



PLANNING COMMISSION MEETING

JUNE 19, 2024 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND IN PERSON, OR:

Click the link to join the Webinar: <https://us02web.zoom.us/j/87371711059> Webinar ID: 873 7171 1059

Telephone Dial: 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or +1 646 558 8656

YouTube: <https://www.youtube.com/channel/UCrigbePBxTucXEzRr6fcIhQ/videos>

Welcome: Chairman Thomas

Invocation or Thought: Commissioner Green

Pledge of Allegiance: Commissioner Bailey

CONSENT AGENDA

1. Roll Call
2. Consideration and action to approve the May 15, 2024, Planning Commission Meeting minutes
3. Ex parte communications or conflicts of interest to disclose

ADMINISTRATIVE ITEMS

4. Public comments for items not on the agenda*
5. SPR 2024-08 Consideration and action regarding an administrative application, Site Plan approval for townhomes located at approximately 2679 North 450 East
Presenter: Scott Hess, Community and Economic Development Director
6. Public Comments*
7. Remarks - Planning Commissioners
8. Report - Community and Economic Development Director
9. Remarks - City Manager/Attorney
10. Adjournment

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 14th day of June 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2024 meeting schedule was also provided to the Standard Examiner on December 13, 2023. Rian Santoro, City Recorder

The Planning Commission at its discretion, may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance and Council Policy, one or more Planning Commission Members may be connected via speakerphone.

Public Comments During Meeting

- Time is made available for anyone in the audience to address the Commission concerning matters pertaining to City business.
- Citizens will be asked to limit their remarks/questions to **five (5) minutes each**.
- Any materials that are displayed or referenced, e.g., pictures or written materials, are part of the record and must be left with the Commission.
- Speakers are required to have signed in at the door and will state their name and City residing before beginning their remarks. If you agree with a previous speaker, state your agreement to avoid repetitious remarks.
- Speakers shall address the Commission from the podium or microphone and shall address all comments to the Planning Commission.



NORTH OGDEN PLANNING COMMISSION MEETING MINUTES

May 15, 2024

The North Ogden Planning Commission convened on May 15, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on May 10, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fc1hQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

COMMISSIONERS:

Eric Thomas	Chairman
Brandon Mason	Vice-Chairman
Nicole Nancarrow	Commissioner
Johnson Webb	Commissioner
Cody Watson	Commissioner
Nissa Green	Commissioner
Chad Bailey	Commissioner

excused

STAFF:

Jon Call	City Manager/Attorney
Scott Hess (Zoom)	Community and Economic Development Director
Ryan Nunn	Planner

VISITORS:

Terry Cevering
Chris Pulver

Chairman Thomas called the meeting to order at 6:00 p.m. Commissioner Webb offered the invocation and Vice Chairman Mason led the Pledge of Allegiance.

CONSENT AGENDA

1. ROLL CALL

0:01:16 Chairman Thomas excused Commissioner Nancarrow. All other Commission Members were in attendance. Chairman Thomas also noted that Scott Hess, Community and Economic Development Director, was joining the meeting via Zoom.

2. CONSIDERATION AND ACTION TO APPROVE THE MAY 1, 2024, PLANNING COMMISSION MEETING MINUTES

0:02:08 Vice Chairman Mason made a motion to approve the May 1, 2024, Planning Commission Meeting minutes with noted correction. Commissioner Bailey seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	absent
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

3. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

0:02:10 Chairman Thomas asked if any Commissioners had ex parte communications or conflicts of interest to disclose. No disclosures were made.

ADMINISTRATIVE ITEMS

4. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

5. SUB 2023-10 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, PRELIMINARY PLAT APPROVAL OF THE CEVERING MIXED-USE SUBDIVISION (53 LOTS), LOCATED AT APPROXIMATELY 1651 NORTH & 1659 NORTH WASHINGTON BOULEVARD

0:03:41 Scott Hess, Community and Economic Development Director, thanked the Commission for allowing him to participate via Zoom. He outlined there would be two Administrative items tonight concerning a recent annexation and rezone to a mixed-use development. This first item, the Subdivision, follows a Development Agreement allowing up to 50 residential lots, alongside manufacturing and commercial spaces. Despite the plan initially showing 52 lots, side yard setback issues may reduce this number to 50.

The Subdivision includes units with rear-loaded two-car garages and 20-foot driveways. Visitor parking is accommodated on driveways, with unit parking in garages. An issue for the Planning Commission is the 20-foot front yard setback on the west side, which is considered adequate due to the design quality and pedestrian access, though this requires Commission approval. There are also side yard setback issues, requiring 20 feet for two-story buildings, with no administrative flexibility in the code.

For the manufacturing component, there is a single lot with a 10-foot sidewalk requirement along Washington Boulevard and potential adjustments along 1700 North to ensure public access. The Planning Commission can approve the preliminary plat, with subsequent approvals contingent on final plat adjustments. Key conditions of approval include ensuring 20-foot side yard setbacks, adding a 10-foot sidewalk, adjusting the north property line for public accessibility, and coordinating stormwater detention. Other conditions include meeting landscaping requirements, providing utility letters, adjusting signature blocks, and adhering to technical requirements from the City Engineer, the Technical Review Committee, and the Fire Marshal. Staff recommended granting preliminary plat approval subject to these conditions.

0:10:15 Vice Chairman Mason asked about street alignment and verification of right-of-way widths, while Chairman Thomas inquired about the impact on townhome setbacks. Discussion ensued on the Planning Commission's ability to reduce setbacks based on design qualities, with general agreement that the proposed architectural quality justified the reduced front setback.

0:22:49 The applicant, Terry Cevering, provided a visual representation of the proposed units. Commissioner Mason expressed concerns about pending items in the technical report but accepted Staff reassurances that these could be resolved in the final plat stage.

0:29:00 Vice Chairman Mason made a motion to approve Preliminary Plat of the Cevering Mixed-Use Subdivision, subject to conditions in the Staff Report and a reduction in the front setback on the west side to a 50-foot limit. Commissioner Bailey seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	absent
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

6. SPR 2024-03 CONSIDERATION AND ACTION REGARDING AN ADMINISTRATIVE APPLICATION, SITE PLAN APPROVAL FOR A MIXED-USE DEVELOPMENT INCLUDING CLASS A SELF STORAGE AND MULTI-FAMILY TOWNHOMES, LOCATED AT APPROXIMATELY 1651 NORTH & 1659 NORTH WASHINGTON BOULEVARD

0:31:22 Scott Hess, Community and Economic Development Director, acknowledged the need to handle Subdivision and Site Plans as separate items in future Staff Reports, confirming that they often have distinct conditions. He noted the current Staff Report combined two Site Plan reviews, containing sections with specific conditions for multifamily townhomes and manufacturing. Scott reviewed the conditions of approval, highlighting that the Site Plan approval is contingent on the approval of both Preliminary and Final Subdivision plats. Key conditions include meeting requirements from the Engineer's Report, Technical Review Committee, and the Fire Marshal. For the multifamily townhomes, a 120-foot setback on the west side, a playground, and a landscape plan are required. The City will review and approve the playground equipment and landscape plans at the time of building permit issuance and the applicant can bond for improvements if weather delays planting.

0:35:30 Commissioner Green inquired about the playground location, and Scott indicated it would likely be on the south side of the townhomes. Vice Chairman Mason questioned the potential placement of the playground against Washington, but Scott clarified it must be within the multi-family area as per the Development Agreement. Chairman Thomas confirmed that concerns addressed in the Subdivision Plat do not need to be revisited in the Site Plan.

0:37:29 Scott discussed the approval process for manufacturing storage units, emphasizing adherence to the Development Agreement concerning design, materials, and storage buildings. The Development Agreement, including design standards and wall articulations, ensures compliance with City regulations, particularly given the unknown future neighbors to the west and south. The storage units must meet Dark Sky requirements with controlled lighting and specific stormwater detention coordination. Staff recommends an eight-foot-tall fence and buffer landscaping between manufacturing and residential areas, requiring a detailed landscape plan at the building permit stage. Approval from UDOT (Utah Department of Transportation) authorities for driveway access and cross-access related to Washington Boulevard was also required.

0:41:24 Vice Chairman Mason sought clarification on access to the south of the property, leading to a discussion about a potential cross-access easement to prevent landlocking future developments. Various members, including Chairman Thomas and Commissioner Bailey, weighed the pros and cons of requiring cross-access. Concerns about property owner rights versus future planning were debated. Ultimately, it was decided not to impose a cross-access agreement, citing the need for property owner input and potential UDOT involvement. Appreciation for the applicant's adherence to the design standards was noted.

1:05:18 Commissioner Green made a motion to approve Site Plan for a mixed-use development, including Class A Storage, subject to conditions in the Staff Report, including moving the access drive to the west as discussed. Also, to approve the multi-family townhomes, subject to conditions in the Staff Report, with the playground being located in the multi-family residential area. Chairman Thomas seconded the motion.

Voting on the motion:

Chairman Thomas	aye
Vice Chairman Mason	aye
Commissioner Nancarrow	absent
Commissioner Webb	aye
Commissioner Watson	aye
Commissioner Green	aye
Commissioner Bailey	aye

The motion carried.

7. PUBLIC COMMENTS

1:06:36 Terry Cevering, applicant for agenda items #5 and #6, sought clarification on the buffer zone between the townhomes and the storage units, specifically inquiring about the required barriers. Chairman Thomas confirmed that the Ordinance mandates an eight-foot solid fence between residential and commercial manufacturing areas. This fence would serve as the back wall for the storage units. Scott Hess interjected to clarify that the buffer yard requirements also include specific landscaping and tree spacing regulations. He noted that if the building itself is used as the fence, it complies with the Ordinance, and he offered to discuss the detailed requirements for the buffer yard with Terry.

8. REMARKS - PLANNING COMMISSIONERS:

1:08:11 Vice Chairman Mason emphasized the importance of adhering to procedural rules during meetings, particularly the requirement for applicants to address the board directly. He noted that while the current discussion was cordial, engaging in extensive back-and-forth could potentially lead to tense situations, as experienced in past meetings. Vice Chairman Mason expressed his preference for maintaining order by having applicants present their cases and then allowing the

board to deliberate separately. He acknowledged that his approach might seem strict but felt it was necessary to avoid complications and ensure smooth proceedings.

9. REPORT – COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

There were no additional comments from Scott Hess or Ryan Nunn.

