



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

TUESDAY, JULY 9, 2026

WORK SESSION – 6 PM IN EOC ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Mike Howard, Jeanette Smyth, and Doug Stephens

PLANNING COMMISSION MEMBERS PRESENT

Katy Wahlquist, Norbert Didier, Pete Caldwell, and Brittany Rocha

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Planner Alike Murphy, Code Compliance Officer Guillermo Garcia, and Recorder Leesa Kapetanov

OTHERS PRESENT

Consultant Ben Levinger from Downtown Redevelopment Services, Tim Watkins from 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:

https://www.southogdencity.com/document_center/Sound%20Files/2025/CC250218_1804_01.mp3

or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- At 6:04 pm, Mayor Porter called for a motion to begin the work session
00:00:00

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

Note: Council Member Stephens was not present for this vote. He arrived at the meeting at 6:28 pm.

II. DISCUSSION

City Center Plan Draft Scenario Workshop- Downtown Redevelopment Services

- Ben Levinger from Downtown Redevelopment Services gave a visual presentation. See Attachment A. 00:00:30
- Those present were invited to ask questions or comment. They were also invited to write ideas or comments down. 00:49:34

III. ADJOURN

- At 7:07 pm, Mayor Porter called for a motion to adjourn the work session
01:01:54

Council Member Smyth so moved, followed by a second from Council Member Howard. 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 Tuesday, July 9, 2026.


Leesa Kapetanov, City Recorder

August 13, 2026
Date Approved by Planning Commission

ATTACHMENT A

Presentation from Ben Levinger from Downtown Redevelopment Services

South Ogden City Center Master Plan

7/9 PC/CC Workshop



Heading 1

1

CONTENT

2

CONTENT

3

CONTENT

4

CONTENT

Acknowledgements

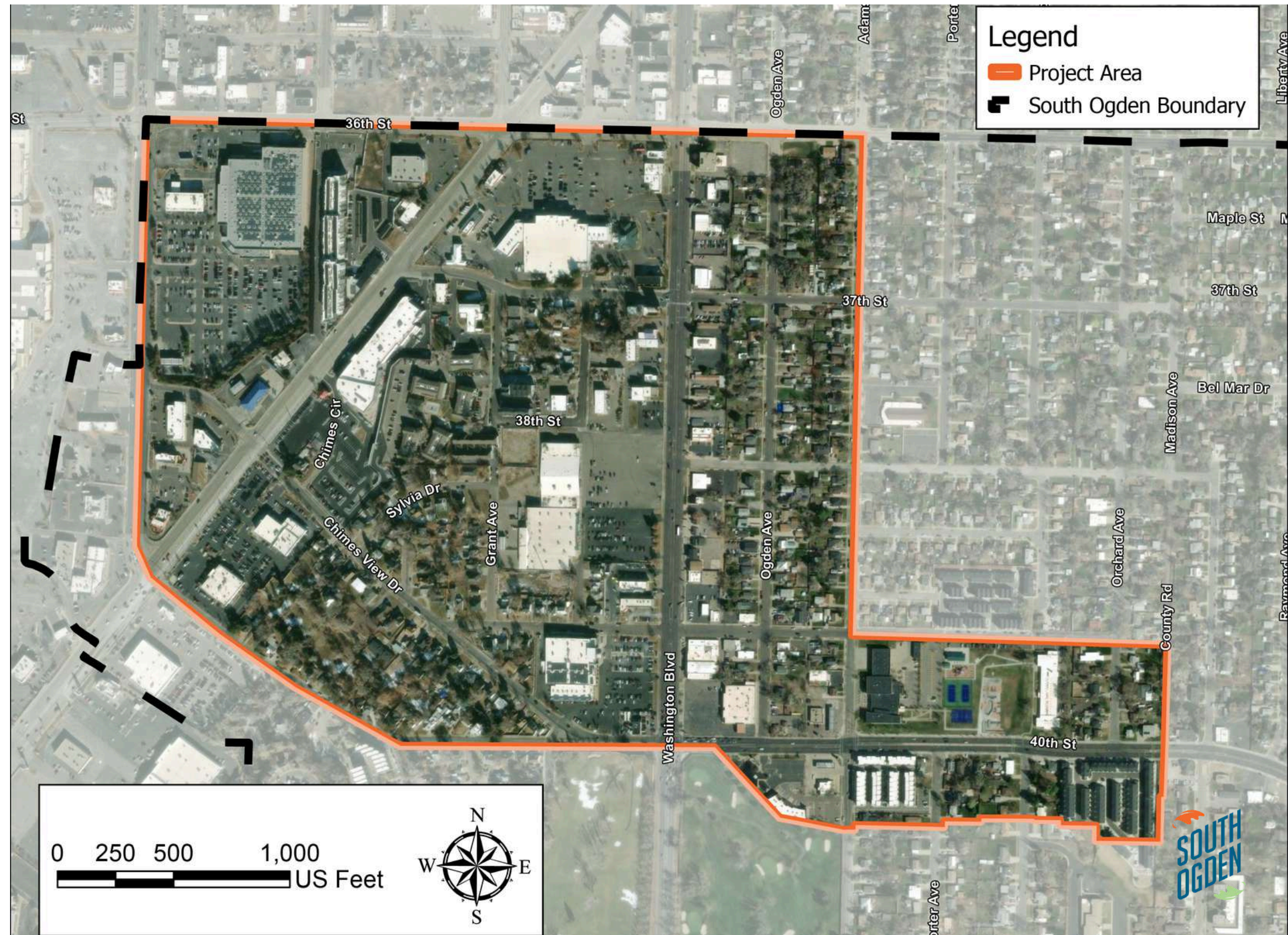
This plan was funded by South Ogden City and the Wasatch Front Regional Council (WFRC). The development of this plan was made possible by residents and stakeholders in South Ogden as well as the following individuals.



Introduction

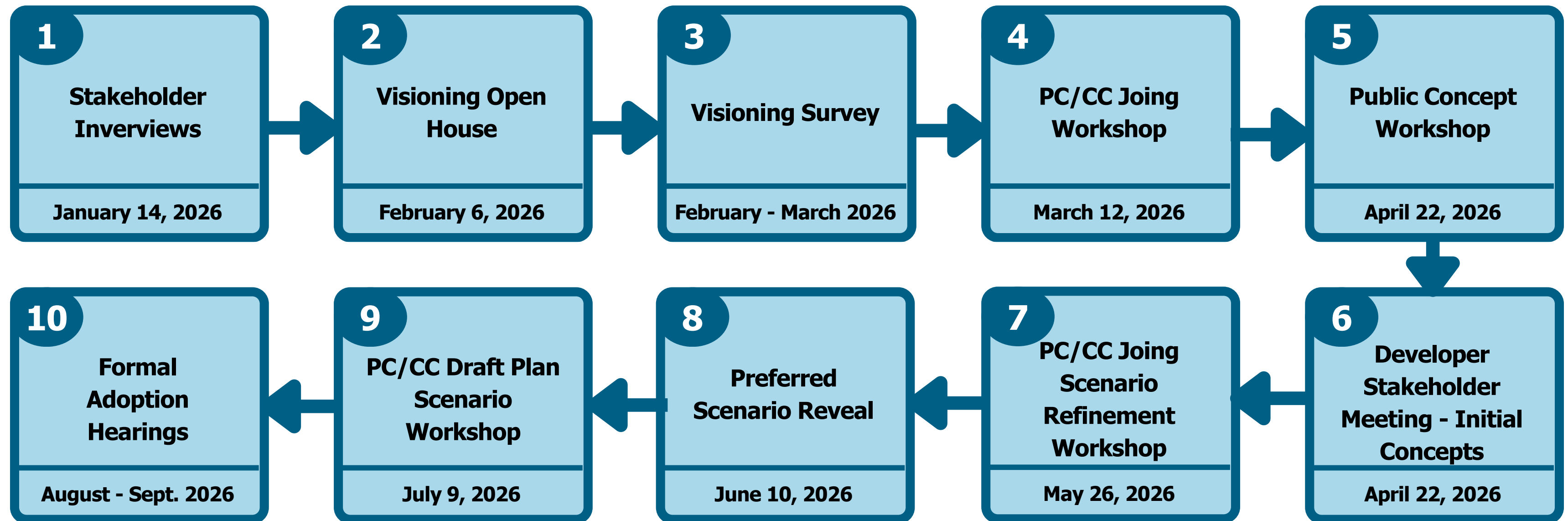
The South Ogden City Center Master Plan defines an implementable vision to develop a civic and commercial heart for the city, rooted in its identity.

The Master Plan's vision is to create a vibrant neighborhood to serve as a hub, laying out strategies for redevelopment, transportation, and public space to transform the suburban commercial area into a multimodal, mixed-use district that serves city residents and workers and attracts regional visitors.



Engagement Synopsis

Since January 2026, a series of public and stakeholder engagement activities were completed that gathered input to help guide the City Center vision and implementation recommendations.



Engagement Takeaways

Environment & Development	
Opportunities	
Support mixed-use housing, dining, and entertainment.	Focus higher-intensity development along Washington Blvd.
Constraints	
Building height compatibility between nearby neighborhoods	Financing challenges for larger catalyst projects

Mobility, Streetscape & Connectivity	
Opportunities	
Improve pedestrian realm along Washington Blvd.	Strengthen walking and bicycle connections
Constraints	
Washington Blvd. & Riverdale Rd. are difficult corridors for pedestrians	Auto-oriented streets & site design

Public Space, Character & Identity	
Opportunities	
Create a stronger “heart of the city”	Build on existing community assets and preserve mountain views
Constraints	
New development could weaken the city’s existing character	Limited distinctive landmarks and gateway features weaken the sense of arrival

Development Opportunities

1

Contextual Areas of Stability (Grey): Recently redeveloped areas or ones that are unlikely to do so

2

Primary Areas (Orange): Concentrated around Washington Blvd. and represent the most impactful opportunities

3

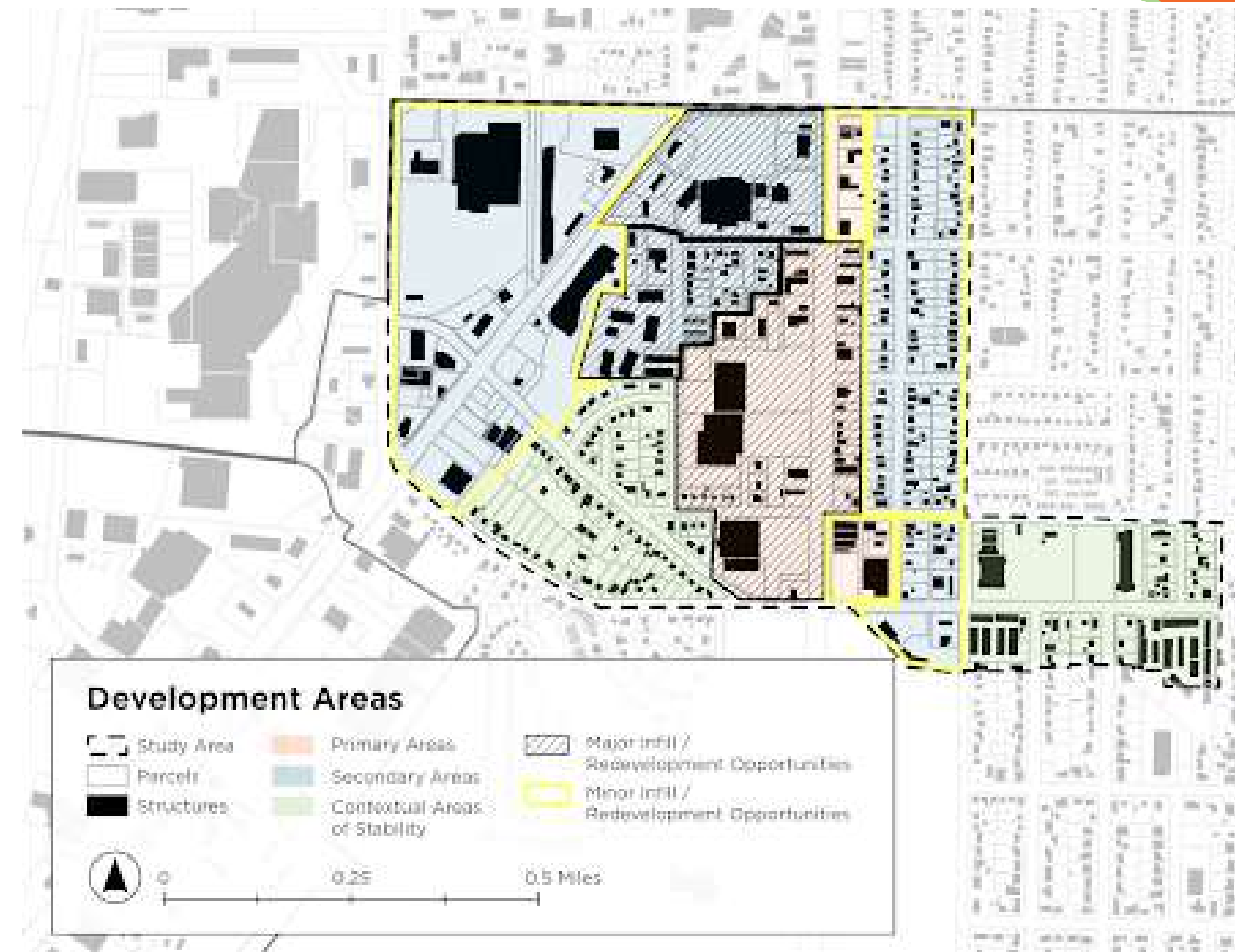
Secondary Areas (Light Blue): Mostly lie outside of the main corridor and would be less impactful

4

Major Infill (Hatch): Areas best suited for larger projects in the near term

5

Minor Infill (Yellow Outline): Areas more likely to evolve naturally and incrementally as the area develops



South Ogden City Center potential areas for infill and redevelopment.

