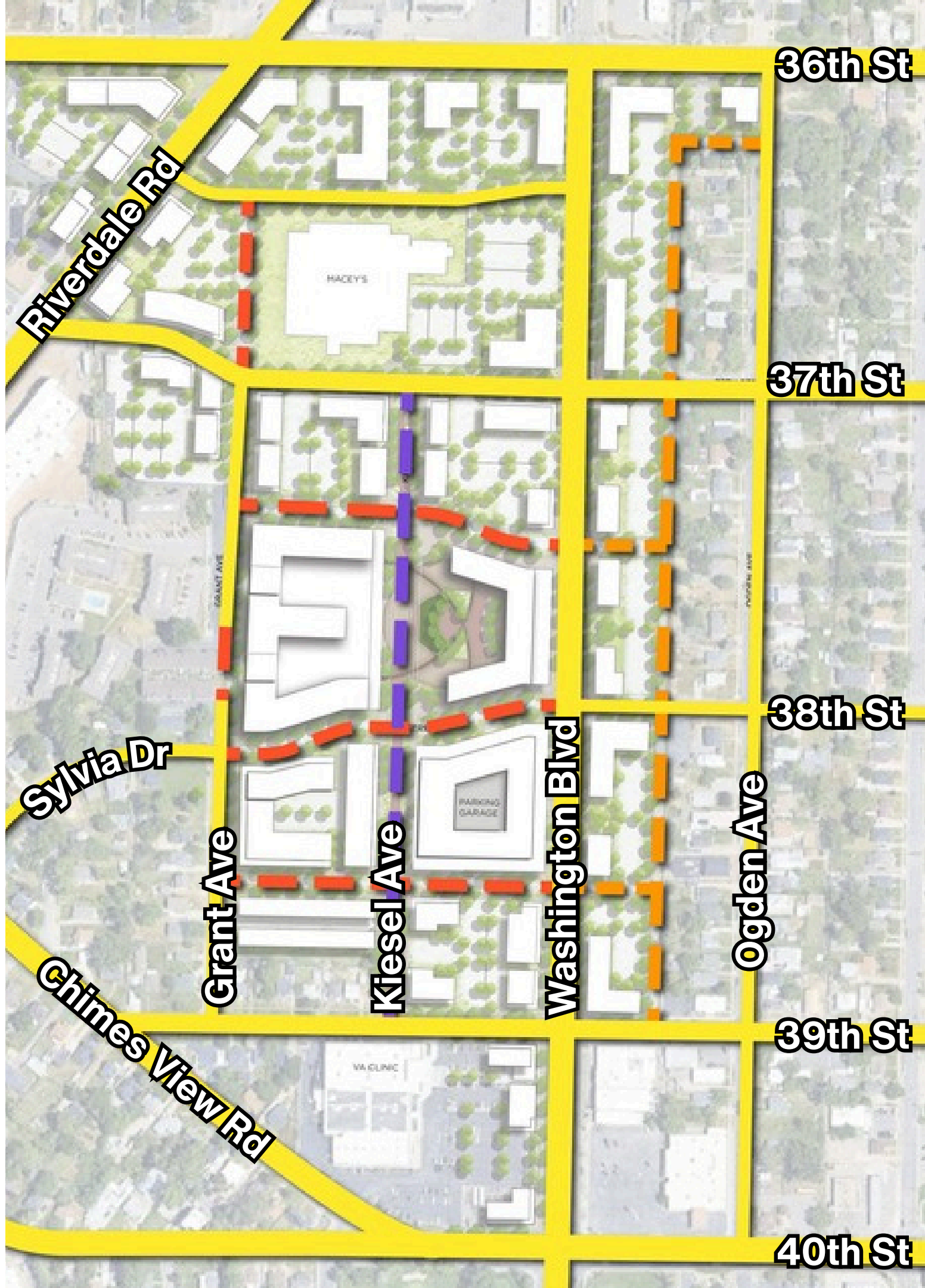
Legend

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

Key Ideas

Pedestrian-oriented development along critical corridors



Key Ideas

Pedestrian-oriented development along critical corridors, building stepbacks



Key Ideas

Public green space in the City Center



Architectural Materials



Brick Masonry (Primary Material)