10. REMARKS – CITY MANAGER/ATTORNEY

1:10:07 Jon Call reported that the Council approved a new Police Chief, Brian Eynon, who has extensive experience in Ogden City and resides in North Ogden City. Additionally, the Council passed a rule limiting semi-truck parking on streets to four hours to address safety concerns. Jon also mentioned the tight budget, indicating that the flower baskets will not be returned this year. The Council is considering resident donations for the recreation program, possibly through utility bills. There was also discussion about selling North Ogden City branded apparel, with interest from residents in purchasing classic recreation logos on hats and shirts.

11. ADJOURNMENT

Commissioner Watson motioned to adjourn the meeting.

The meeting adjourned at 7:16 p.m.

Eric Thomas
Planning Commission Chair

Joyce Pierson
Deputy City Recorder

Date Approved



Staff Report to the North Ogden City Planning Commission

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration and action regarding an administrative application, site plan approval for townhomes located at approximately 2679 N. 450 E.
 Agenda Date: June 19, 2024
 Applicant: Shauna Flinders
 File Number: SPR 2024-08

PUBLIC NOTICE:

Mailed Notice:
 City Website: June 13, 2024

PROPERTY INFORMATION

Address: 2679 N. 450 E.
 Project Area: 0.5 Acres
 Current Zoning: R-4
 Proposed Land Use: Multifamily Residential
 Parcel ID: 18-020-0012

ADJACENT LAND USE

North: Residential	South: Residential
East: Civic (Park and Elementary School)	West: Residential

STAFF INFORMATION

Scott A. Hess
 Community and Economic Development Director
shess@nogden.org
 (801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-2-9 Site Plan Approval Required
 North Ogden Zoning Ordinance 11-9F-5 Multi-Family Residential Zone R-4
 North Ogden Zoning Ordinance 11-13 Planned Unit Development and Attached Dwelling Units
 North Ogden Zoning Ordinance 11-11-6: Exterior Lighting

TYPE OF DECISION

When the Planning Commission is acting as the land use authority, it is acting in an administrative capacity and has a limited degree of discretion. Examples of administrative applications are conditional use permits, design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant has applied for townhomes at 2679 N. 450 E. The applicant has filed a companion subdivision application which will be reviewed administratively under North Ogden Code 11-25 Minor Subdivisions. The property was approved for a rezone to Multi-Family Residential R-4 by City Council on December 12, 2023. Any approval granted for this site plan should be subject to the approval and recordation of the administrative subdivision application.

11-9F-7: SITE PLAN APPROVAL

A. For any permitted or conditional uses other than single-family dwellings and agricultural uses, a site plan shall be required in accordance with CCNO 11-2-9.

11-2-9: SITE PLAN REVIEW

A. Purpose and Intent.

The purpose of this section is to establish an administrative means by which site plan reviews for permitted and conditional use applications are processed and approved.

B. Site Plan Approval Required.

Site plans are required for all permitted and conditional uses. Permits for signs also require a site plan. Site plan applications are available on-line and at the City Offices.

Staff Comment: *Attached Units are a permitted use in the R-4 zone, for which site plan approval is required, by the Planning Commission.*

11-9F-2: PERMITTED USES

Staff Comment: *Attached Units are a permitted use in the R-4 zone.*

11-9F-2 (A)

B. Minimum lot width measured 30 feet back from the front property line 80'

c. Minimum Yard Setback:

1. Front 30'

If located on Washington Blvd. or 2700 North, the front yard setback is 20' with no parking allowed in the front yard.

Staff Comment: *The front yard setback is applicable to this application along the frontage of 450 E. Street. Staff recommends that the front yard setback be reduced slightly in order to accommodate the full 30 foot rear yard setback. Additional discussion is below.*

2. Side

a. Single-family dwelling 8'

Exception: The total of two side yards shall not be less than 17'

Exception: On interior lots where there is an attached garage with the required number of parking spaces, each side yard may be 8'

- b. Other main buildings (each 20' side)

Staff Comment: The 'other main building' category is applicable to this application, regarding the side setback. The buildings do meet 20-foot side yard setback requirement.

- c. All utility easements must be maintained in an open state
- d. Twin homes 16'
- e. Side facing street on corner 20' lot
- 3. Rear (main building) 20'

Staff Comment: The 'other main building' setback is applicable to this application, regarding the rear setback, however, the buildings are nearly 30' from the property line (28.12'). The rear yard requirement is based on meeting the adjacent property's front yard setback (30 feet in the RCC Zone). The Planning Commission will need to determine whether the project has upgraded design to warrant reducing the front yard setback slightly, moving the units to the east two feet in order to meet the rear yard setback. Staff is supportive of that minor change in the design of the project.

- D. Building Height
- 1. Minimum 10'
- 2. Maximum 35'

Staff Comment: The 'other main building' category is applicable to this application, regarding the maximum permitted height. At 29'4" the buildings meet the height requirement.

C. Attached Dwelling Units. There are two (2) types of Attached Dwelling Units, small lot and neighborhood. Because of the different character and impact of these two (2) types of developments, some development standards may be different. The ownership may be in either single ownership or units sold according to the condominium requirements. The types of Attached Dwelling Units are distinguished by their size.

- 1. Small Lot Attached Dwelling Units. Small lot Attached Dwelling Units consist of a development on a small parcel of land which is less than two acres in total area and characterized by lots with a size generally less than 5,000 square feet.
- 2. Neighborhood Attached Dwelling Units. Neighborhood Attached Dwelling Units consist of a development on property which is between two and five (5) acres in total area and characterized by units sharing walls.

Staff Comment: This project fits under the Neighborhood Attached Dwelling Units, as the total site area is 4 acres.

- A. All proposed PUD and Attached Dwelling Unit developments shall comply with all minimum development requirements as provided in this section.

B. Design Theme. Each PUD and Attached Dwelling Unit project shall establish a design theme through a project narrative that includes a project overview, existing land use, building elevations, relationship to adjoining properties, and overall concept design.

C. Building Setbacks. 8. The minimum setback for all buildings (excluding fences) and parking on the periphery of the development shall be equal to the front setback of the underlying zone at those locations where the development abuts a street and thirty foot (30') at those locations where development abuts other parcels of land.

Staff Comment: *The design theme is shown on the renderings. The six units will be alternating complementing colors (See Exhibit D).*

D. Distance Between Buildings. The minimum distance between main buildings in the development shall be fifteen feet (15') for single-story buildings, twenty feet (20') for two-story buildings, twenty five feet (25') for two and one-half (2 1/2) story buildings. If the lower building is next to a taller building, then the larger separation distance will apply.

Staff Comment: *This is not applicable with the single building.*

E. Building Height. The height of the buildings shall be limited to the maximum height allowed in the respective zoning district of the project, however, heights may be varied by using an average height for a building or group of buildings, as long as that maximum height of the zone is not exceeded by more than ten feet. All utilities shall be placed underground, except power transmission lines capable of carrying forty six (46) kV or greater.

Staff Comment: *The building height meet the requirements of the*

G. Building Materials. Acceptable building materials are brick, stone, hardie board composites, and or stucco or other material approved by the Planning Commission; Aluminum or vinyl siding are only allowed on the soffit and fascia. The surrounding existing uses will be considered by the Planning Commission when approving other building materials to be used.

Staff Comment: *The materials proposed on the townhome buildings are hardie-board, stucco and rock.*

2. Developed common activity area for single-family and attached dwelling units shall be provided as follows.

a. Developments with attached dwelling units shall provide developed common activity area at a ratio of one square foot of developed common activity area per one square foot of floor area of living space. Each phase of development shall provide its proportionate required open green space needed for that phase. At a minimum, developed common activity area shall include either a playground with play equipment or pathways with benches and tables through a natural planted landscaped area. Common activity areas shall be configured to provide appropriate, accessible and usable spaces. Spaces that are too small, too steep, too narrow, etc., or otherwise configured in a way that the space provides questionable utility for homeowners in the PUD, shall not be credited toward the developer's open space requirement.

Staff Comment: *Staff measured the open space and footprint of the townhomes. The open space provided exceeds the floor area of the buildings, meeting the underlying code. The project is an infill development located immediately across the street from a City Park and Elementary School. With that being said, Staff believes that the remaining open space on the project will be used by the homeowners for basic recreation and, not to require a standalone play equipment. Small townhome projects may not have the HOA funding to maintain expensive additional equipment, and the goal of this project would be to provide reasonable housing in a strategic location within the City. Staff does not recommend, as a condition of approval, that the applicant needs to add a playground with play equipment, to meet the above requirement. Staff recommends that the Planning Commission consider the context of the development, its location, and Staff's comments in their approval.*

11-13-4: AREA REQUIREMENTS

R-4	4,000 square feet per small lot, single-family dwelling. 8,000 square feet per duplex. 2,000 square feet for attached units where a lot is defined.
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Staff Comment: *The required area for the development as a whole, is 12,000 square feet based on 2,000 sqft for each of the six units. The area of the project exceeds the above requirement, at approximately 21,780. The project is within the maximum density of the zone at an overall 12 units to the acre.*

11-19-4: SCHEDULE OF REQUIRED OFF STREET SPACES

G. Schedule.

b. Multiple dwellings with more than 2 units

2 per dwelling unit, plus 1 visitor parking space for every 2 dwelling units, or fraction thereof. Independent living units – 1 per unit

Staff Comment: *The project meets the parking requirements listed above. Each unit has a two car garage plus a full width driveway providing two additional guest spaces.*

11-20-4: LANDSCAPING AND SITE DESIGN STANDARDS

A. Landscaping in PUD and Attached Dwelling Unit developments. The following are minimum landscape requirements for all PUD and Attached Dwelling Unit developments. Individual projects may vary but all will be reviewed, possibly modified, and then approved by the Planning Commission. 1. Ten (10) shrubs (4 of which are a flowering shrub) for each residential building. Shrub areas shall be mulched to reduce watering demands.

2. Six (6) deciduous trees and one (1) evergreen tree for each residential building. The placement and types of deciduous trees shall take into consideration use of the trees for summer cooling and winter solar access. Evergreen trees should be used as windbreaks, screening and accent plants.

Staff Comment: *There is one residential 6-plex building. The applicant should add 4 flowering shrubs, 6 additional shrubs, 6 deciduous trees and 1 evergreen tree to meet the landscaping requirement for these buildings. A landscape plan should be provided. Staff recommends that this issue can be delegated to Staff for approval of the landscape plan, showing the addition of these trees. The trees should be 2" caliper or greater.*

11-11-6: EXTERIOR LIGHTING

- A. All fixtures must be fully shielded or full cutoff and downward directed so that no light is projected above the horizontal plane of the fixture.
- B. The color temperature rating of fixtures lamps shall not exceed 2000 Kelvin.
- C. All lighting fixtures shall limit horizontal light levels such that no direct light falls onto adjacent property.