Housing Analysis

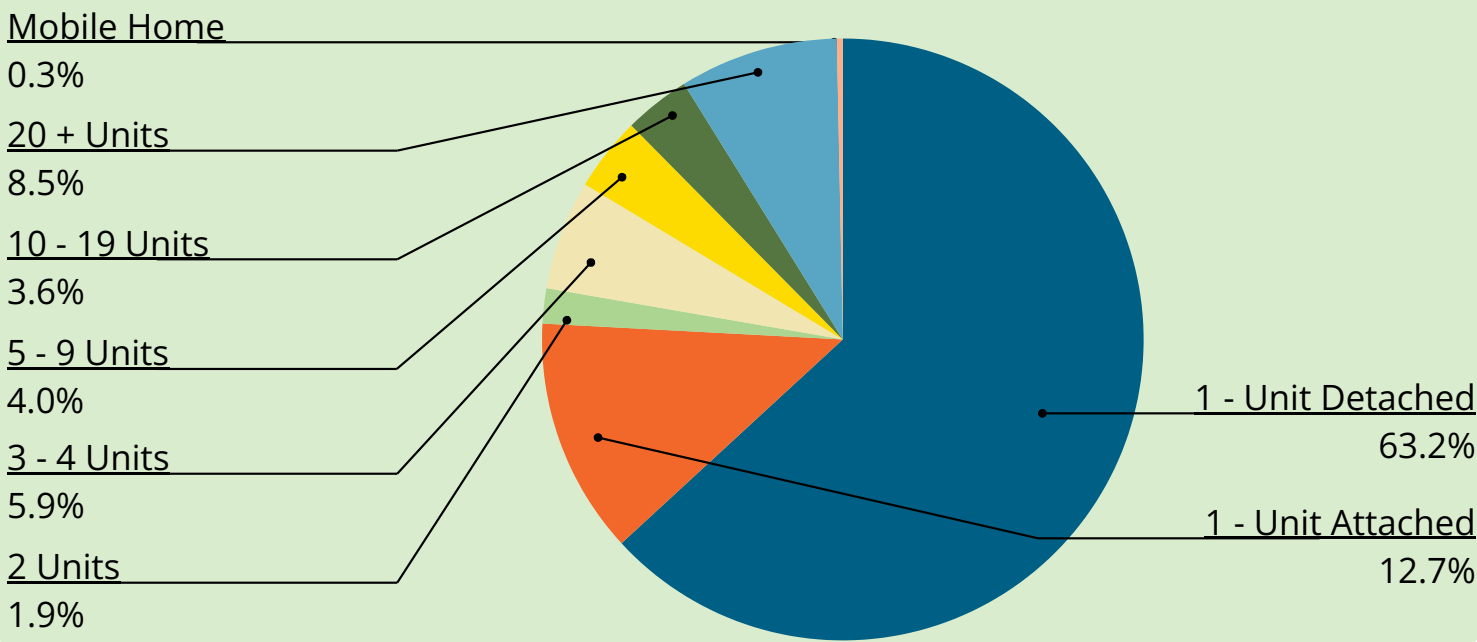
Key Highlights

- 63.2% of South Ogden's housing consists of single-family detached homes.
- The average home has 3.1 bedrooms, reflecting a market oriented toward medium to large households.

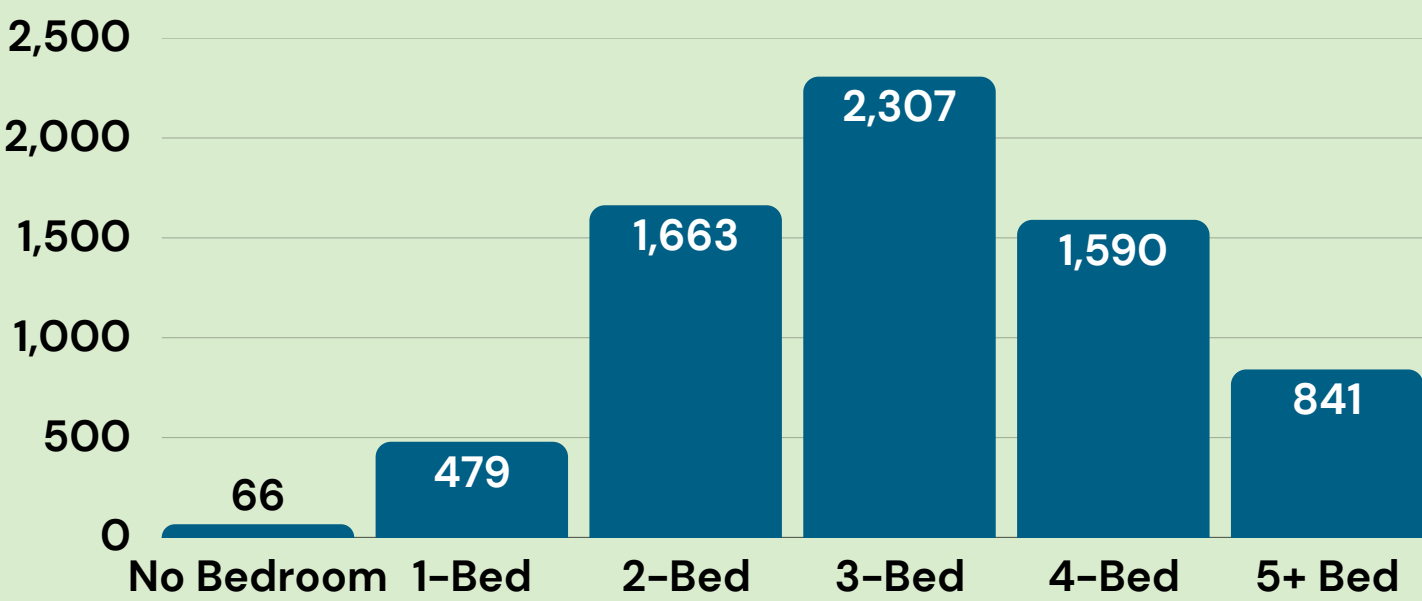
Multifamily Market Conditions

	2-Minutes	4-Minutes	6-Minutes
Inventory Units	1,127	2,487	8,438
Vacancy Rate	6.0%	6.7%	8.3%
Market Rent/ Unit	\$1,381	\$1,352	\$1,311

Housing Units by Dwelling Types

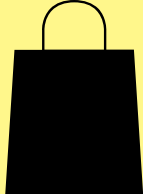


Housing Units by Bedroom Count

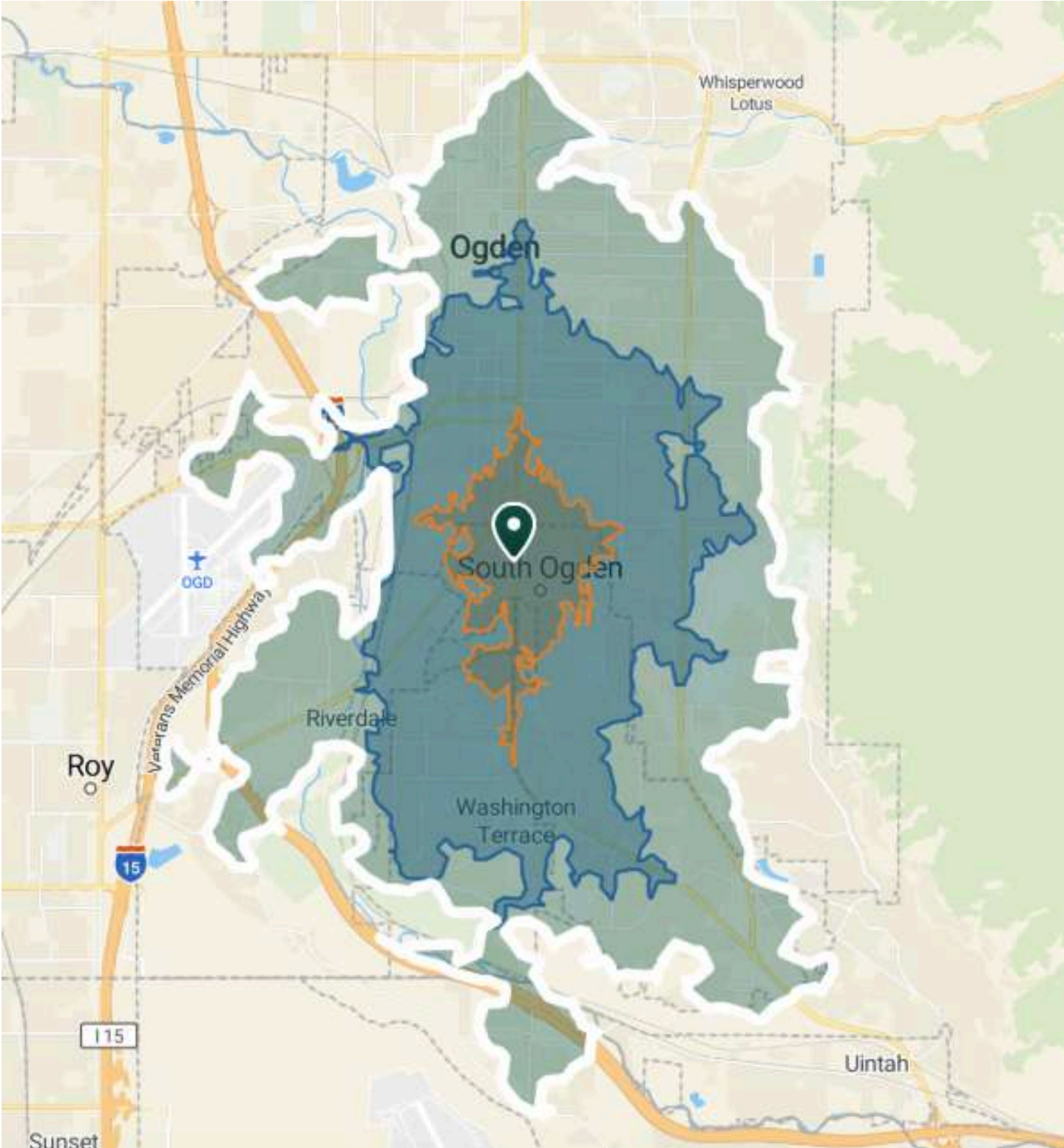


Market Analysis Highlight

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



City Center Vision

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 & 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 & Circulation

The City Center will serve as a hub for people walking, rolling, driving, and taking transit, enabling them to 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.