Use for ground floor, street facing facades, corners



Fiber Cement Siding and Panels

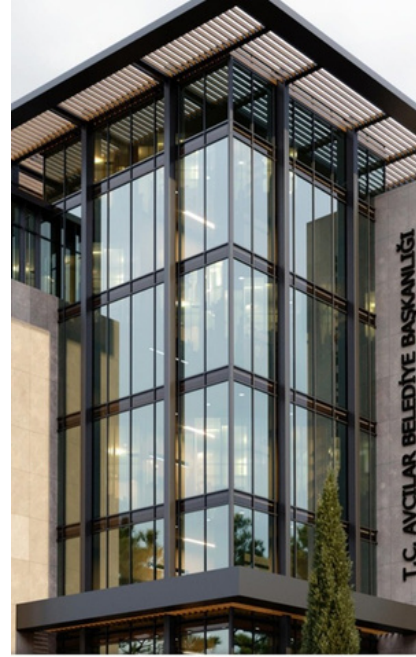
Best for upper stories and mixed use residential over retail



Storefront Glazing

Critical for creating an active downtown environment

Architectural Materials - Accents



Metal Accents

Use sparingly to elevate quality without luxury-level cost



Wood/Wood-Look Accents

Adds warmth at the pedestrian level

Landscape



Water Wise

Limit lawn areas to locations where they serve a functional purpose, such as seating or play spaces. Otherwise, xeric plant materials should be prioritized and arranged to create landscapes that feel attractive and lush while minimizing water use.

Street Trees

Street trees play a vital role in the success of the downtown environment. Selecting a coordinated palette of tree species for different downtown areas, such as one or two species along a particular street and different species on others, can help establish distinct identities and create recognizable corridors throughout the district.

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

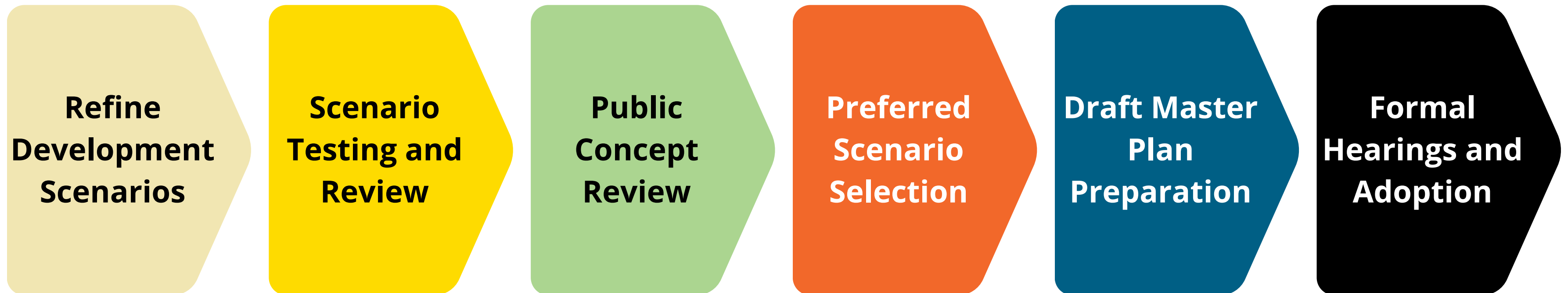
1. Woonerf - Kiesel as a straight line (ROW)
2. Town square
3. stepback after 3 stories
4. Sylvia to 38th
5. On Street parking on e/w roads

Negotiable Priorities

1. Retail/commercial secondary on washington
2. Like greater pedestrian width on West side of Washington
3. Beautify multimodal locations
4. Mid-block and functional cross walks
5. Subsidy partnership

What Happens Next?

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





QUESTIONS?