Staff Comment: *The location of the light poles on the site plan has not been provided, and needs to be submitted. A maximum of 600' spacing between light poles is permitted. The design of the actual light poles will be approved as part of building permits, and as such may be delegated to Staff. Staff recommends, as a condition of approval, that the location and design of the light poles be submitted for approval prior to the issuance of the first building permit.*

CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as part of the “Down Town Mixed Use” land use category, which is not provided with a definition in the General Plan. However, the goals for the Down Town area listed in the General Plan focus on the connections of Washington Blvd and 2600 N., and housing

The most specific Goal to this application is “Goal #4” - Provide the type and quantity of housing necessary to support a downtown”

Strategies

- Determine the amount and types of housing necessary to support the desired scale of the downtown.
- Assure flexibility along major street frontages for mixed-use.
- Assure excellence in design through revisions and additions to the zoning ordinance.

Infill developments in this area meet the intent of this General Plan Goal. Additional rooftops in the immediate area of services, shopping, schools and transportation uses are a benefit to the community and will assist in creating a “Down Town” for North Ogden City.

RECOMMENDED CONDITIONS OF APPROVAL

- Any approval granted for this site plan should be subject to the approval of the Minor Subdivision.

- Staff recommends that the front yard setback be reduced slightly in order to meet the rear yard setback of 30 feet. This is based on quality of design, buildings facing the street, and materials.
- Staff recommends that playground equipment not be added due to the minimal size of the HOA and the proximity to a City Park across the street. This item should be considered by Planning Commission.
- The applicant needs to add 4 flowering shrubs, 6 additional shrubs (of any type), 6 deciduous trees and 1 evergreen trees to meet the landscaping requirement for these buildings. A landscape plan should be provided, and that this item be delegated to Staff for approval. A landscape plan should be submitted showing the addition of these plant. The trees should be 2" caliper or greater.
- The location of the light poles on the site plan has not been provided, and needs to be submitted. A maximum of 600' spacing between light poles is permitted. The design of the actual light poles will be approved as part of building permits, and as such may be delegated to Staff, with the location and design of the light poles being required to be submitted for approval prior to the issuance of the first building permit.

PLANNING COMMISSION CONSIDERATION

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

RECOMMENDATION

Staff recommends approval of the Site Plan subject to conditions in this Staff report.

EXHIBITS

- Application and Receipt
- Site Plan
- Architectural Drawing Set
- Elevation Renderings
- City Council Rezone Approval December 12, 2023

AREA MAP





Land Use Development Application

Date: 06/06/2024

Applicant / Owner

Applicant Name:	Shauna Flinders	Same as Applicant:	<input checked="" type="checkbox"/>
Company:		Owner Name:	Shauna Flinders
Address:	5352 S 1345 w	Address:	5352 S 1345 w
City, State, Zip:	5352 S 1345 w	City, State, Zip:	Riverdale
Phone:	8016900648	Phone:	8016900648
Email:	shaunaflinders@gmail.com	Email:	shaunaflinders@gmail.com

Contractor Information

Contractor:	Phone:
Address:	Email:
City, State, Zip:	

Project

Project Name:	Whitewood Cottage	Acreage:	.00
	Townhomes	Current Zoning:	
Address:	2679 N 450 E	Proposed Zoning:	
City, State, Zip:	North Ogden, UT 84405	# of lots:	
Parcel:	180200012	Existing Sq.Ft.:	
Subdivision:		Proposed Sq.Ft.:	
Lot #:		Land Serial #:	

Project Description: [Description]

Application Type

Subdivision:	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Preliminary Approval:	<input type="checkbox"/>	Conditional Use Permit:	<input type="checkbox"/>
Final Approval:	<input type="checkbox"/>	City Fee (With Review):	<input type="checkbox"/>
Special Exception:	<input type="checkbox"/>	City Fee (No Review):	<input type="checkbox"/>
Minor Subdivision:	<input type="checkbox"/>	Planned Residential Unit:	<input type="checkbox"/>
Subdivision without Review:	<input type="checkbox"/>	Subdivision Extension:	<input type="checkbox"/>
Amendment or Vacation:	<input type="checkbox"/>	Fence:	<input type="checkbox"/>
Boundary Line Adjustment:	<input type="checkbox"/>	Fence Interior Lot:	<input type="checkbox"/>
Site Plan Review:	<input checked="" type="checkbox"/>	Fence Corner Lot:	<input type="checkbox"/>
With Technical Review:	<input type="checkbox"/>	Patio:	<input type="checkbox"/>
No Technical Review:	<input type="checkbox"/>	RV PADS/Expand Driveway:	<input type="checkbox"/>
Zoning Amendment:	<input type="checkbox"/>	New Structure:	<input type="checkbox"/>
Text:	<input type="checkbox"/>	Shed:	<input type="checkbox"/>
Map:	<input type="checkbox"/>	Other Structure under 200 sq. ft.:	<input type="checkbox"/>
Annexation City:	<input type="checkbox"/>	Deck:	<input type="checkbox"/>
Hearing Officer:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

Vacation Request

Easement:	<input type="checkbox"/>	Subdivision:	<input type="checkbox"/>
Road:	<input type="checkbox"/>	Subdivision Lot:	<input type="checkbox"/>

Conditional Use Permit

Please explain the measures that will take place so that heavy traffic generated by the proposed use will not adversely affect the general traffic patterns of the area.

What measures are going to take place to assure that the building location will not create a pedestrian traffic hazard by causing approaches to sidewalks?

Please explain how the building design is compatible with, or complimentary to, already established adjacent structures.

If the development is adjacent to a residential zone or use, please explain how the building location, lighting, parking, or traffic circulation will not adversely affect the adjacent residential uses.

Please explain how the signage will be complementary to the development and overall aesthetic nature of the immediate area.

Please explain which proposed toxic materials and pollutants would be used in the proposed use and how such materials and pollutants will be handled, stored, and disposed of.

Please explain what measures will take place to avoid adverse effects on the adjacent residential, commercial, and manufacturing uses.

Residential Conditional Use Permit

What traffic will be generated by this proposed use?

Please explain how the proposed development / use will not overload the carrying capacity for which local streets were designed.

What measures are you taking to assure that the internal traffic circulation will not adversely affect the adjacent residential property?

How is the proposed structure and parking facilities complimentary to the aesthetics of the general area?

Please explain how the proposed sign(s) will not adversely affect the development itself or the overall aesthetics of the immediate area?

Please explain how the proposed landscaping will be sufficient to enhance the aesthetics of the development and area.

Special Exception

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Zoning Ordinance Amendment

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:

PROPOSED TEXT (attach additional sheets, if needed):

Variance

Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

Explain what is peculiar to, or the special circumstances attached to the property that does not generally apply to other properties in the same district.

Explain how the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Explain how the variance will not substantially affect the general plan and will not be contrary to the public interest.

Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

I do hereby certify that the information contained herein is true and correct.

Shauna Flinders	06/06/2024
Name	Date



NORTH OGDEN CITY

SETTLED 1851

Permit #: 123

Permit Type: Site Plan Review

Address: 2679 N 450 E

City: NORTH OGDEN

State:

Zip: R-2

Owner: VAUGHN BODILY LIVING TRUST

Owner Address: 2679 N 450 E

Owner City: OGDEN UT

Owner State:

Owner Zip: 844142379

Owner Phone:

Owner Email:

Receipt #: 55

Date: 06/07/2024

Paid By: Shauna Flinders

Description: R# 5099606

Payment Type: Check

Payment Type Description: 4494584425

Accepted By: Ryan Nunn

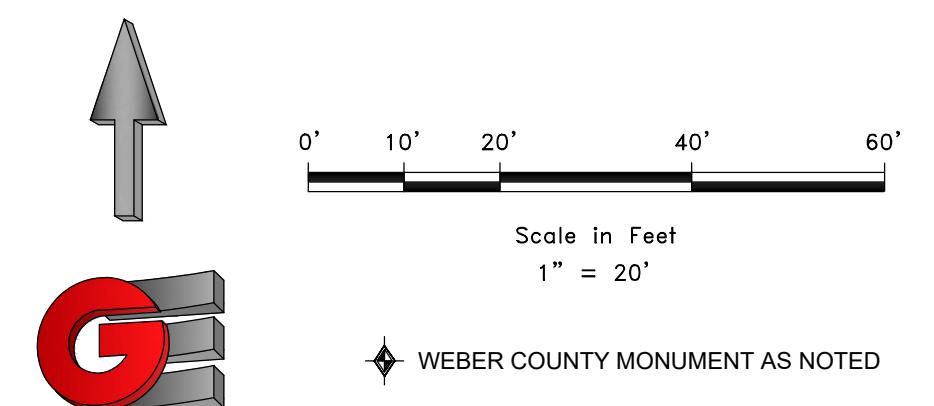
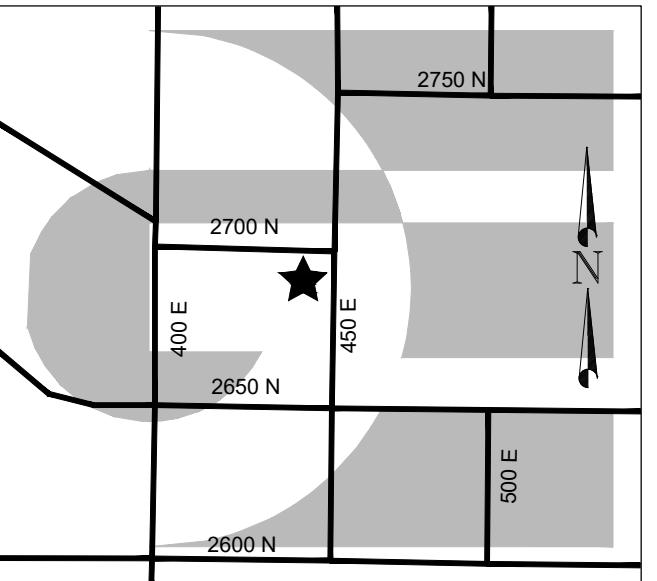
Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Miscellaneous	General		875.00	875.00	875.00
				Total:	\$875.00

BOUNDARY DESCRIPTION

ALL OF LOT 8, BLOCK 21, PLAT A, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, WITHIN THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS.
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 450 EAST BEING LOCATED NORTH 0°31'02" EAST 437.59 FEET ALONG THE EAST LINE OF SAID QUARTER AND NORTH 90°00'00" WEST 29.03 FEET; RUNNING THENCE NORTH 88°33'14" WEST 108.75 FEET; THENCE NORTH 1°27'50" EAST 201.21 FEET; THENCE SOUTH 88°32'10" EAST 108.75 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 1°27'50" WEST 201.17 FEET TO THE POINT OF BEGINNING, CONTAINING 21.879 SQUARE FEET MORE OR LESS.

