



# City Council, Redevelopment Agency, and Municipal Building Authority

## Meeting Results

November 15, 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 and Municipal Building Authority  
City Council Chambers  
November 15, 2022

The purpose of the joint work session is to conduct fact finding on the proposed WonderBlock Development, the proposed Paid Parking Management System, and the proposed Project Financing Plan:

- a. [Introduction](#).
- b. Presentations.
  - i. Ogden Community and Economic Development ([Presentation](#)); and
  - ii. Lewis Young Robertson & Burningham. ([Presentation](#))
- c. Recess for Open House.

### 4:45 p.m. Open House

City Council Chambers, Third Floor Lobby, and City Council Work Room

Representatives from the City, including elected officials will be available to discuss the proposed WonderBlock Development and Paid Parking Management System.

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

City Council, also acting as the Redevelopment Agency and Municipal Building Authority  
City Council Work Room  
November 15, 2022

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

- Agenda review for the City Council, Special Redevelopment Agency, and Special Municipal Building Authority meetings;
- Council, Board, Trustee business;
- Council, Board, Trustee comments.

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

**6:00 p.m. Council Meeting**  
City Council Chambers  
November 15, 2022

1. Roll Call.  
[Chair Nadolski](#)  
[Vice Chair Lopez](#)  
[Council Member Blair](#)  
[Council Member Choberka](#)  
[Council Member Hyer](#)  
[Council Member Richey](#)  
[Council Member White](#)
2. Opening Ceremony:
  - a. Pledge of Allegiance.
  - b. Moment of Silence.
  - c. Acknowledgements:
    - i. Small Business Saturday; and
    - ii. Introduction of Fiscal Year 2022-2023 Youth Council.
3. Recognition:
  - a. [Honorary Mayor of Christmas Village](#). Joint Proclamation proclaiming November 26, 2022, as "Rick Danger Day" in Ogden City and declare him as Honorary Mayor of Christmas Village for 2022. ([Joint proclamation adopted, vote: 7-0](#))
4. Approval of Minutes: ([Approved, vote: 7-0](#))
  - a. Joint Work Session of May 24, 2022 – *Council member Blair*
  - b. Work Session of May 31, 2022 – *Council member Choberka*
  - c. Work Session of June 7, and Joint Work Session of June 14, 2022 – *Council member Hyer*
  - d. Regular Meeting of June 7, 2022 – *Council member Richey*
  - e. Special Meeting of June 14, 2022 – *Council member White*
5. Common Consent:
  - a. [Christmas Village Advisory Committee](#). Consideration of the appointments of Michelle Miller, and Lee Ann Christensen to the Christmas Village Advisory Committee. ([Appointments approved, vote: 7-0](#))
6. Reports from the Planning Commission:
  - a. [Proposed Rezone at 305 Harrison Boulevard](#). ([Presentation](#)) Proposed Ordinance 2022-47 amending the Zoning Map of Ogden City by reclassifying property located at 305 Harrison Boulevard from R-1-8 (Single-Family Residential) to R-2 (Two-Family Residential). ([Ordinance adopted, vote: 7-0](#))
  - b. [East Central Community Plan and Zoning Amendments](#).
    - i. [Presentation](#).
    - ii. Public Input.
    - iii. Actions:

1. **Proposed Amendments to the East Central Community Plan.** Proposed Ordinance 2022-48 amending the Ogden City General Plan by amending community policies and future zoning recommendations in the East Central Community Plan. ([Ordinance adopted, vote: 7-0](#))
2. **Proposed Amendment Creating the Transit Overlay (TO) Zone.** Proposed Ordinance 2022-49 amending the Ogden Municipal Code by amending Title 15 by adopting a new Chapter 42 to create a Transit Overlay Zone. ([Ordinance adopted with minor amendment, vote: 7-0](#))
3. **Proposed Rezone of Select Properties Throughout the East Central Community Plan Area Applying the Transit Overlay (TO) Zone.** Proposed Ordinance 2022-50 rezoning properties generally fronting 25<sup>th</sup> Street between Jefferson Avenue and Quincy Avenue, between Van Buren Avenue and Harrison Boulevard, on the west side of Harrison Boulevard between Capital Street and 26<sup>th</sup> Street, and between 27<sup>th</sup> Street and 29<sup>th</sup> Street from R-1-5 (Residential Single Family), R-2EC (Residential Two-family East Central), and R-3EC (Residential Multiple-family East Central) to R-1-5/TO, R-2EC/TO, and R-3EC/TO. ([Ordinance adopted, vote: 7-0](#))
4. **Proposed Amendments to Sidewalk Vendor Standards.** Proposed Ordinance 2022-51 amending the Ogden Municipal Code amending Subsection 5-13B-6.B to revise locations for sidewalk vendors. ([Ordinance adopted, vote: 7-0](#))
5. **Proposed Amendment Establishing Development Standards for Cottage Lots.** Proposed Ordinance 2022-52 amending the Ogden Municipal Code by amending Chapter 13 of Title 15 by adopting a new Section 42 to establish cottage lot development standards. ([Ordinance adopted, vote: 7-0](#))
6. **Proposed Amendment Providing Allowable Locations for Cottage Lots and Accessory Dwelling Units.** Proposed Ordinance 2022-53 amending the Ogden Municipal Code by amending Subsection 14-3-4.A to allow cottage lot developments and amending Sections 15-15-2, 15-18-2, 15-35-2, and 15-36-2 to amend permitted uses for cottage lots and accessory dwelling units. ([Ordinance adopted, vote: 7-0](#))
7. **Proposed Amendment Creating and Establishing Development Standards for the Nine Rails Creative District (R-9) Zone.** Proposed Ordinance 2022-54 amending the Ogden Municipal Code by amending Title 15 by adopting a new Chapter 37 to establish the Nine Rails Creative District Residential Zone. ([Ordinance adopted with minor amendment, vote: 7-0](#))
8. **Proposed Amendments Defining Art Gallery and Photo Studio and Establishing Standards for Live-Work Units.** Proposed Ordinance 2022-55 amending the Ogden Municipal Code by amending Section 15-2-2 to define Art Gallery; amending Section 15-2-17 to define Photo Studio; amending Section 15-8-4 to amend density determinations for PRUDs; amending Section 15-10-3 to revise requirements for group dwellings; amending Section 15-13-27 revising design standards for two-family dwellings and duplexes; and amending Chapter 13 of Title 15 by adopting a new Section 43 establishing live-work standards. ([Ordinance adopted, vote: 7-0](#))
9. **Proposed Amendment to Include the R-9 and TO Zones as Established Zones.** Proposed Ordinance 2022-56 amending the Ogden Municipal Code by amending Section 15-3-1 to establish the Nine Rails Creative District Zone (R-9) and the Transit Overlay Zone (TO). ([Ordinance adopted, vote: 7-0](#))
10. **Proposed Rezone of Properties Generally Located Between Adams Avenue and Jefferson Avenue and 23<sup>rd</sup> Street and 27<sup>th</sup> Street from R-3EC to R-9.** Proposed Ordinance 2022-57 rezoning properties generally located between Adams Avenue and Jefferson Avenue and 23<sup>rd</sup> Street and 27<sup>th</sup> Street from R-3EC (Residential Multiple-family East Central) to R-9 (Nine Rails Creative District Residential). ([Ordinance adopted, vote: 7-0](#))
11. **Proposed Amendments to Height Regulations for Accessory Dwelling Units.** Proposed Ordinance 2022-58 amending the Ogden Municipal Code by amending Subsections 15-13-39.E, 15-15-5.B, 15-35-5.B, 15-36-5.B to modify height standards for accessory dwelling units. ([Ordinance adopted, vote: 7-0](#))