Preferred City Center Scenario

Key Components

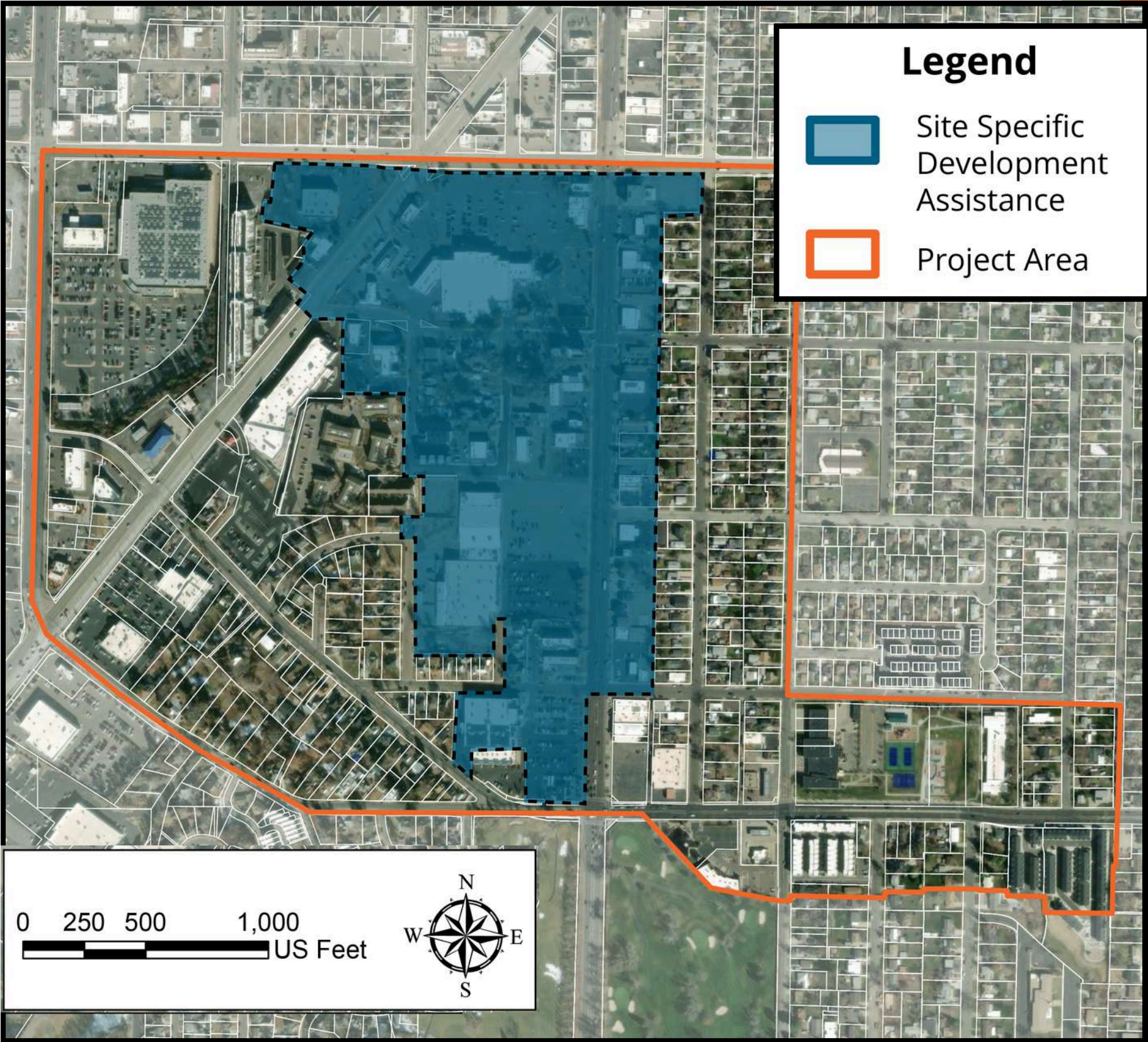
- Mixed-Use City Center:** New housing, dining, entertainment, retail, and community destinations.
- Central Civic Plaza:** A signature civic gathering space designed for events, markets, performances, outdoor dining, and more.
- Kiesel Avenue Shared Street:** A curbless, pedestrian-priority corridor that serves as the City Center's spine.
- Improved Transportation:** New streets, enhanced pedestrian and bicycle facilities, a multimodal hub, and expanded alleyways.
- Washington Blvd:** Streetscape improvements, safer crossings, access management, and implementation of the Utah Trail Network.
- Distinct Community Identity:** Coordinated gateways, wayfinding, branding, and placemaking.

By the Numbers

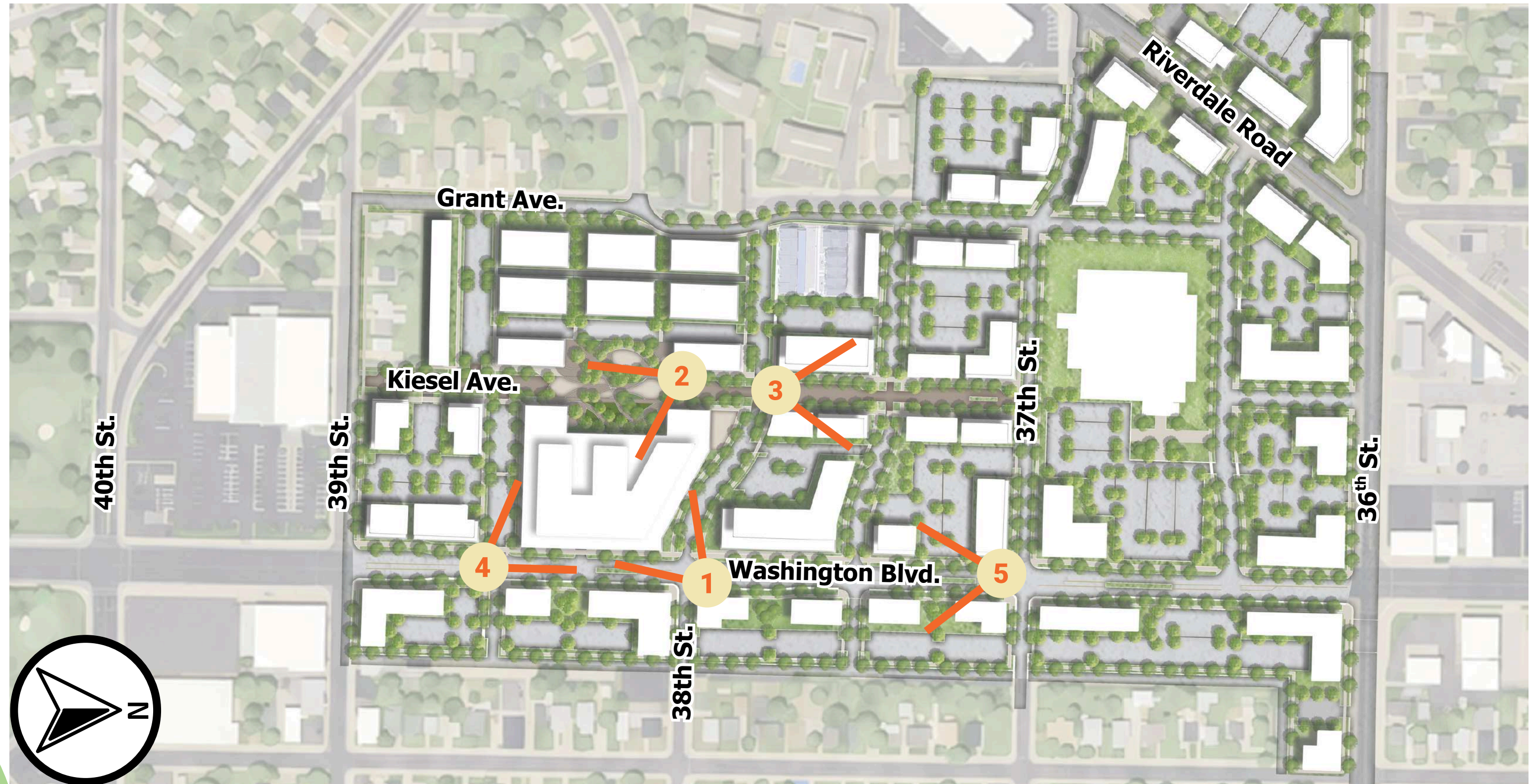
1,000 Housing Units

380,000 G.S.F. of Commercial Space

75,000 G.S.F. of Office Space



Site Plan of the City Center Core



View 1: Looking west-southwest along Washington Boulevard and the 38th Street extension



View 2: Looking into the public plaza



View 3: Looking north along Kiesel Avenue towards Macey's



View 4: Looking northwest along Washington Boulevard, south of 38th Street



View 5: Looking south along Washington Boulevard, from the intersection of 37th Street



City Center Block By Block



Public Plaza

Key Highlights

- Central gathering space for community events and everyday use.
- Flexible space for markets, concerts, festivals, outdoor dining, and recreation.
- Anchors surrounding shops, restaurants, housing, and the Kiesel Avenue shared street.
- Features may include outdoor dining, a splash pad, performance space, public art, and shaded seating.
- Approximately 33,742 square feet of public space.
- Estimated cost: \$13.5 million, including plaza construction and supporting underground infrastructure.



Kiesel Avenue

Main street connecting 37th Street, the Central Plaza, and 39th Street.

Designed to prioritize people while still allowing access for slow-speed vehicles.

Lined with shops, restaurants, outdoor dining, and mixed-use development.



Includes on-street parking, street trees, and improved streetscape amenities.

Creates a walkable destination that extends the Central Plaza's activity.

Can be closed for festivals, markets, and other community events.

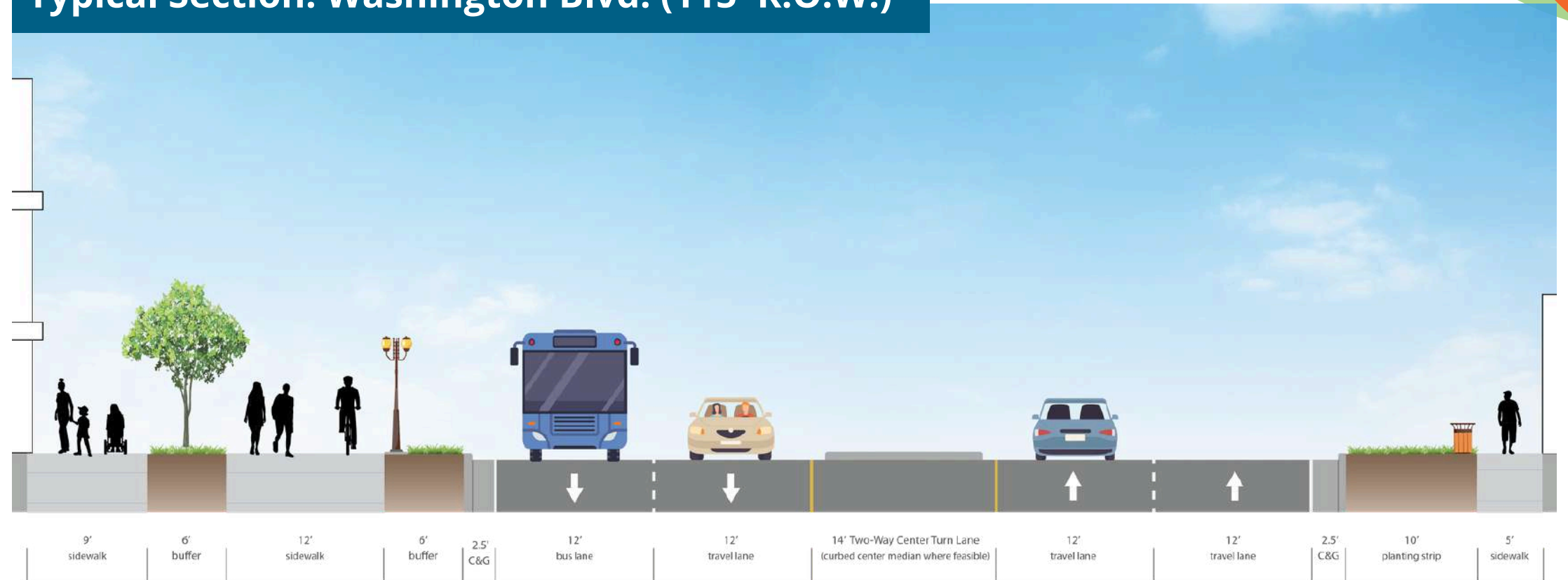


Washington Boulevard

Key Highlights

- Safer, more comfortable street for driving, walking, biking, and transit.
- Wider sidewalks and a shared-use path improve connections through the City Center.
- Shared-use path supports the long-term vision for the Utah trail network.
- Landscaped median could improve safety and traffic flow, subject to UDOT review.
- Creates a more welcoming entrance into the City Center.

Typical Section: Washington Blvd. (115' R.O.W.)