SCALE: 1:20 XREF	DATE: 7/1/20	DESIGN: <input type="checkbox"/>
DRAWN: <input type="checkbox"/>	REVISIONS	DESCRIPTION
CHECKED: <input type="checkbox"/>	DATE: <input type="text"/>	DESCRIPTION: <input type="text"/>
DWG: <input type="text"/> FUNDERS SURVEY/KH/KW/SHAUNA FUNDERS DWG		

VICINITY MAP
NOT TO SCALE

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- BUILDING LINE
- - - ADJACENT PARCEL
- - - SETBACK LINE
- - - EASEMENT
- - - X EXISTING FENCE LINE
- - - W EXISTING WATER LINE
- - - IRR EXISTING IRRIGATION LINE
- - - SD EXISTING STORM DRAIN
- - - SS EXISTING SANITARY SEWER
- - - OH EXISTING OVERHEAD POWER
- - - G EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

PROPERTY SURVEY/ SITE PLAN FOR SHAUNA FLINDERS	
5352 S 1345 W, OGDEN UTAH	LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER
ENGINEERING
CIVIL LAND PLANNING
MUNICIPAL LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

SETBACKS DETERMINED BY NORTH OGDEN CITY ORDINANCES, ZONE RESIDENTIAL CITY CENTER

MIN YARD SETBACKS

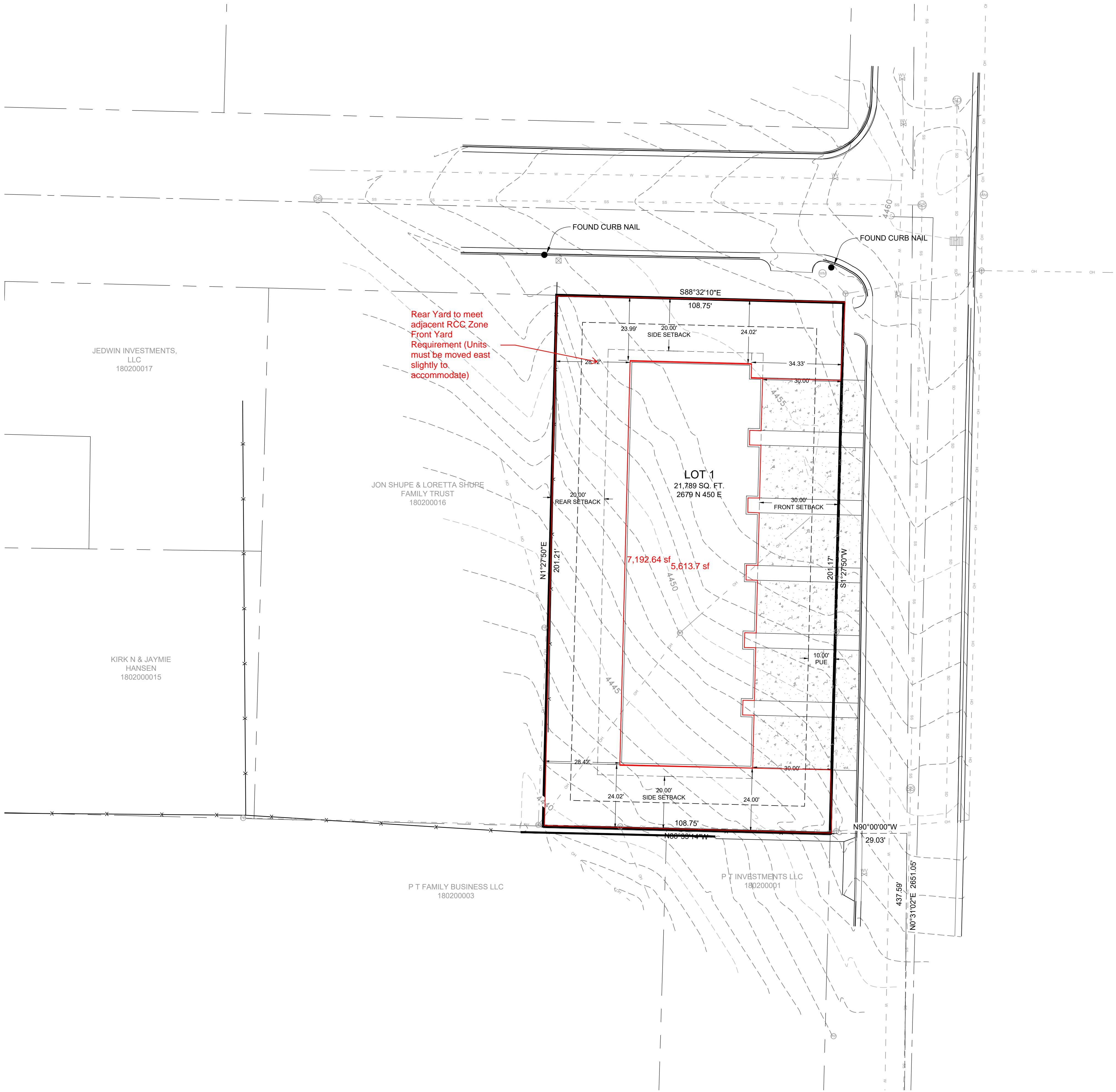
FRONT: - 30 FEET

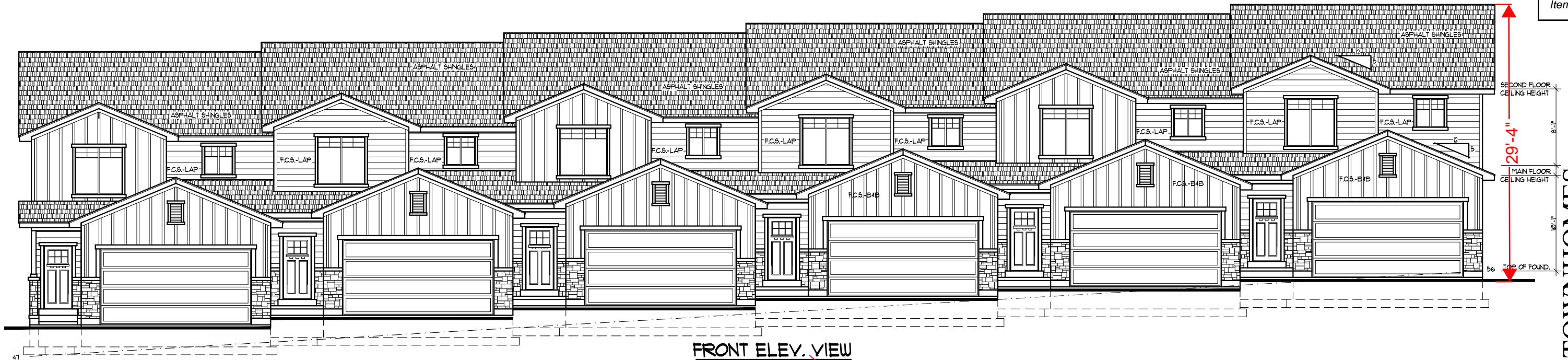
REAR: - 30 FEET

SIDE: - 20 FEET

1. CONTRACTOR TO VERIFY GROUND WATER ELEVATION AND FIELD ADJUST FFE ACCORDINGLY.
2. BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
3. A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON THE GROUND IS PROHIBITED.
4. FEMA FLOOD ZONE X, PER MAP 49057C0417F EFFECTIVE DATE 06/02/2015.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10' (5%).
6. STREET WILL BE INSPECTED AND CLEANED OF ALL MUD AND DEBRIS AT THE END OF EVERY DAY.
7. GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.

S1
1



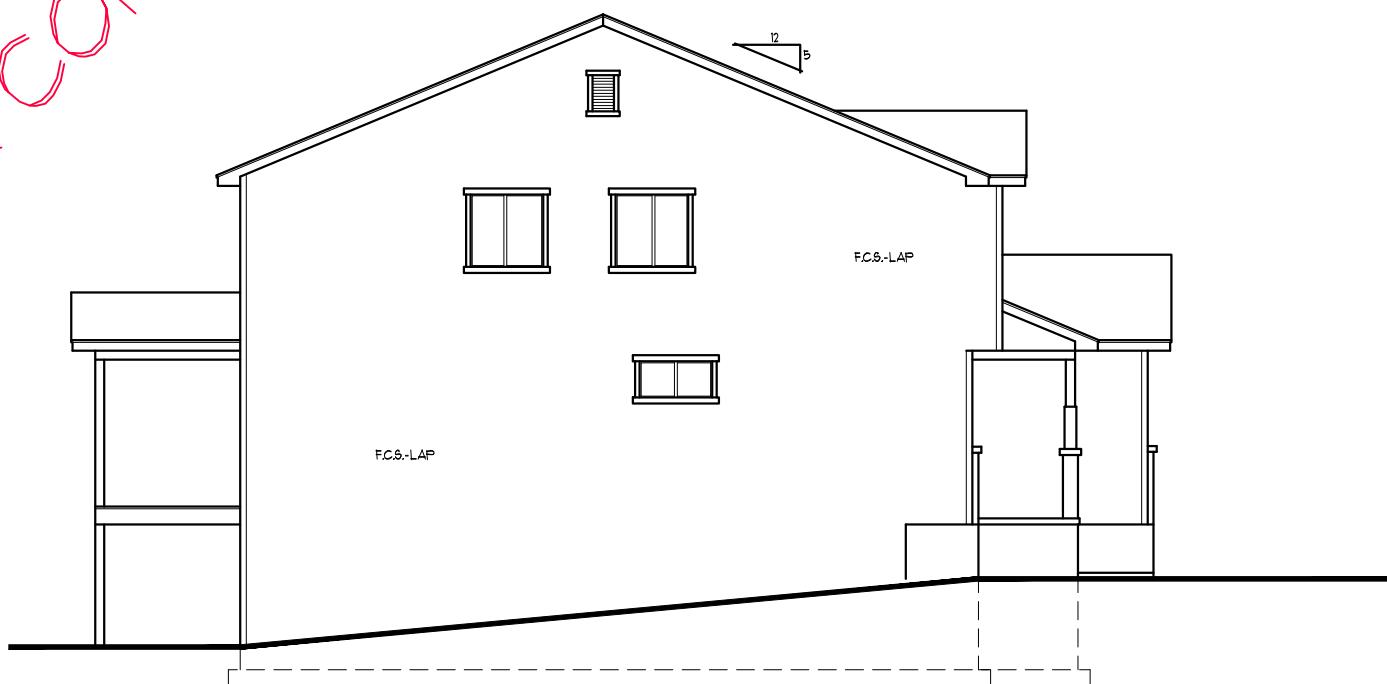


FRONT ELEV. VIEW

SCALE 3/32" = 1'-0"

NOT BID FOR SET FOR CONSTRUCTION

BRICK VENEER	R103.1
CORROSION RESISTANT ACHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/4 INCH, WITH NOT LESS THAN 3/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 7/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 20 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"x4"x3/8" WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.1.2.	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1.	
ATTIC VENTILATION	R806
ATTIC VENTILATION SHALL COMPLY WITH SECTION R806.	
THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300TH PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R806.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103. STUCCO(EIFS) - INSTALLATION SHALL COMPLY WITH ASTM E 2568. FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186. VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3678. ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462, CLASS "A".	
BUILDING ADDRESS	IRC R319.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WITH OF 1/4" INCH.	