7. Reports from Administration:
  - a. [Sales Tax and Tax Increment Pledge Agreement – WonderBlock Joint Venture](#). Proposed Resolution 2022-22 authorizing the form of a pledge agreement and the issuance of the City obligation created thereunder; fixing the maximum aggregate principal amount of the City obligation, the maximum number of years over which the City obligation may mature, and the maximum interest rate which the City Obligation may bear; providing for the publication of a notice of Public Hearing and Bonds to Be Issued; providing for the running of a contest period and setting of a Public Hearing date; authorizing and approving the form of the Pledge Agreement, a supplemental indenture, and other documents required in connection therewith; acknowledging the issuance and sale by the Ogden City Redevelopment Agency, Utah of Sales and Tax Increment Revenue Bonds, Series 2023; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution and related matters. ([Resolution adopted and public hearing set for January 10, 2023, vote: 7-0](#))
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)).

The Council 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.

9. Comments:
  - a. Mayor.
  - b. Council members.

10. Adjournment.

### Special Redevelopment Agency Meeting

City Council Chambers  
November 15, 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. Approval of Minutes: ([Approved, vote: 7-0](#))
  - a. Regular Meeting of June 14, 2022 – *Board member Blair*
3. Reports from Administration:
  - a. [Bond Parameters – WonderBlock Joint Venture](#). Proposed Resolution 2022-12 authorizing the issuance and sale of not more than \$75 million aggregate principal amount of its Sales Tax and Tax Increment Revenue Bonds (in one or more series and with such additional or alternate designations as the Agency may determine) (the “Bonds”);

fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; providing for the publication of a notice of bonds to be issued; providing for the running of a contest period; authorization and approving the execution of an interlocal sales tax pledge agreement; and related matters. ([Resolution adopted and public hearing set for January 10, 2023, vote: 7-0](#))

4. Comments:
  - a. Executive Director.
  - b. Board Members.
5. Adjournment.

### Special Municipal Building Authority Meeting

City Council Chambers

November 15, 2022

1. Roll Call.
  - [Chair Nadolski](#)
  - [Vice Chair Lopez](#)
  - [Trustee Blair](#)
  - [Trustee Choberka](#)
  - [Trustee Hyer](#)
  - [Trustee Richey](#)
  - [Trustee White](#)
2. Approval of Minutes: ([Approved, vote: 7-0](#))
  - a. Meetings of May 10, and June 14, 2022 – *Trustee Choberka*
3. Reports from Administration:
  - a. [Bond Parameters – Parking Structures](#). Proposed Resolution 2022-2 authorizing the issuance and sale of not more than \$85 million aggregate principal amount of its Lease Revenue Bonds, Bond Series 2023 (the “Bonds”); fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may mature, the maximum interest rate which the bonds may bear, and the maximum discount from par at which the bonds may be sold; providing for the publication of a notice of public hearing and bonds to be issued; providing for the running of a contest period; and related matters. ([Resolution adopted and public hearing set for January 10, 2023, vote: 7-0](#))
4. Comments:
  - a. President.
  - b. Trustees.
5. Adjournment.

**Continuation of 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/85247147323>  
Meeting ID: 852 4714 7323

Connect via Telephone  
1 669 900 6833  
Meeting ID: 852 4714 7323

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 City Recorder, does hereby certify that the above notice was posted in accordance with Utah State Code on this 10th day of November 2022.

Tracy Hansen, MMC/CRA

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