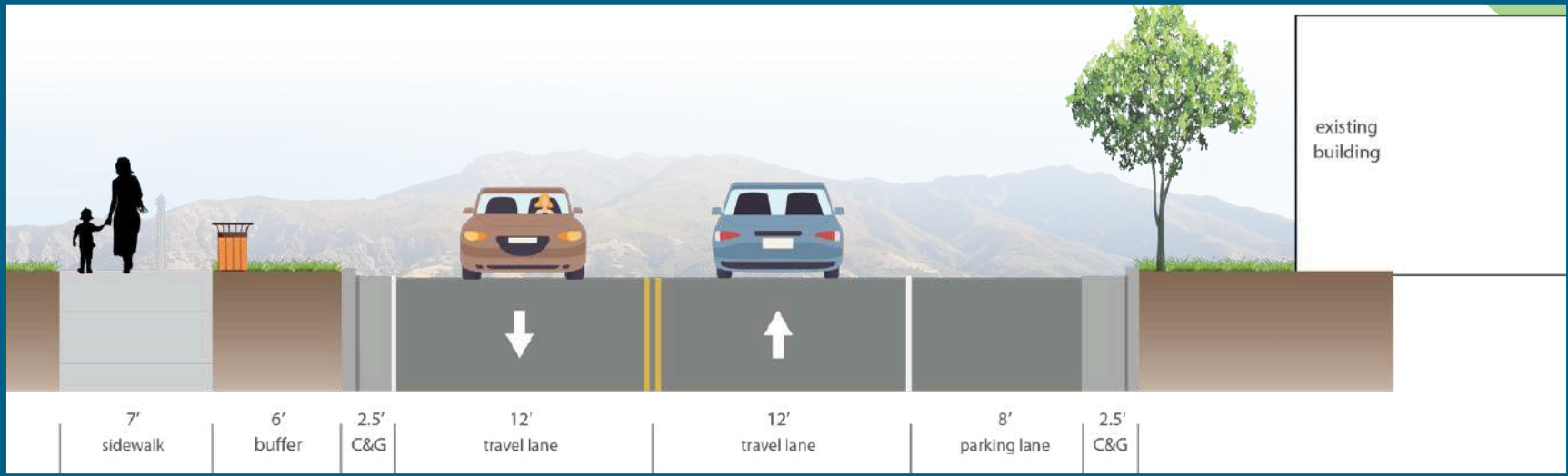


3800 South & 3700 South

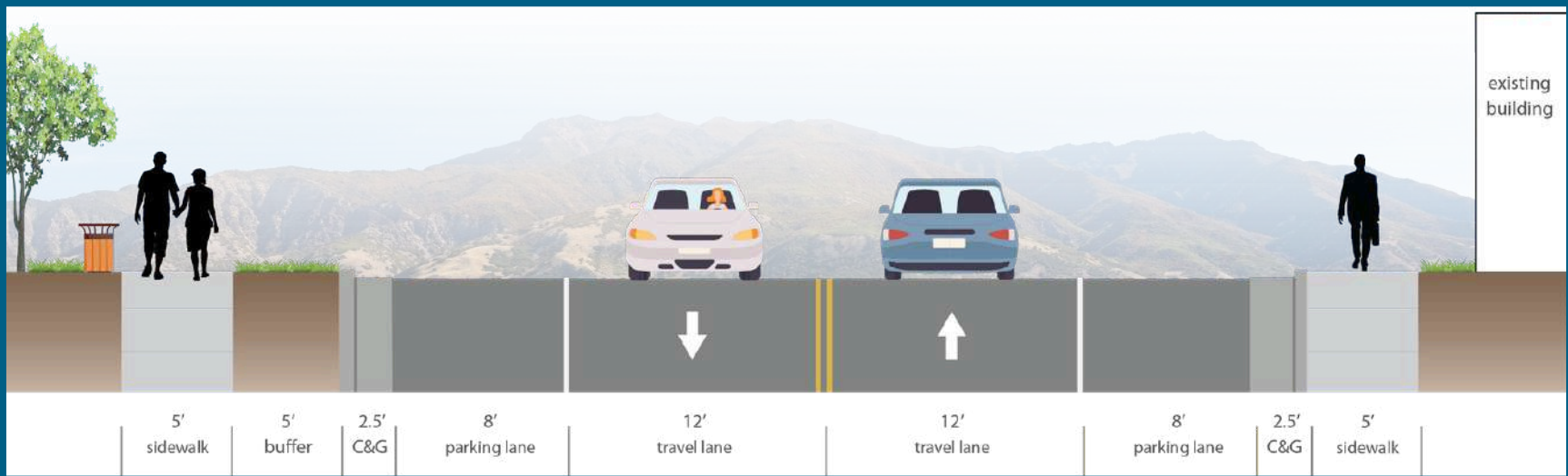
Key Highlights

- Improved streets that lead directly to the Central Plaza and Kiesel Avenue.
- Keeps the same vehicle capacity while making walking safer and more comfortable.
- Wider sidewalks, landscaping, and street trees create a more inviting street.
- Streetscape improvements strengthen the look and identity of the City Center.
- Bulb-outs shorten crossings and help slow traffic at key intersections.

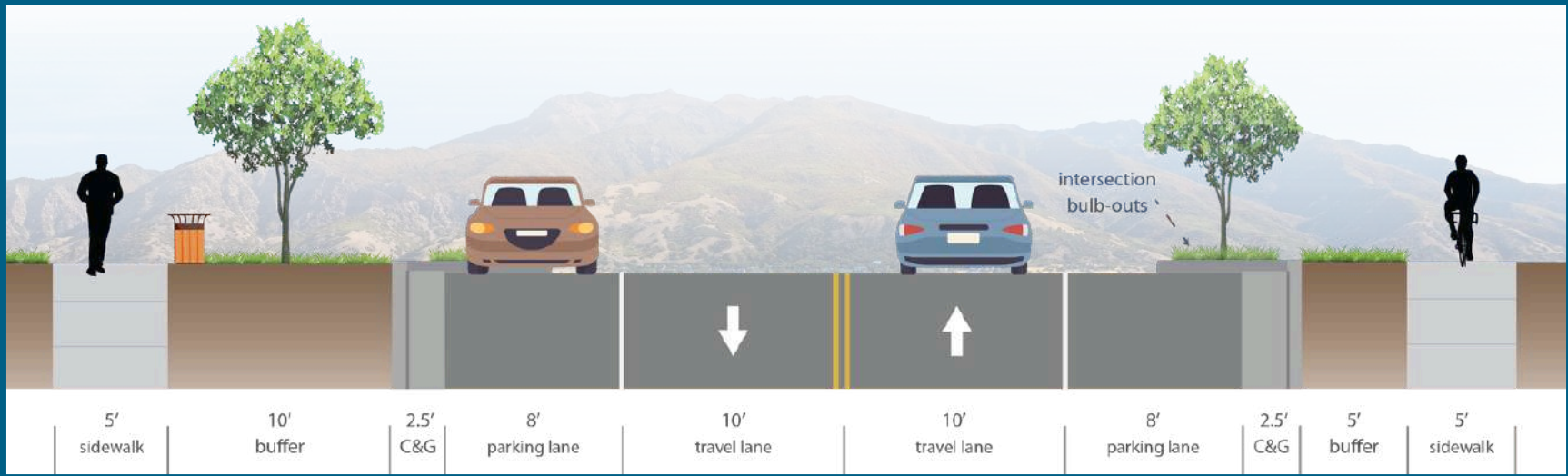
**Typical
Section:
3700 South
(50' R.O.W.)**



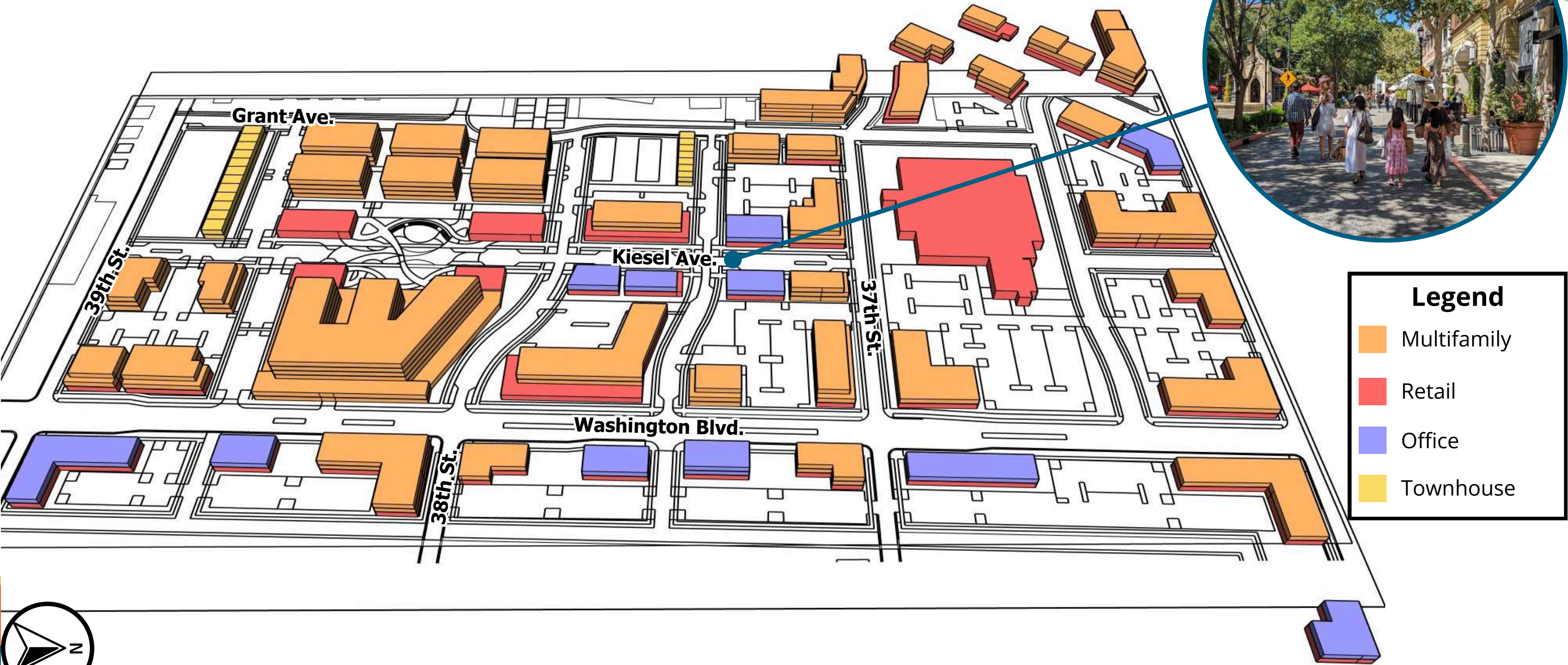
**Typical
Section:
3700 South
(60' R.O.W.)**



**Typical
Section:
3800 South
(66' R.O.W.)**



Forming/ Massing



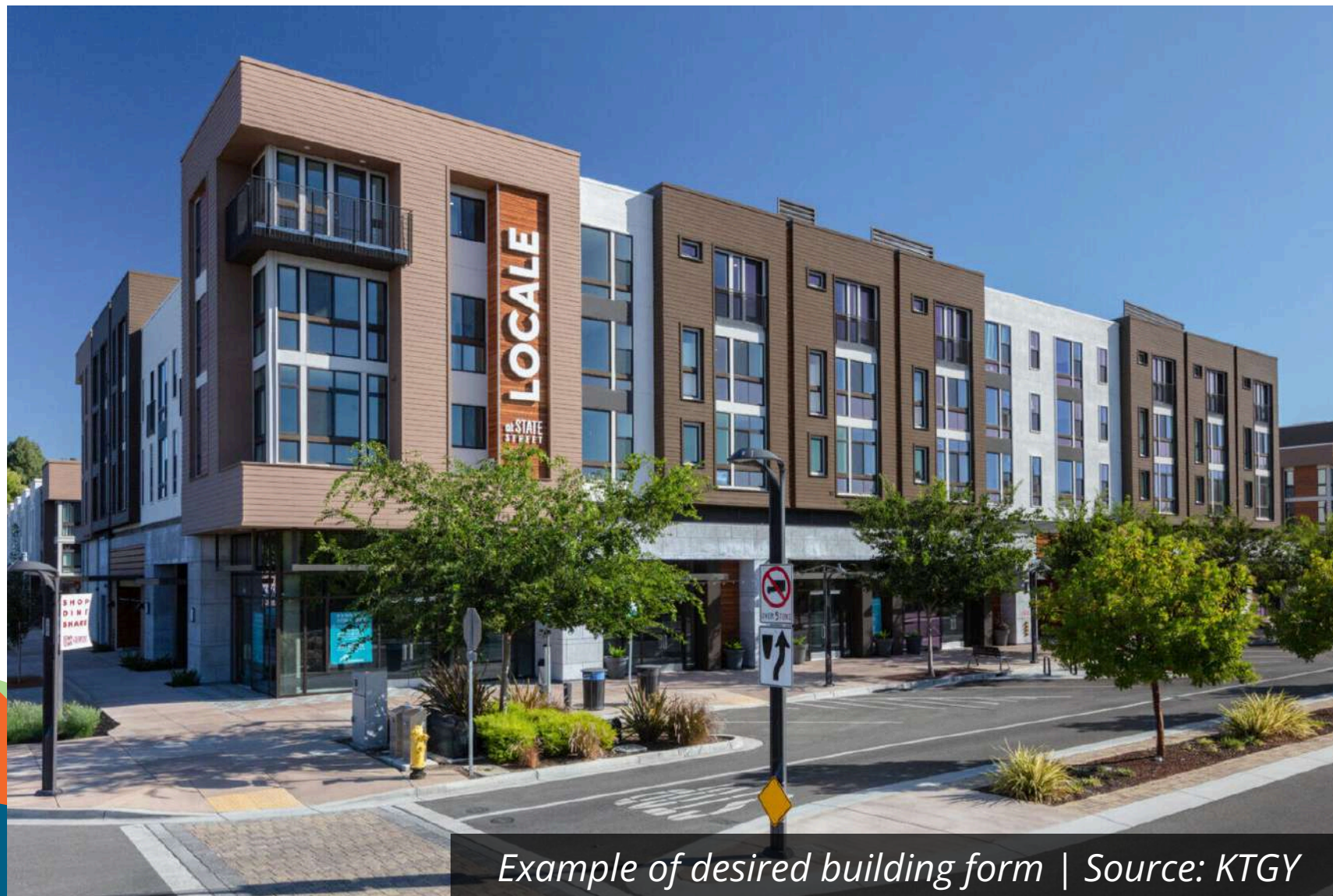
Architectural Design & Styles

- Creates a recognizable City Center with a consistent architectural character.
- Encourages attractive, high-quality buildings that reflect South Ogden's identity and support long-term investment.
- Based on public feedback, architectural elements draw from a mix of modern mixed-use structures and angular architectural styles