LEFT SIDE VIEW

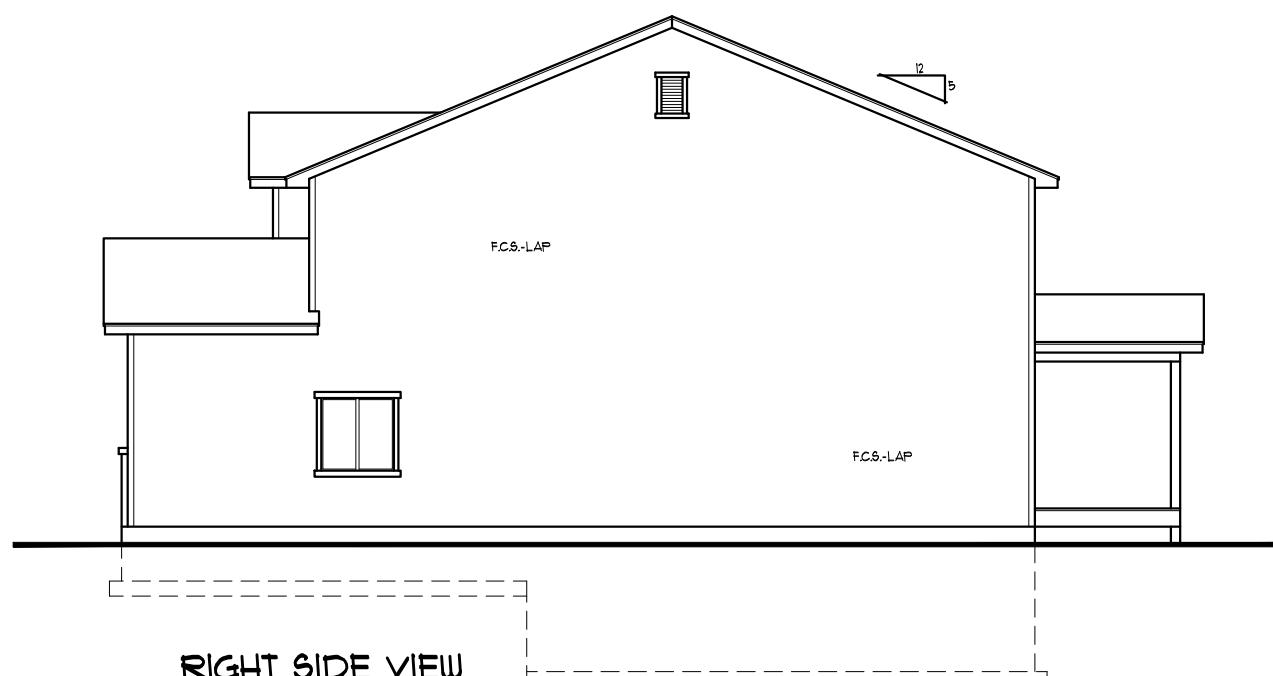
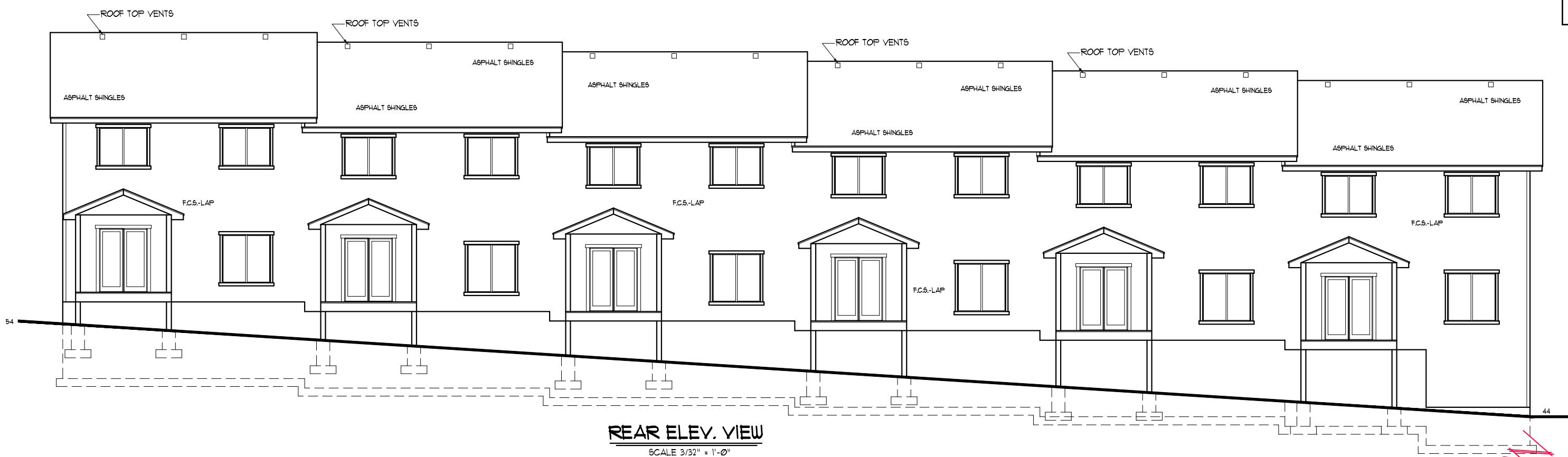
SCALE 3/32" = 1'-0"

Item 5.

WHITE WOOD COTTAGE TOWNHOMES

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BRICK VENEER	R103.1
CORROSION RESISTANT ACHOR TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1- $\frac{1}{2}$ INCH, WITH NOT LESS THAN $\frac{3}{8}$ INCH MORTAR OR GROUT COVER TO OUTSIDE FACE.	
CORROSION RESISTANT 22 GAGE X 7/8" OR NO. 9 GAGE WIRE SPACED NO MORE THAN 24" O.C. HORIZ. AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.0 SQUARE FEET OF WALL AREA.	
STEEL ANGLE - MIN. 6"X4"X $\frac{3}{8}$ " WITH THE LONG LEG VERTICAL. COMPLY WITH SECTION R103.1.1	
ALL STONE AND MASONRY VENEER SHALL COMPLY WITH SECTION R103.1	
ATTIC VENTILATION	R206
ATTIC VENTILATION SHALL COMPLY WITH SECTION R206. THE NET FREE VENTILATION SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300TH PROVIDED THAT AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER SPACE PORTION OF THE SPACE TO BE VENTILATED AND THE REMAINDER IS PROVIDED BY EAVES OR CORNICE VENTS. IRC R206.	
EXTERIOR WALL COVERING	R103
ALL EXTERIOR COVERINGS SHALL COMPLY WITH SECTION R103. STUCCO/EIPS - INSTALLATION SHALL COMPLY WITH ASTM E 2568. FIBER CEMENT SIDING - PANEL AND LAP SIDING INSTALLATION SHALL COMPLY WITH ASTM C1186. VINYL SIDING - INSTALLATION SHALL COMPLY PER ASTM D 3679. ASPHALT SHINGLES - INSTALLATION SHALL COMPLY WITH ASTM D 225 OR D 3462, CLASS "A".	
BUILDING ADDRESS	IRC R318.1
BUILDING NUMBERS SHALL BE A MIN. 4" HIGH WITH A MINIMUM STROKE WITH OF $\frac{1}{2}$ INCH.	

Item 5.

WHITE WOOD COTTAGE TOWNHOMES

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24

FOUNDATION PLAN

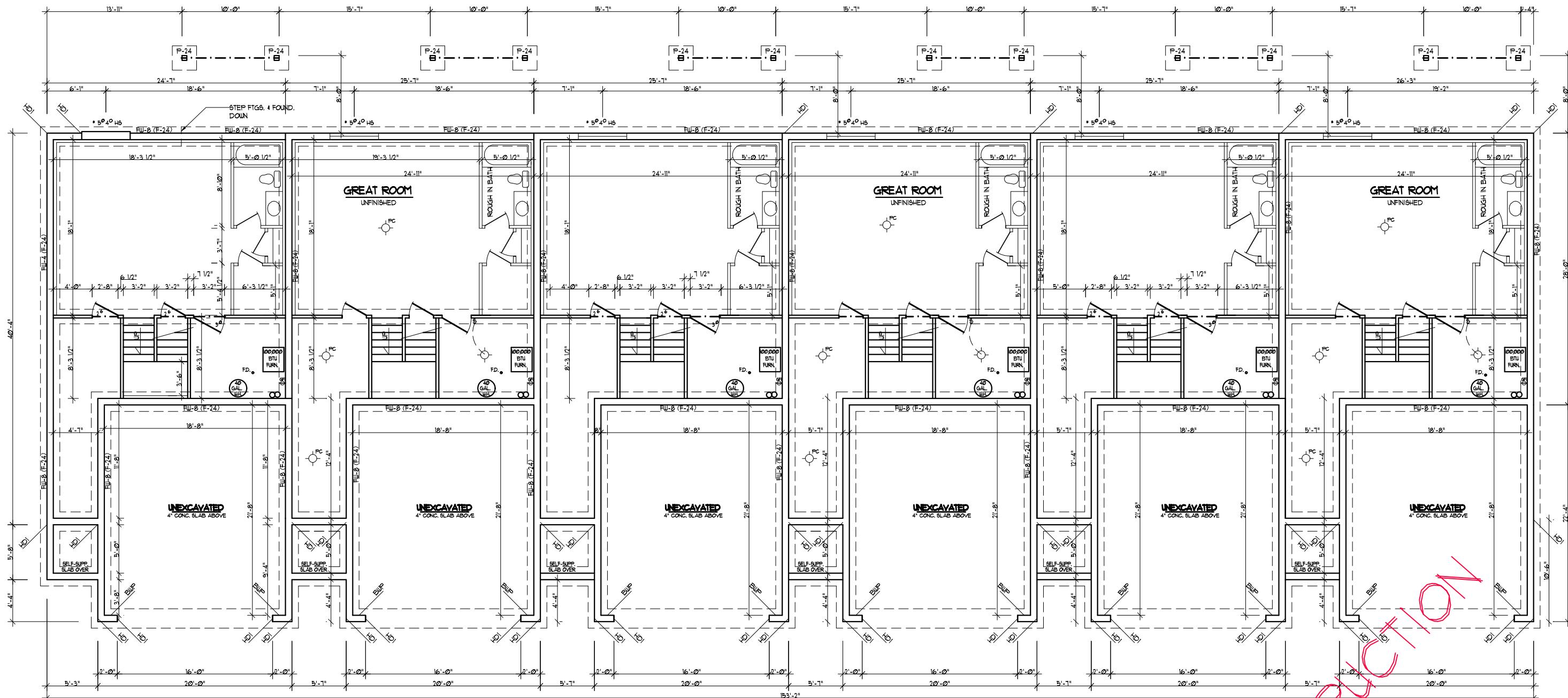
SCALE 3/32" :

