



# City Council and Redevelopment Agency

## Meeting Results

November 1, 2022

Third Floor – City Council Work Room, City Council Chambers and via Zoom  
2549 Washington Boulevard, Ogden, Utah 84401

### 4:00 p.m. Joint Work Session

City Council, also acting as the Redevelopment Agency  
City Council Work Room  
November 1, 2022

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

- Agenda review for the Special Redevelopment Agency and City Council meetings;

City Council:

- [Community Renewable Energy Program – Program Update and Review of Key Documents](#); (Presentation)
- [Recycling Program Update](#); (Presentation)
- [Proposed Rezone – 305 Harrison Boulevard from R-1-8 \(Residential Single-family\) to R-2 \(Residential Two-family\)](#); (Presentation)
- Council Business; and
- Council Comments.

Redevelopment Agency:

- Board Business; and
- Board Comments.

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

### 6:00 p.m. Special Redevelopment Agency Meeting

City Council Chambers  
November 1, 2022

1. Roll Call.  
[Chair Nadolski](#)  
[Vice Chair Lopez](#)  
[Board Member Blair](#)  
[Board Member Choberka](#)  
[Board Member Hyer](#)  
[Board Member Richey](#)  
[Board Member White](#)
2. Opening Ceremony:

- a. Pledge of Allegiance.
  - b. Moment of Silence.
  - c. Acknowledgements.
    - i. [Native American Heritage Month](#).
3. Approval of Minutes: (Approved, vote: 7-0)
- a. Regular Meeting of May 10, 2022 – Board member Choberka
  - b. Closed Session of May 10, 2022 – Board member White
4. Reports from Administration:
- a. Union Stock Exchange Building/600 West Exchange Road: (Tabled from October 11, 2022)
    - i. [Presentation](#).
    - ii. Public Input.
    - iii. 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. (Resolution adopted, vote: 7-0)
      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. (Resolution adopted, vote: 7-0)
5. Unfinished Business:
- a. [Fiscal Year 2022-2023 Budget Amendment – Union Stock Exchange Building](#). (Tabled from October 11, 2022) ([Presentation](#)) Proposed Resolution 2022-9 amending the budget for Fiscal Year 2022-2023 by increasing the anticipated revenues and appropriations for a gross increase of \$1,040,000. (Resolution adopted, vote: 7-0)
6. 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.
7. Comments:
- a. Executive Director.
  - b. Board members.
8. Adjournment.

1. Roll Call.
  - Chair Nadolski
  - Vice Chair Lopez
  - Council Member Blair
  - Council Member Choberka
  - Council Member Hyer
  - Council Member Richey
  - Council Member White
  
2. Approval of Minutes: (Approved, vote: 7-0)
  - a. Regular Meeting of April 19, 2022 – Council member Blair
  - b. Regular Meeting of May 3, 2022 – Council member Hyer
  - c. Regular Meeting of May 17, 2022 – Council member Richey
  
3. Common Consent:
  - a. [Neighbor Up Grant Guidelines](#). Approve proposed language to be added to Neighbor Up Grant Program. (Added language approved, vote: 7-0)
  - b. [Appointments and Reappointments to the Landmarks Commission](#). Consideration of the appointments of Tony Pantone and Sara Langsdon and consideration of the reappointments of Bryan Schade, Mary E. Willis-McMillen, Sue Wilkerson, Judy Mitchell, James Wilson and Thomas Moore to the Landmarks Commission. (Appointments/reappointments approved, vote: 7-0)
  - c. [Appointments to the Natural Resources and Sustainability Stewardship Committee](#). Consideration of the appointments of Erika McDonald and Taylor Lee to the Natural Resources and Sustainability Stewardship Committee. (Appointments approved, vote: 7-0)
  
4. Public Hearing:
  - a. [Fiscal Year 2022-2023 Budget Amendment – Union Stock Exchange Building and Miscellaneous Grants](#). (Tabled from October 11, 2022) (Presentation) Proposed Ordinance 2022-45 amending the budget for Fiscal Year 2022-2023 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. (Ordinance adopted, vote: 7-0)
  
5. Reports from Planning Commission:
  - a. [Proposed Zone Text Amendments – Business Exchange Historic \(BEH\) Zone](#). (Tabled from October 11, 2022) (Presentation) 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. (Ordinance adopted, vote: 7-0)
  - b. [Proposed Rezone – 682–712 7<sup>th</sup> Street](#). (Presentation) Proposed Ordinance 2022-46 amending the zoning map to reclassify as multiple-family residential zone (R-3) property heretofore classified as single-family residential zone (R-1-6), generally located at 682 - 712 7th Street. (Input received; Ordinance adopted, vote: 7-0)
  
6. Comments:
  - a. Mayor.
  - b. Council members.
  
7. 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/87347487025>  
Meeting ID: 873 4748 7025

Connect via Telephone  
1 669 900 6833  
Meeting ID: 873 4748 7025

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 Deputy City Recorder, does hereby certify that the above notice was posted in accordance with Utah State Code on this 27th day of October 2022.

Jason Gould  
Deputy City Recorder/Records Specialist

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Ogden City Council Agenda Information Line – 801-629-8159