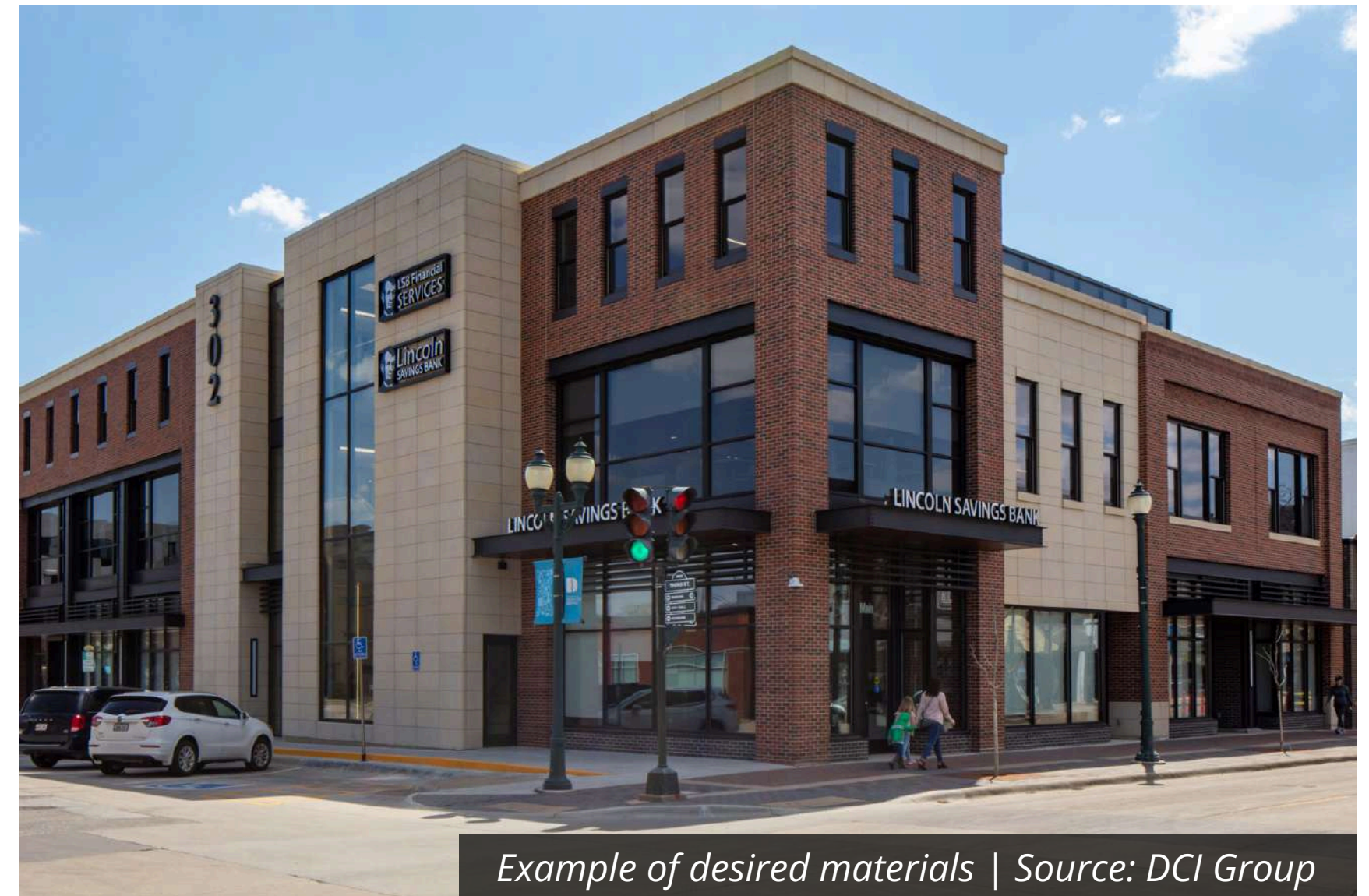


Building Design

- Buildings are placed close to the sidewalk to create an active, walkable street.
- Front entrances face the street, with rear access where practical.
- Durable materials and varied building designs create a distinctive City Center.
- Building articulation helps to break up larger buildings and create a more comfortable pedestrian experience.



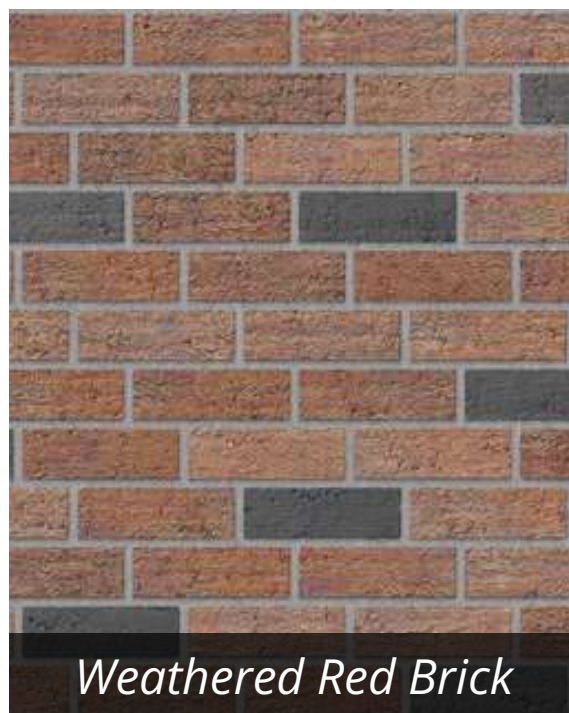
Example of desired building form | Source: KTGy



Example of desired materials | Source: DCI Group

Sample Materials

- Durable, high-quality materials such as brick, stone, metal, and fiber cement.

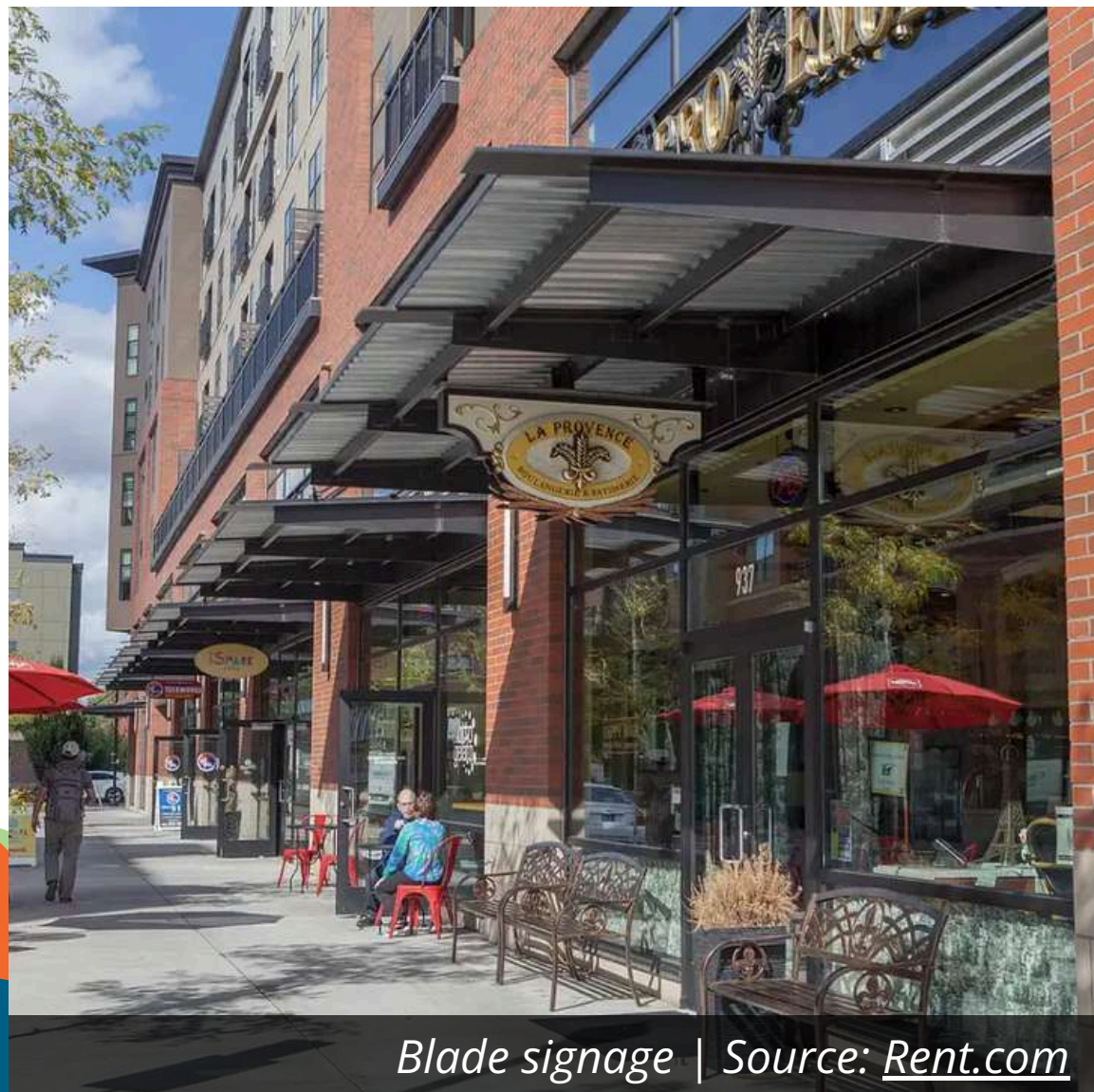


- Long-life, timeless materials and large storefront windows help to create a lasting character.



Signage

- Consistent signage gives the City Center a recognizable identity.
- Building-mounted signage, blade signage, and sidewalk signs support businesses and a walkable environment.
- Clear wayfinding helps people find shops, parking, and community destinations.
- Coordinated signage creates an attractive, easy-to-navigate district.



Placemaking

- Creates welcoming public spaces that give the City Center its own identity.
- Architecture, landscaping, materials, and signage work together to create a cohesive look.
- Designed to make walking enjoyable while maintaining convenient vehicle access.
- Attractive streets and public spaces encourage activity throughout the year.



City Center Core Recommendations

1



Transform the City Center into a mixed-use, vibrant destination for South Ogden.

2



Establish high-quality public spaces that creates a recognizable center and supports full-time activity.

3



Build a multimodal transportation network that improves circulation, accessibility, and mobility.

4



Support new, long-term development while transitioning to existing neighborhoods.

5



Align public investment and implementation efforts with the preferred City Center vision.