NOTES: GENERAL

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3

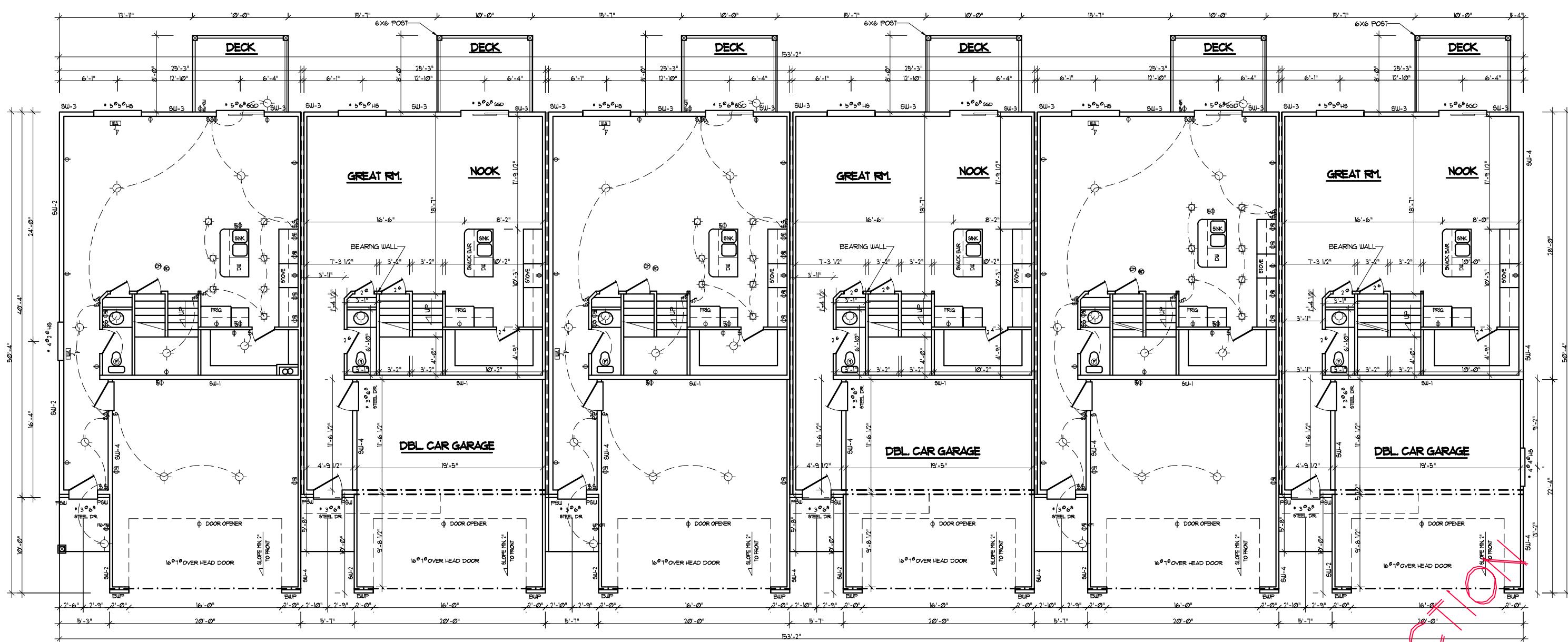


The image shows an architectural floor plan of a building section. The plan includes three bays, each with a height of 16'-0" and a width of 20'-0". The bays are separated by vertical columns. The top of the plan features a red handwritten note: "Not for construction". Below this, the text "B/D SET" is written in red. The plan also includes several red annotations: "SELF-SUPPORTING SLAB OVER" is written in a box at the top left; "B/D" is written near the top center; "EWP" is written near the top right; and "5'-0"" is written vertically on the right side. The overall layout is a cross-section of a building's interior, showing walls, windows, and structural details.

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4



MAIN FLOOR PLAN

SCALE 3-32" = 1'-0"
162 SQ. FT.

MAIN FLOOR PLAN

SCALE 3-32" = 1'-0"
162 SQ. FT.

NOTES: GENERAL

1. CONTRACTOR IS TO VERIFY DESIGN, DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
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3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: STRUCTURAL

SEE STRUCTURAL DETAILS - SHEET S-1, S-2, AND S-3

NOTE: MECHANICAL

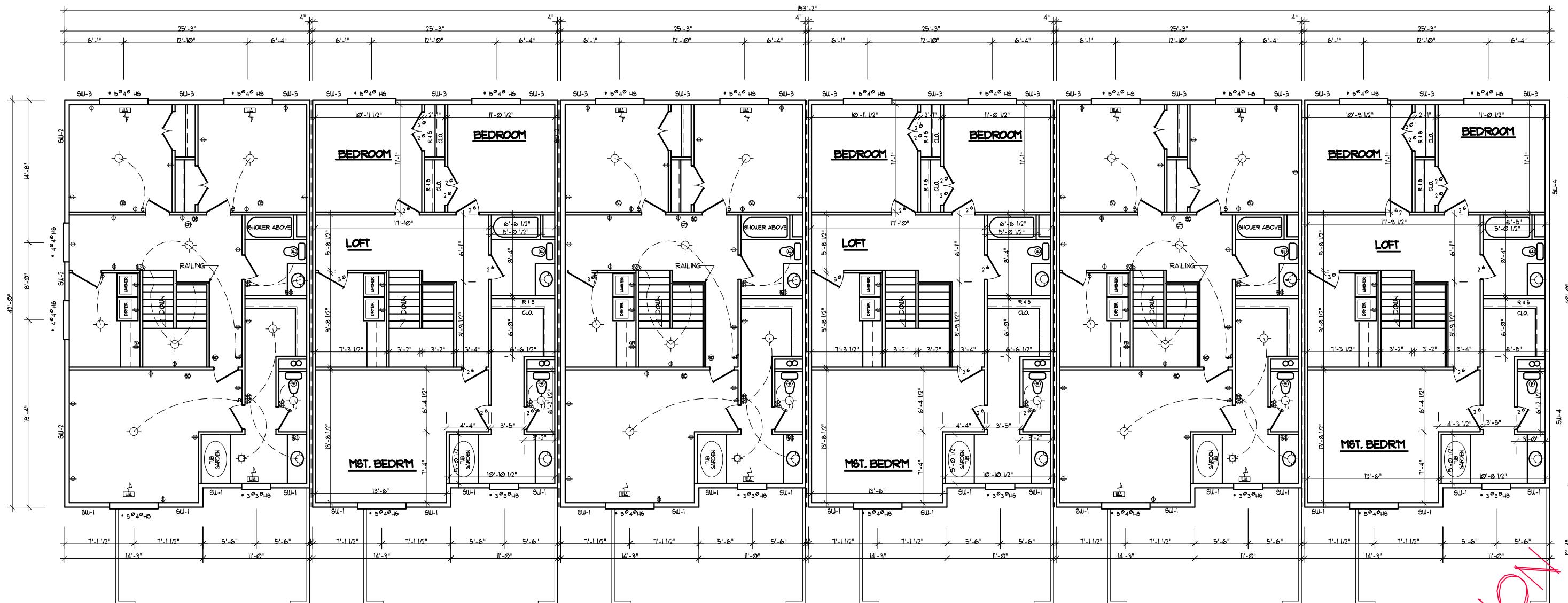
WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.

WHITE WOOD COTTAGE TOWNHOMES

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SCALE
1/8" = 1'-0"
1/4" = 1'-0"
PLAN NUMBER
WWOOD A-1
25

Note for BID SET FOR CONSTRUCTION



SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"
1049 SQ. FT.

SECOND FLOOR PLAN

SCALE 3/32" = 1'-0"
1049 SQ. FT.

Not for construction

NOTES: GENERAL

1. CONTRACTOR IS TO VERIFY DESIGN DIMENSIONS AND NOTES PRIOR TO BEGINNING OF CONSTRUCTION.
2. ALL WORK IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED CONTRACTOR.
3. ALL WORK IS TO BE DONE UNDER LOCAL AND STATE BUILDING CODES.
4. ELECTRICAL SHALL BE PER NATIONAL ELECTRIC CODE, LATEST EDITIONS.
5. HEATING/MECHANICAL WORK SHALL BE PER APPLICABLE CODES, LATEST EDITIONS.

