



# City Council and Redevelopment Agency

## Agenda

October 11, 2022

City Council Chambers and via Zoom

2549 Washington Boulevard, Ogden, Utah 84401

### 4:00 p.m. Special Redevelopment Agency Meeting

Council Chambers

October 11, 2022

1. Roll Call.
2. **Closed Session.** Consideration of adjourning into a Closed Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:
  - a. Discussion of the character, professional competence, or physical or mental health of an individual
  - b. Strategy session to discuss collective bargaining
  - c. Strategy session to discuss pending or reasonably imminent litigation
  - d. Strategy session to discuss the purchase, exchange, or lease of real property
  - e. Strategy session to discuss the sale of real property
  - f. Discussion regarding deployment of security personnel, devices, or systems
  - g. Investigative proceedings regarding allegations of criminal misconduct.  
*(Adjourn/not adjourn into closed session – roll call vote)*
3. Adjournment.

### 5:30 p.m. Joint Work Session

City Council, also acting as the Redevelopment Agency

City Council Work Room

October 11, 2022

The purpose of the joint work session includes presentations and discussions regarding:

- Agenda review for the Redevelopment Agency and Special City Council meetings;
- [Proposed Zone Text Amendments to Multifamily Development Design Standards in Residential Zones;](#)
- [Proposed Modifications to Ogden Youth Council Bylaws;](#)
- Council/Board business;
- Council/Board comments.

Any items not fully addressed prior to the 6:00 p.m. Redevelopment Agency and Special City Council meetings may be addressed immediately following those meetings.

**6:00 pm Redevelopment Agency Meeting**

Council Chambers  
October 11, 2022

1. Roll Call.
2. Opening Ceremony:
  - a. Pledge of Allegiance.
  - b. Moment of Silence.
  - c. Acknowledgements.
3. Reports from Administration:
  - a. Union Stock Exchange Building/600 West Exchange Road:
    - i. Presentation.
    - ii. Actions:
      1. **Proposed Land Transfer and Development Agreement**. Proposed Resolution 2022-10 authorizing the Executive Director to execute a land transfer and development agreement with Q Factor, LLC for the redevelopment of 1.81 acres of real property located at approximately 600 West Exchange Road, Ogden, Utah, formally known as the Union Stockyard Exchange Building. *(Adopt/not adopt resolution – roll call vote)*
      2. **Proposed Participation and Reimbursement Agreement**. Proposed Resolution 2022-11 authorizing the Executive Director to execute the terms and conditions of a participation and reimbursement agreement with Q Factor, LLC for payment of an incentive for the development of the old Union Stockyard Exchange Building and adjacent land in the Trackline Economic Development Project Area. *(Adopt/not adopt resolution – roll call vote)*
4. Public Hearing:
  - a. **Fiscal Year 2023 Budget Amendment – Union Stock Exchange Building**. Proposed Resolution 2022-9 amending the budget for fiscal year July 1, 2022 to June 30, 2023 by increasing the anticipated revenues and appropriations for a gross increase of \$1,040,000. *(Adopt/not adopt resolution – roll call vote)*
5. Public Comments. This is an opportunity to address the Board regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their name for the record. Comments which cannot be made within these limits should be submitted in writing to the City Council Office ([citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com)).

The Board encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing should be given during the meeting as that item is discussed.
6. Comments:
  - a. Executive Director.
  - b. Board members.
7. Adjournment.

## Special City Council Meeting

Council Chambers  
October 11, 2022

1. Roll Call.
2. Approval of Minutes: *(Voice vote)*
  - a. Work session of April 5, 2022 – *Council member Blair*
  - b. Joint work session of April 12, 2022 – *Council member Richey*
3. Common Consent:
  - a. Joint Resolution Supporting Utah's Bid to Host the Winter Olympics. Proposed Joint Resolution 2022-6 of the Ogden City Council and Michael P. Caldwell declaring Ogden City's support for Utah's bid to host the Winter Olympics. *(Adopt joint resolution – roll call vote)*
4. Reports from Planning Commission:
  - a. Proposed Zone Text Amendments to Business Exchange Historic (BEH) Zone. Proposed Ordinance 2022-44 amending the Ogden Municipal Code to revise the dimensional, architectural and material building requirements in the Business Historical Zone (BEH), and to establish parking reduction provisions in the BEH Zone. *(Receive public input; adopt/not adopt ordinance – roll call vote)*
5. Reports from Administration:
  - a. Use of Custodial Property – Firearms. Proposed Resolution 2022-20 authorizing disposition of unclaimed firearms in the possession of the Ogden City Police Department to public use. *(Adopt/not adopt resolution – roll call vote)*
6. Public Hearing:
  - a. Fiscal Year 2023 Budget Amendment – Union Stock Exchange Building and Miscellaneous Grants. Proposed Ordinance 2022-45 amending the budget for the fiscal year July 1, 2022 to June 30, 2023 by increasing the anticipated revenues and appropriations for a gross increase of \$194,900 transferring CIP funds to the Redevelopment Agency to purchase and improve the Union Stockyard Exchange Building and recognize new grant awards. *(Adopt/not adopt ordinance – roll call vote)*
7. Unfinished Business:
  - a. Proposed Zone Text Amendment to Regulations for Metal Accessory Buildings (tabled from September 20, 2022). Proposed Ordinance 2022-42 amending Ogden Municipal Code to allow metal siding for accessory structures over 400 square feet and on less than one-half acre. *(Receive public input; adopt/not adopt ordinance – roll call vote)*
8. Public Comments. This is an opportunity to address the Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their name for the record. Comments which cannot be made within these limits should be submitted in writing to the City Council Office ([citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com)).

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9. Comments:
  - a. Mayor.
  - b. Council members.
  
10. **Closed Session.** Consideration of adjourning into a Closed Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:
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  - g. Investigative proceedings regarding allegations of criminal misconduct.  
*(Adjourn/not adjourn into closed session – roll call vote)*
  
11. Adjournment.

[Continuation of Joint Work Session if Necessary](#)

Public meetings will be held in-person at the city offices and electronically via Zoom in accordance with Utah Code Ann. §52-4-202 et. seq., Open and Public Meetings Act. Due to the potentially dangerous nature of COVID-19 virus social distancing and wearing masks is encouraged, but not required. The public may monitor, listen to, and provide comments in open portions of the meeting either in person or electronically by following the instructions below.

Zoom Meeting  
<https://us02web.zoom.us/j/89147425415>  
Meeting ID: 891 4742 5415

Connect via Telephone  
1 669 900 6833  
Meeting ID: 891 4742 5415

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TTY/TDD: 711 or 888-735-5906) or by email: [accessibility@ogdencity.com](mailto:accessibility@ogdencity.com) at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed Chief Deputy City Recorder, does hereby certify that the above notice was posted in accordance with Utah State Code on this 6th day of October 2022.

Jason Gould  
Deputy City Recorder

Visit the City Council Meetings page at: [ogdencity.com/councilmeetings](http://ogdencity.com/councilmeetings)  
Ogden City Council Agenda Information Line – 801-629-8159