Objective 1

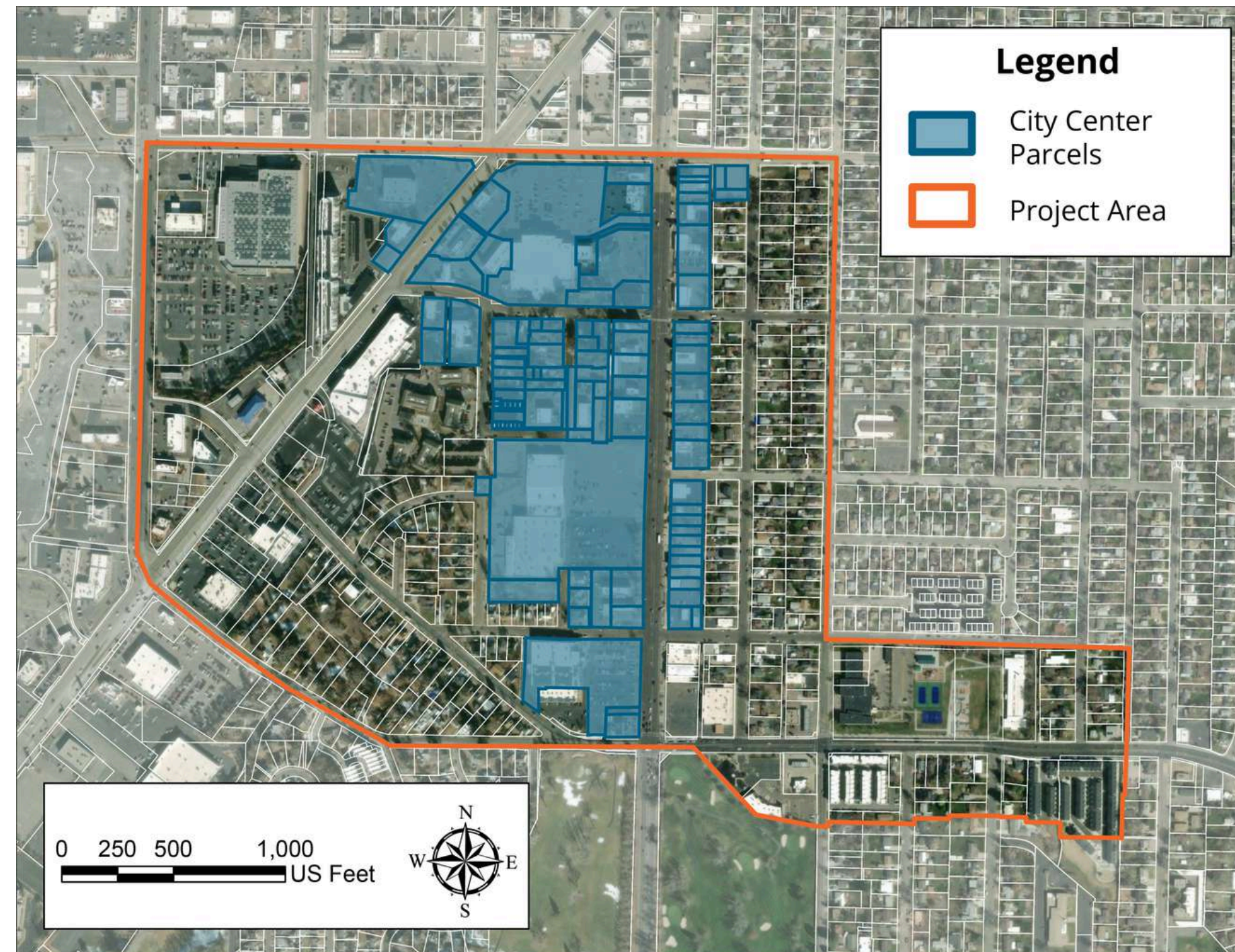
Objective 1.1: Partner with key property owners to assemble redevelopment sites needed to implement the preferred scenario.

Objective 1.2: Prepare and issue Requests for Proposals (RFPs) for catalytic redevelopment sites within the City Center Core.

Objective 1.3: Identify, evaluate, and establish redevelopment incentives that support implementation of the City Center Master Plan.

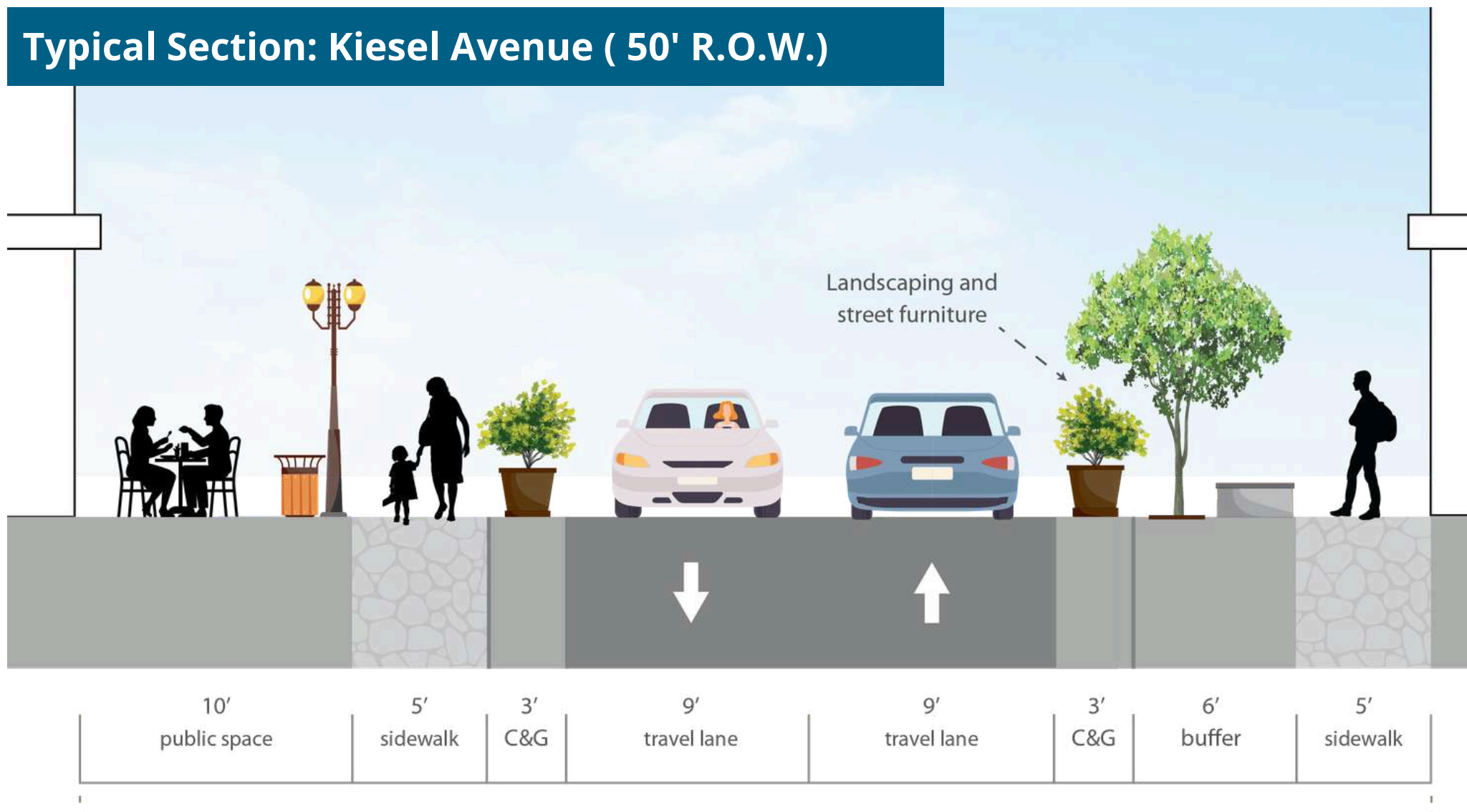
Objective 1.4: Utilize redevelopment incentives, CRA resources, and public-private partnerships to advance catalytic redevelopment projects within the City Center Core.

Objective 1.5: Develop and implement a Business Retention and Recruitment Strategy for the City Center.

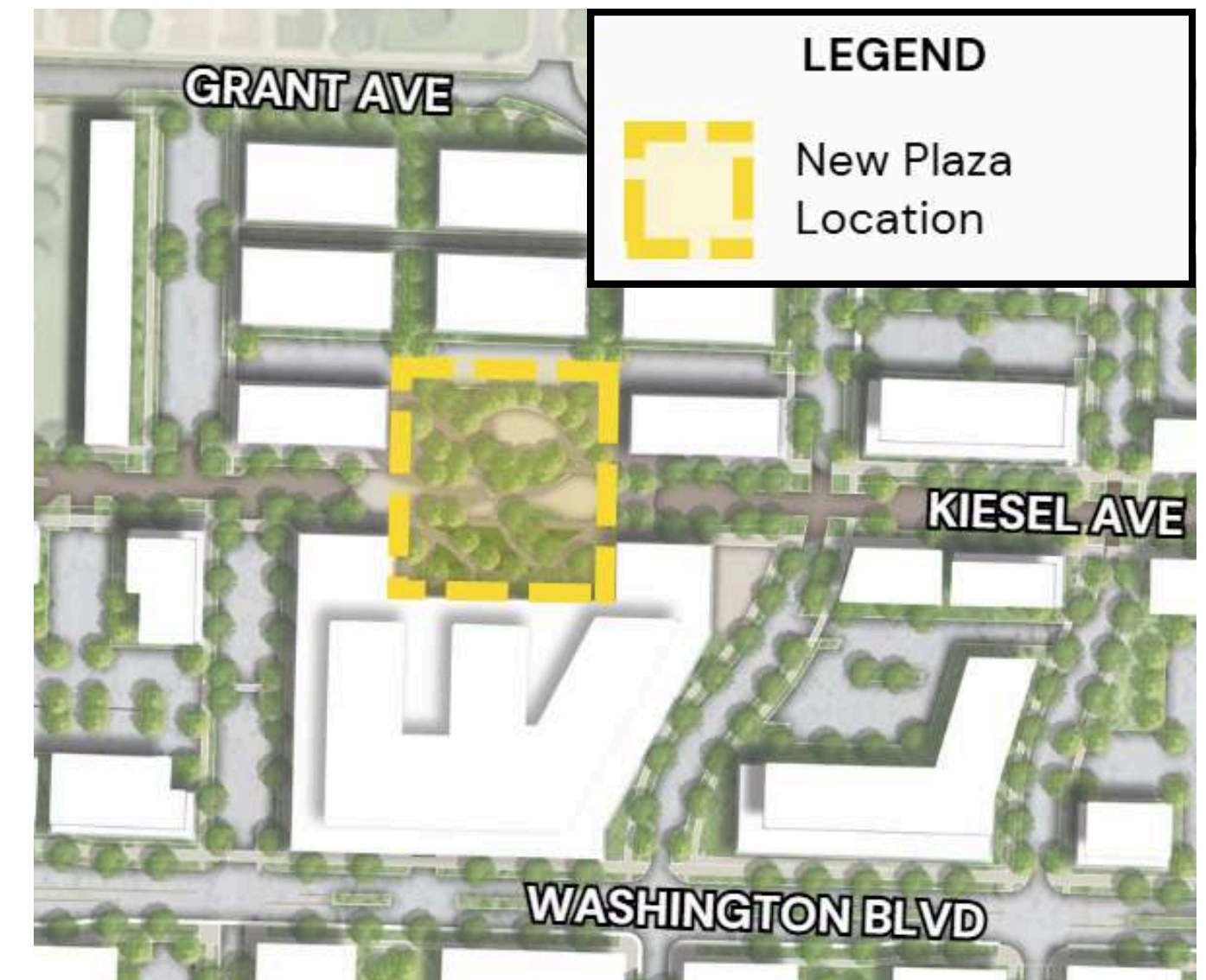


Objective 2

Objective 2.1: Reconstruct Kiesel Avenue as a curbless, pedestrian-priority shared street (i.e., woonerf) connecting between 37th Street and 39th Street.



Objective 2.2: Acquire land and construct a multipurpose Central Plaza.



Objective 2.3: Establish a nonprofit City Center organization responsible for programming, activation, and management of public spaces.

Objective 3

Objective 3.1: Acquire right-of-way needed to implement the preferred road framework.

Objective 3.2: Partner with UDOT to make safety and circulation improvements along Washington.

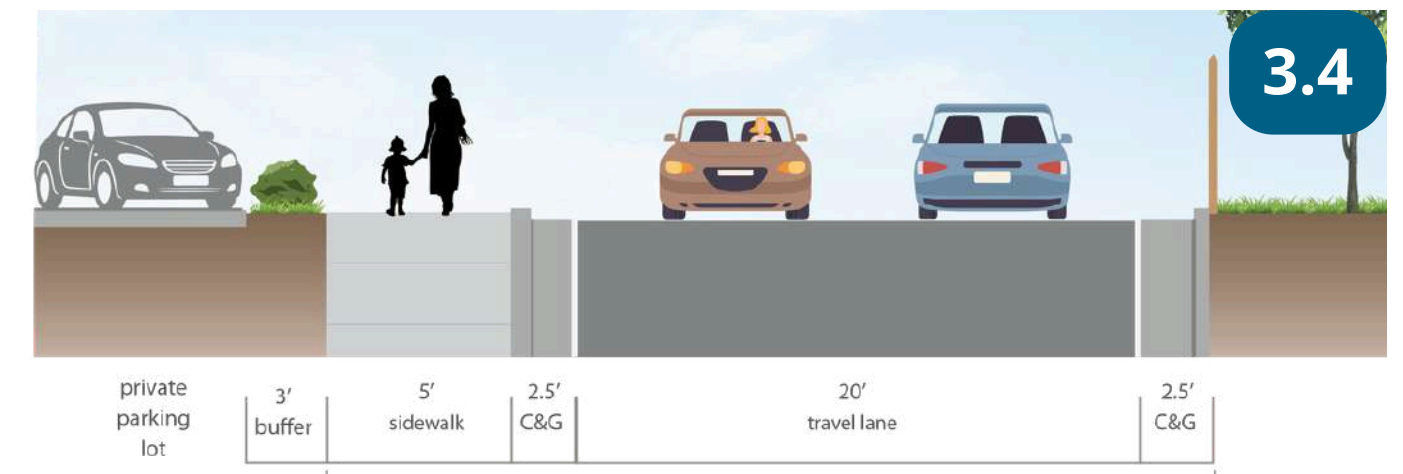
Objective 3.3: Implement intersection, access, and traffic control improvements in coordination with UDOT.