NOTES: STRUCTURAL

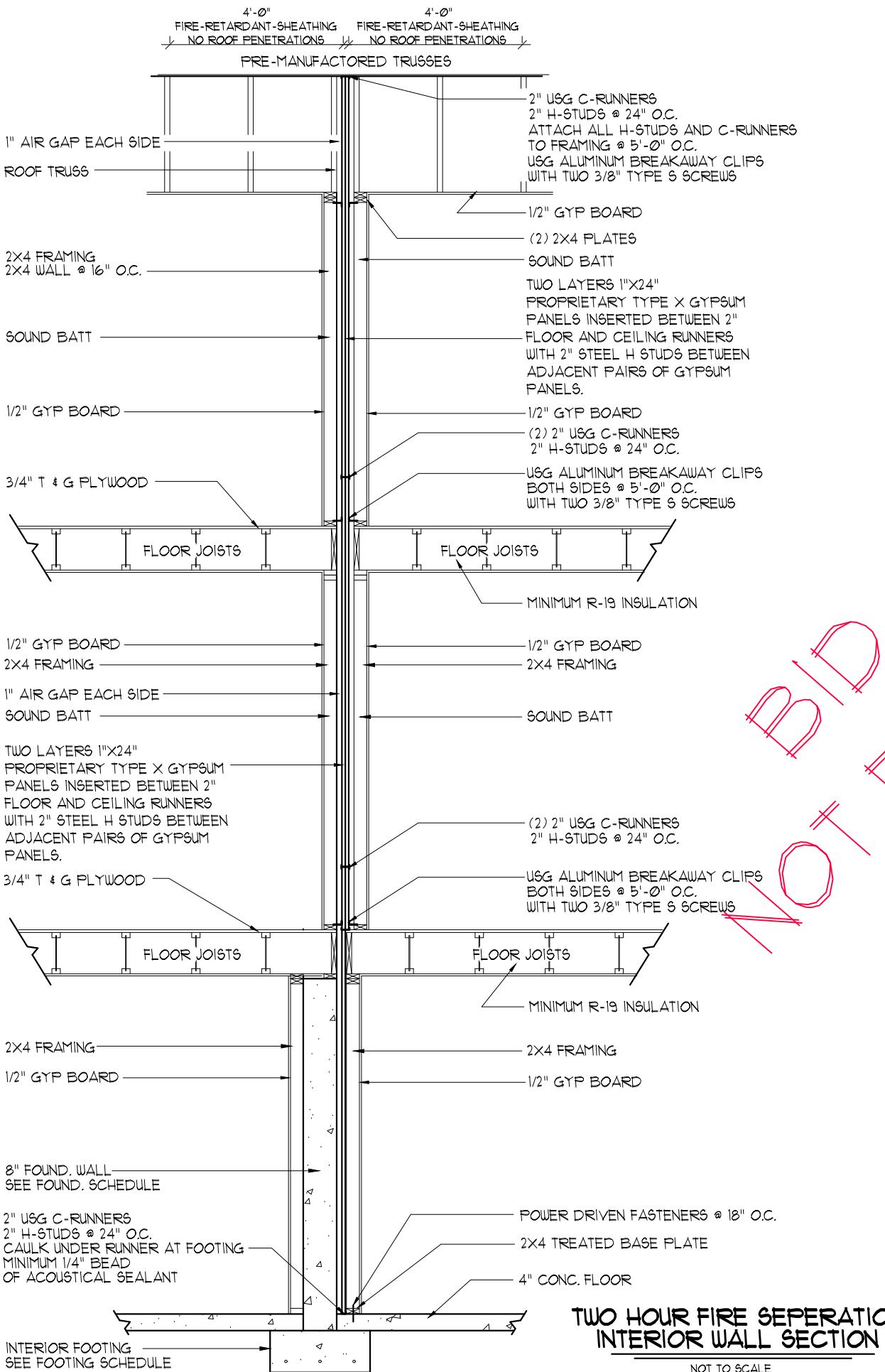
SEE STRUCTURAL DETAILS - SHEET 5-1, 5-2, AND 5-3

WHITE WOOD COTTAGE TOWNHOMES

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SCALE
1/8" = 1'-0"
1/4" = 1'-0"
PLAN NUMBER
WWOOD

WHITE WOOD COTTAGES TOWNHOMES



NOTES: FIRE RESISTANT CONSTRUCTION R302

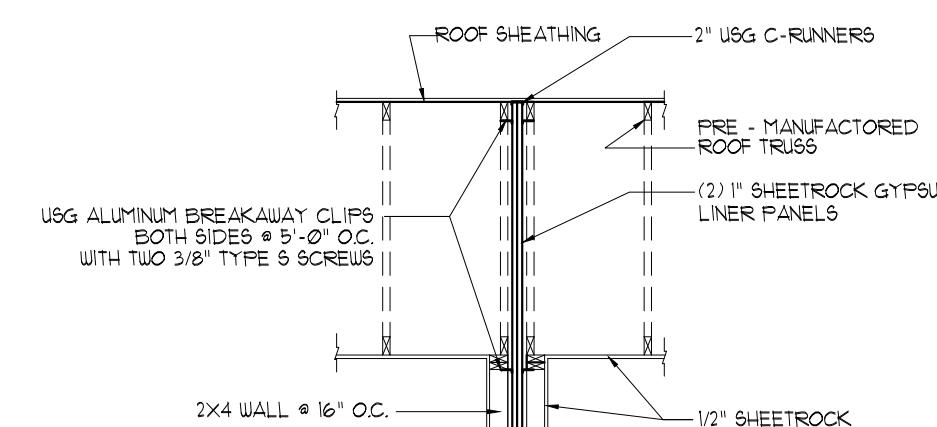
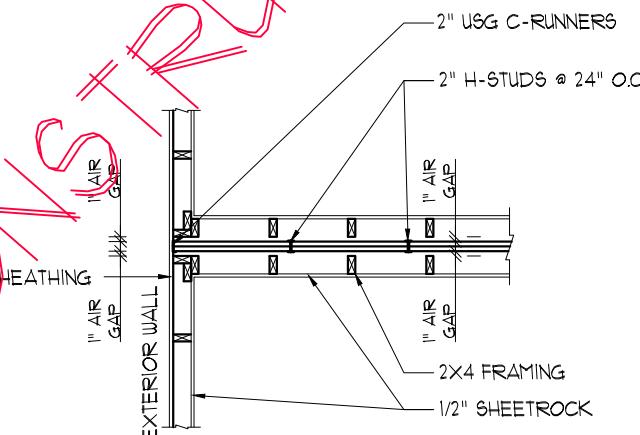
THE COMMON WALL BETWEEN TOWNHOUSES SHALL BE A TWO HOUR FIRE RESISTANT RATED WALL IN ACCORDANCE WITH ASTM E 119 OR UL 263.

THE COMMON WALL BETWEEN TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS, OR VENTS IN THE CAVITY OF THE COMMON WALL.

THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING.

FIRE-RETARDANT-TREATED ROOF SHEATHING SHALL BE INSTALLED 4 FEET EACH WAY OF THE COMMON WALL OR ONE LAYER OF 1/2" INCH TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BEHIND THE ROOF DECKING, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS.

NO ROOF PENETRATIONS ALLOWED IN THE 4 FOOT SECTION EACH WAY OF THE COMMON WALL.



Kustom House Plans

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WHITE WOOD COTTAGE TOWNHOMES NORTH OGDEN, UTAH

UNIT ONE

ROCK
HARRISTONE - STIRLING DRY STONE



HARDIE BOARD
SHERWIN WILLIAMS - GRAYS HARBOR SW6236



WINDOWS, DOORS, FASCIA
COLOR - BLACK



ASPHALT SHINGLES
COLOR - BLACK



UNIT TWO

ROCK
HARRISTONE - STIRLING DRY STONE



HARDIE BOARD
SHERWIN WILLIAMS - GRAY SHINGLE SW 7670



WINDOWS, DOORS, FASCIA
COLOR - BLACK



ASPHALT SHINGLES
COLOR - BLACK

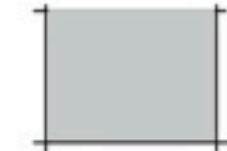


UNIT THREE

ROCK
HARRISTONE - STIRLING DRY STONE



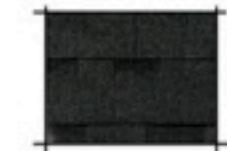
HARDIE BOARD
SHERWIN WILLIAMS - GRAY SCREEN SW 1011



WINDOWS, DOORS, FASCIA
COLOR - BLACK



ASPHALT SHINGLES
COLOR - BLACK



NORTH OGDEN CITY COUNCIL MEETING MINUTES

December 12, 2023

The North Ogden City Council convened on December 12, 2023, at 6:00 p.m. at the North Ogden City Office located at 505 E 26000 North and also available electronically at YouTube: <https://www.youtube.com/channel/UCRiqbePBxTucXEzRr6fc1hQ/videos>. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 7, 2023. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2022.

PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member
Blake Cevering	Council Member
Jay D Dalpias	Council Member
Charlotte Ekstrom	Council Member
Phillip Swanson	Council Member
	(Via Zoom)
	(Excused)

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Jami Jones	Finance Director
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner
Nate Davis	Building Inspector

VISITORS:

Christina Watson	Jason R Westbrook
Steve Flinders	Brenda Ashdown
Shauna Flinders	Christa Staheli
Jennifer Schowl	Derrick Staheli
Robert Smith	Stacie Sanchez
Della Smith	Leeann Lippert
Chris Pulver	Stefanie Casey
Ilene Tippets	Kevin Burns
Dave H	Austen Seabolt
Karen Bell	Caleb Kap
Kent Bell	Dan Wheatley
Scott Sorenson	Debi Wheatley
Lindsey McGrin	Lonny Veater
Nathan Stoker	Gayla Veater
Denise Brough	Leticia Olsen

Jon Shupe	Randall Fleming
Jim Reeves	Danielle Fleming
Jeremy Draper	Gage Swarm
Amy Demonja	Stanley Staling
Abigail Sjoblom	Brice Johnston
Stephanie Roberts	Josh Roberts
David McCurry	Bob Bleswell
Susan McCurry	Debbie Sanchez
Myra Taylor	Steve Sanchez
Joshua Taylor	Susan Kilborn(Zoom)

Mayor Berube called the meeting to order. Council Member Barker offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT-OF-INTEREST DISCLOSURE

Mayor Berube called for the declaration of any conflicts of interest. There were no declarations.

ACTIVE AGENDA

2. PUBLIC COMMENTS

Jason Westbrook, North Ogden resident, stated he owns Big-O tire shop in North Ogden, and he no longer has sufficient parking space on his site, which has caused him to ask his employees to park on the street next to the business. Last week the Police came to his business and told him he needed to move the vehicles off the street. He stated that he has tried to secure additional space for off-street parking and has been unsuccessful for years and he asked if anything can be done to allow the business to continue to park on the street. He stated the vehicles are only there during the daytime hours, 6:00 a.m. to 6:00 p.m., so this should not be disruptive to snowplows since they usually work during the evening and overnight hours. He asked that the Council consider an amendment to the City's parking ordinance.