Objective 3.4: As redevelopment occurs, require the dedication of right-of-way to construct a rear-access alley connecting commercial properties between Washington Boulevard and Ogden Avenue.

Objective 3.5: Partner with property owners to establish shared parking facilities and shared parking agreements within the City Center.

Objective 3.6: Partner with UTA, WFRC, and private property owners to establish a mobility hub near 38th Street and Washington Boulevard.

Objective 3.7: Re-evaluate parking requirements within the City Center and 40th Street Corridor Form-Based Code to support implementation of the City Center Master Plan.

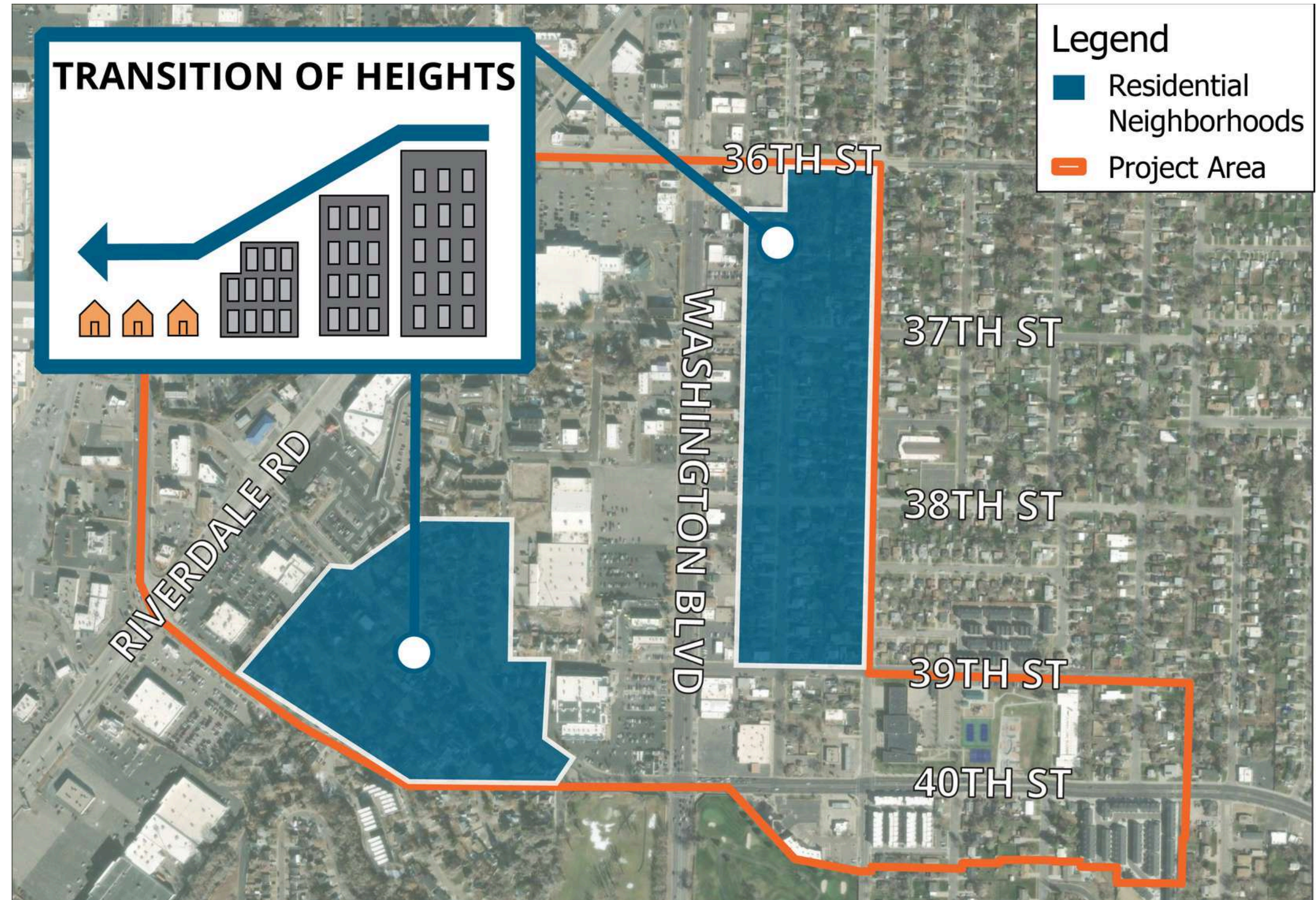


Objective 4

Objective 4.1: Amend the Form-Based Code and form districts to implement the preferred development and streetscape framework.

Objective 4.2: Expand the City Center regulating district and update standards to align with the City Center study area.

Objective 4.3: Establish transition standards for neighborhood compatibility and Old Town character east of Washington Boulevard.



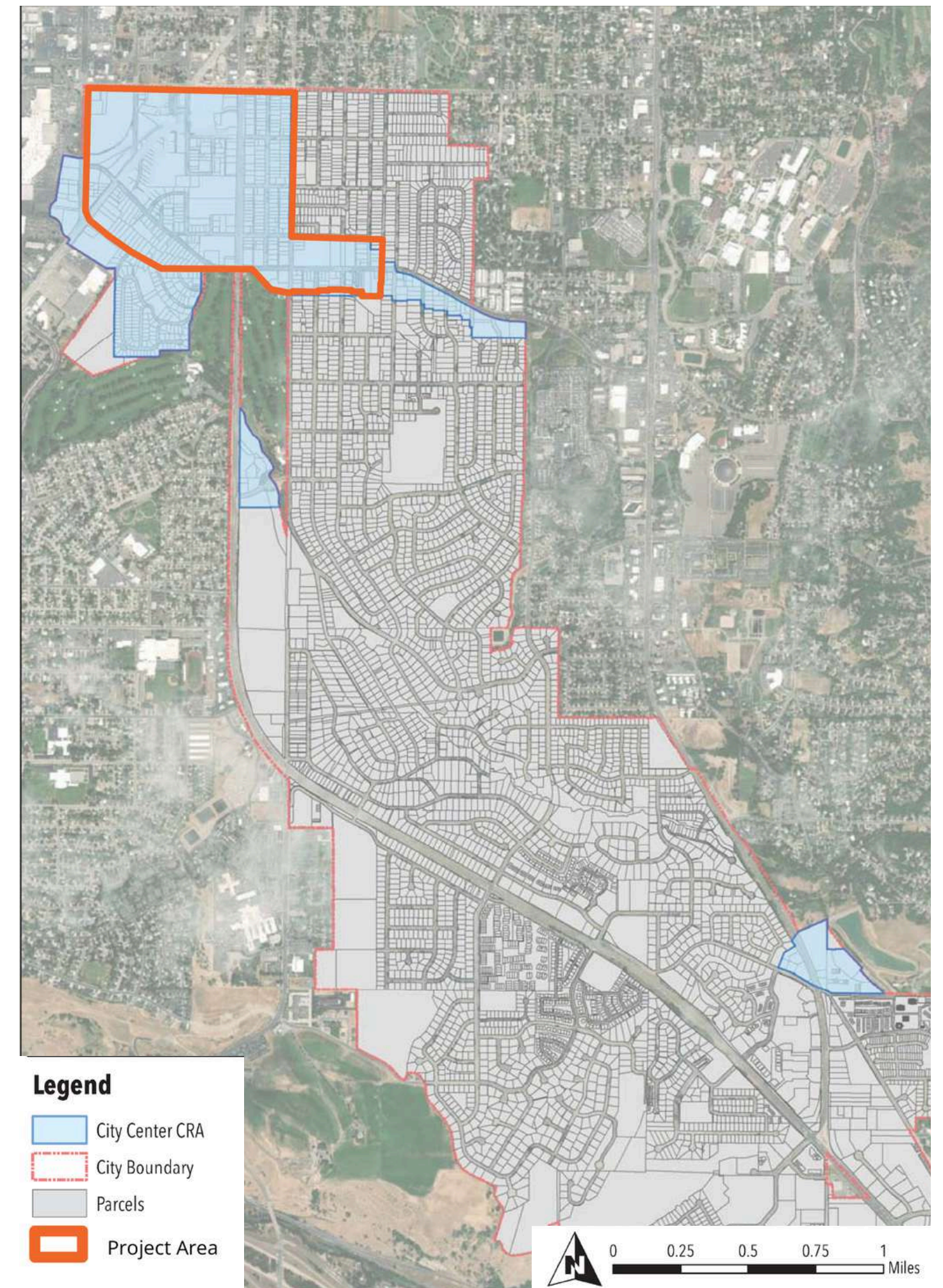
Objective 5

Objective 5.1: Utilize CRA funding, capital improvement programming, and annual budgeting to prioritize City Center infrastructure and public realm projects.

Objective 5.2: Explore expansion of the CRA boundary as redevelopment around the City Center area occurs.

Objective 5.3: Pursue state, federal, regional, and private funding sources to advance priority City Center projects.

Objective 5.4: Establish an implementation partnership among various relevant partners to coordinate project delivery.



Study Area Recommendations

1



Improve connectivity throughout the area by creating a safer, more complete multimodal network.

2



Strengthen the City Center's identity through gateways, wayfinding, beautification, and placemaking.

3



Encourage reinvestment in commercial areas while improving their appearance, function, and long-term viability.

4



Preserve neighborhood character while supporting infill, redevelopment, and new housing.

5



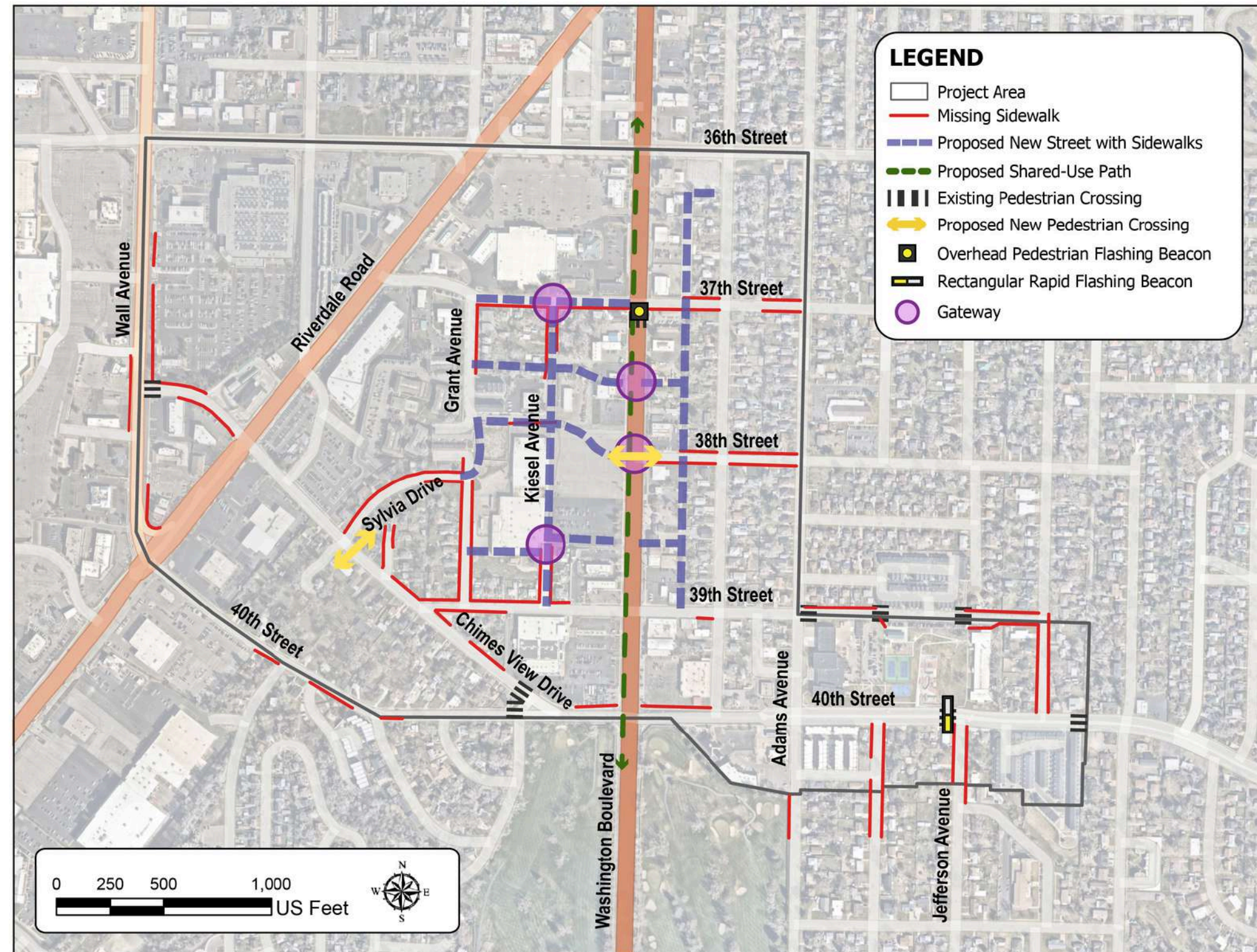
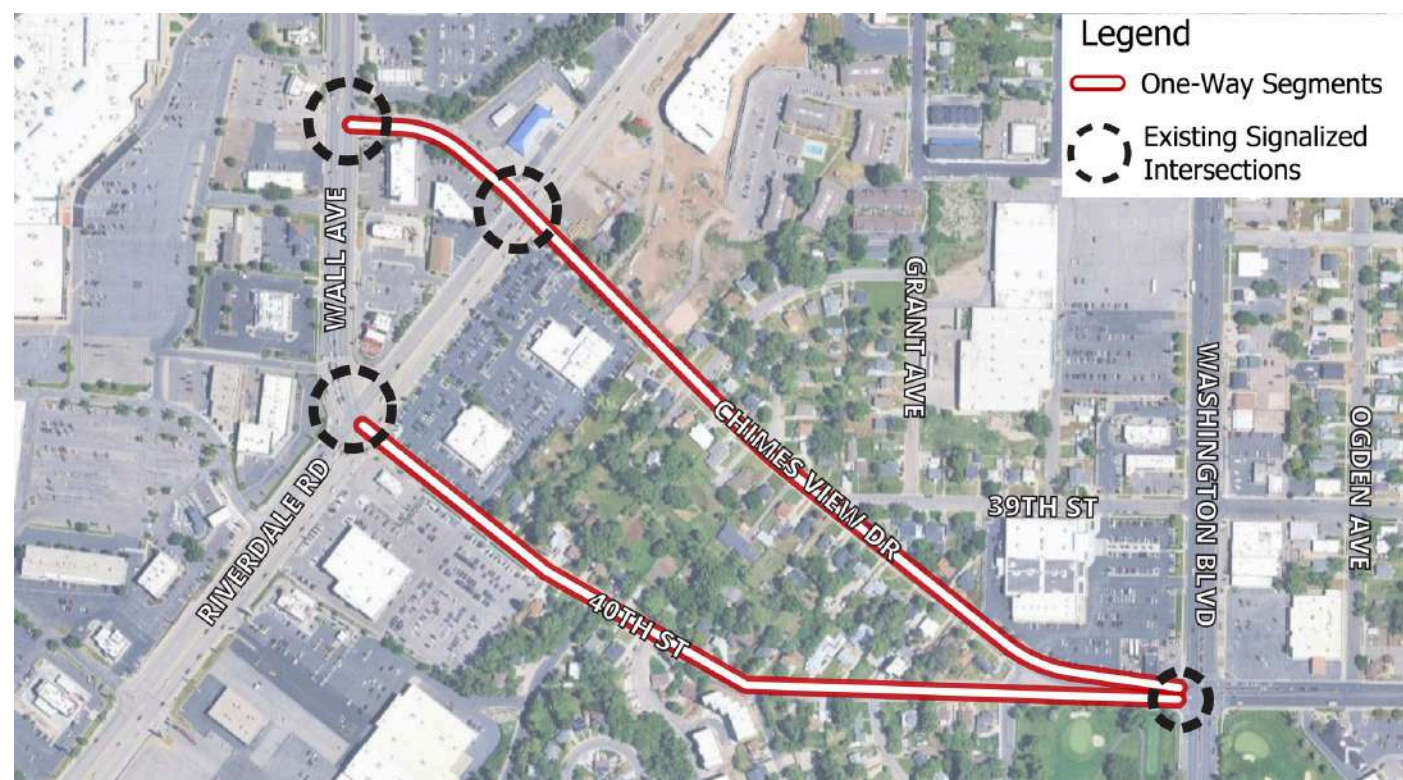
Coordinate implementation, funding, and partnerships needed to advance priority projects.

Objective 1

Objective 1.1: Identify and close gaps in the pedestrian and bicycle network throughout the area to support safe circulation and access.

Objective 1.2: Partner with UDOT to implement the Utah Trail Network along Washington.

Objective 1.3: Complete a Level of Service study for two-way traffic restoration on Chimes View and 40th and their intersection improvements.



Objective 2

Objective 2.1: Construct gateway monuments and landscape improvements at major entrances along Washington Boulevard and Riverdale Road.

Objective 2.2: Develop and implement a coordinated City Center branding, signage, and wayfinding program.





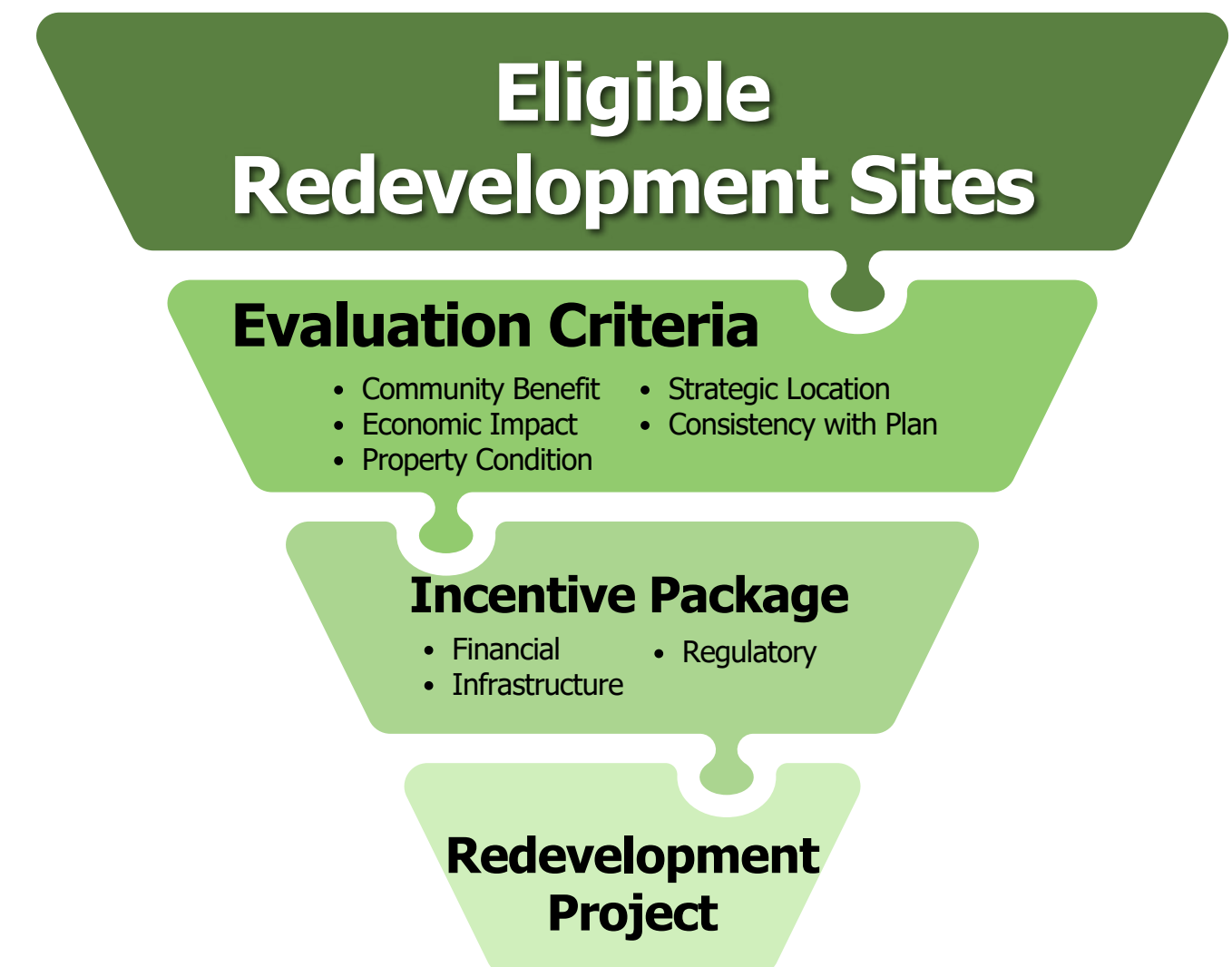
Objective 3

Objective 3.1: Establish a façade improvement grant program that provides matching grants for façade and signage improvements.

Objective 3.2: Strengthen and unilaterally enforce property maintenance standards to improve the appearance and condition of commercial corridors and activity centers.

Objective 3.3: Partner with owners of aging commercial centers to prepare redevelopment strategies for underutilized properties.

Objective 3.4: Establish redevelopment incentives and implementation tools that support reinvestment in strategic commercial properties and activity centers.



Objective 4

Objective 4.1: Amend zoning regulations to permit additional housing types in locations identified as appropriate for infill development.

Objective 4.2: Utilize available housing funds and pursue LIHTC funding to support affordable housing.



Mixed-Use Apartments



Townhomes



Live-Work

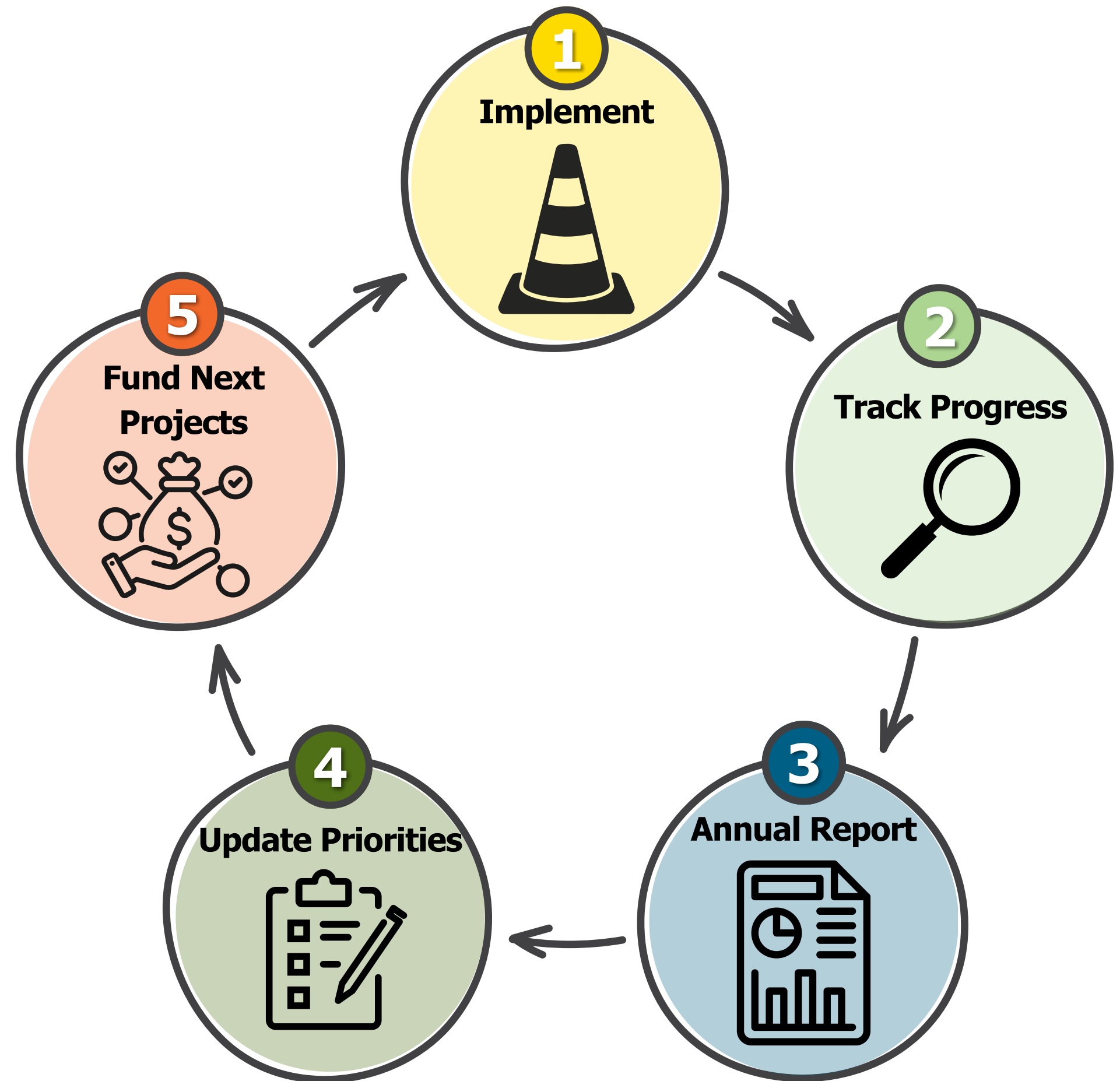


Apartments

Objective 5

Objective 5.1: Incorporate priority City Center and study area projects into the City's Capital Improvements Program.

Objective 5.2: Prepare an annual implementation report tracking completed projects, funding awards, redevelopment activity, and remaining priorities.





QUESTIONS?