Mayor Berube asked Mr. Westbrook if he has discussed the issue with Community and Economic Development (CED) Director Hess. Mr. Westbrook answered yes; he will continue to work with him to determine if green space on the site in excess of the minimum green space required can be converted to parking space. Mayor Berube asked that the two continue to work together to see what can be done in order to keep the vehicles from parking on the street.

Leann Lippert, North Ogden resident, addressed agenda item three, a zone change for property on 450 East. She is opposed to the zone change because she wants to preserve the values of North Ogden. She feels there is a place for multi-family housing, but it is not in the middle of

single-family housing. She added that she was involved in the creation of the Residential City Center (RCC) zone, and she would like for it to be upheld for the property.

Kent Bell, North Ogden resident, also addressed agenda item three; all the families that live close to the subject property are opposed to the zone change. The proposed development does not fit the aesthetic of the neighborhood and asked that the Mayor and Council consider how they would feel if this project were proposed next to their home.

John Shupe, North Ogden resident, also addressed agenda item three; he spoke to the City's disregard for planning guidelines and principles that would be violated by the approval of the requested zone change.

Lindsay McGrin, North Ogden resident, addressed agenda item six; those that live around and near the subject property are concerned and opposed to the rezone. Many of them did not learn of this proposal until yesterday and they understood that it would be developed for single-family homes. She has two young children at home, and she lives on the corner of 1700 North; the area is already very busy, and traffic is increasing, and she does not think the proposed plan will benefit the area or address any of the current problems in the area. She also does not think it is a large enough project to warrant the creation of a homeowner's association (HOA). She has spoken with the CED Director, and he informed her of pressures from the State of Utah regarding affordable housing. However, she does not think this project will be affordable and that is just something the developer is hiding behind.

Steve Flinders, North Ogden resident, stated that he is the applicant for agenda item three. He respects his neighbors and understands their concerns, which stem from the development of a 10-plex several years ago, but the project he is proposing is not the same as that project. He added he shares a property line with that project and the damage has already been done to the block. He stated that he is planning to build single-family homes that will not be for rent. He understands that other residents are concerned about changes in their neighborhood, but the change has already occurred and the 10-plex will not be going away. He feels his development proposal is reasonable for the area.

Shauna Flinders, North Ogden resident, also the applicant for agenda item three, stated that she and her husband came to the City about this development about two years ago; it is five or six condominiumized homes that will be for sale as individual units. The property is bordered by a 10-plex on one side and trailer/prefabricated units on two other sides. She stated that they should not be expected to build something totally different than what her neighbors have been allowed to build.

Jim Reyes, North Ogden resident, spoke about agenda item six; he agreed with Ms. McGrin's concerns about the project. The area is entirely surrounded by single-family homes and there is not sufficient infrastructure to accommodate the increased density and population that is proposed for the area. All the residents who live in the previous phases of Wayment Place never believed that there would be multi-family homes in the project. He asked that the Council

consider how this project will impact the existing residents as well as the school system and infrastructure.

Chris Acosta, North Ogden resident, also spoke about agenda item six; he agreed with the comments made by Ms. McGrin and Ms. Reyes. There is not sufficient ingress/egress for the project. Utah has a housing shortage that needs to be addressed, but this is not the place to do it given the existing development immediately surrounding the property. It feels like an unsafe scenario for the neighborhood.

Ileen Tippets, North Ogden resident, also spoke about agenda item six. She stated the traffic is already so bad in that area and the roads cannot handle additional traffic that will be created by the proposed project.

Debbie Sanchez, North Ogden resident, addressed item six; when she bought her home, it was at a premium price and there was never any indication that there would be multi-family homes next to hers. She stated Rainey Homes knew of the State Legislation regarding affordable housing well before they started previous phases of the Wayment Place development, and they are only using that legislation as an excuse in support of this current proposal. She added that the road configuration is not appropriate, and all of the new traffic associated with this proposal will flow through the existing neighborhoods. This is not what existing residents were sold on. The City must consider the impact on public safety services and the local schools.

Jill Fleming, North Ogden resident, stated she lives on 600 East, and she also paid a premium for their lot. She shares the concerns expressed about the impacts of multi-family homes. The roads area already very busy and there is no sidewalk on the south side of 1700 North. The schools are being overwhelmed and public safety resources will also be taxed by this project.

Stanley Staling, North Ogden resident, stated he lives on 550 East and the Rainey Homes project has impacted the neighborhood he lives in. He stated that Monroe Boulevard will eventually be extended and that will also increase traffic in the neighborhood. This is an unfair burden on the area; there are many kids who live in the area and this project will decrease safety for them. He suggested Rainey Homes accept the current zone they have, wait for Monroe Boulevard to be extended to improve traffic circulation, or redesign their project.

Chad Parkinson, North Ogden resident, addressed agenda item three and noted he is also opposed to changing the zoning for the property on 450 East. He stated that Ms. Flinders indicated her property is surrounded by double-wide trailers, but they are pre-manufactured homes, and they look fairly nice. He stated the neighborhood is not opposed to those units. He stated that this is an issue of money, and he understands that the Flinders want to make as much money as they can on their project, but that should not be allowed at the detriment of the rest of the community.

Austin Seabolt, North Ogden resident, addressed agenda item six. He asked for an elaboration on the open space that is going to be included in the project. Mayor Berube stated that CED Director Hess will discuss that matter in his presentation of the item.

Gayla Veater, North Ogden resident, addressed agenda item six; she asked that everyone in attendance to hear the City's decision on that item to raise their hand so the Council can see how many people are going to be impacted. She noted that many residents in the Rainey Homes development have been misled and they are now very disappointed with this new proposal. It is frustrating that they keep getting away with these types of things.

Amy Demonja, North Ogden resident, also addressed agenda item six. She bought her home in just the last six months and Rainey never mentioned this possible project to them. She feels deceived after paying such a high price for her home. There are many kids that live in the project and that is what she was looking for in a home and that is being ripped from her and many others at such a high cost. She stated it is hard to not feel violated by Rainey Homes. She does not believe that the people that will live in the multi-family homes are bad people, but that type of development was never included in previous concepts for the area and so many people feel let down. She hopes the City will keep the children of that project in mind because their safety is the most important thing.

Caleb Kap, North Ogden resident, addressed agenda item six. He lives in the Woodfield Farms subdivision, and he is very concerned about traffic in that area; 1700 North is in bad shape and has not been improved following extensive development of the area. It is not safe for kids to walk along that road or even cross it at some points. Increased traffic will only make that problem worse. He stated that Rainey Homes has lied to many residents who already live in the project area; they have taken advantage of people in an effort to maximize their profit, only to propose multi-family units at the cost of unsuspecting families.

Mayor Berube briefly noted that the City Council does not consider increased property tax revenues when acting on housing projects. He addressed State Legislation and attempts of the Legislature to take away land use authority from cities in order to address the housing shortage and to require cities to have more multi-family housing. He cited the term "Not In My Backyard" (NIMBY) and noted that many people have said they are supportive of multi-family housing, as long as it is not in their backyard. He noted that a decision will not be made on agenda item six tonight.

CED Director Hess announced there is an opening on the City's Planning Commission and he encouraged those present who are concerned about land use issues to consider applying.

**3. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE TO
REZONE THE PROPERTY FOR LAND LOCATED AT APPROXIMATELY
2679 NORTH 450 EAST FROM RESIDENTIAL CITY CENTER (RCC) TO
RESIDENTIAL MULTI-FAMILY (R-4)**

Community and Economic Development (CED) Director Hess provided background information on this application, which was tabled in August of 2021 in anticipation of an update to the General Plan. The applicant recently resubmitted their application and staff has sent an updated courtesy notice to residents who initially received a notice in 2021.

The rezone request is a change from Residential City Center (RCC) to Multi-Family Residential (R-4). The property consists of 0.5 acres with an existing home and accessory structures on site. The property is located on the same block as existing multi-family residential structures. In 2021, the Planning Commission held a public hearing and forwarded a negative recommendation to the City Council. However, staff does believe that the R-4 zone is appropriate for the area given its location in the City's town center, which is within walking distance to parks, schools, city services, shopping, and transit. He stated that he has questioned where would be an appropriate location for this type of development if this subject property is deemed unsuitable.

Council Member Swanson inquired as to the differences between the downtown mixed-use zone and the RCC zone. Mr. Hess stated that the downtown mixed-use zone is a General Plan designation; the General Plan identifies suitable uses for different areas of the City, but this is a 30,000-foot view of the City. He reviewed the boundary of the downtown mixed-use area in the General Plan, which is very large and encompasses nearly all of the City center of North Ogden. However, zoning is a 10,000-foot level and the subject parcel is on the western edge of the RCC zone. Council Member Swanson inquired as to the maximum density in the RCC zone. Mr. Hess stated that five units per acre are allowed in the RCC zone.

Council Member Dalpias stated that when the General Plan was updated in 2022, it identified this area as a transitory zone. He asked Mr. Hess to explain what that means. Mr. Hess discussed existing development in the area surrounding the subject property; many property owners expressed a desire to build duplexes on their property, but the General Plan Steering Committee felt that was a policy decision for the City Council to make.

Mayor Berube facilitated high level discussion among the Council regarding the implications of the zone change; Council Member Dalpias stated that he would like the Planning Commission to reconsider this application and update their recommendation based upon the General Plan that was adopted in 2022.

Council Member Dalpias motioned to postpone Ordinance 2023-24 to rezone the property for land located at approximately 2679 North 450 East from Residential City Center (RCC) to Residential Multi-Family (R-4) and refer it to the Planning Commission for additional review and an updated recommendation. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	nay
Council Member Dalpias	aye

Council Member Ekstrom	excused
Council Member Swanson	nay

Mayor Berube	nay
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Mayor Berube noted that the City Council is the decision-making body on these types of matters; the Flinders have been waiting for a decision on this issue for over two years and he would like to render a decision tonight. Council Member Cevering agreed; he added that if the General Plan has been updated in a way that would support approval of this zone change, it is likely the Planning Commission would send a positive recommendation to the City Council.

Council Member Cevering motioned to approve Ordinance 2023-24 to rezone the property for land located at approximately 2679 North 450 East from Residential City Center (RCC) to Residential Multi-Family (R-4). Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	nay
Council Member Ekstrom	excused
Council Member Swanson	aye

The motion passed by a 3 to 1 vote.

**4. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2023-21
ANNEXING .123 ACRES LOCATED AT APPROXIMATELY 730 EAST 1750
NORTH, NORTH OGDEN (MACKLEY)**

City Recorder Santoro explained Paul Mackley, on behalf of himself and Karen Mackley owners of the property located at approximately 730 E 1750 N, containing .123 acres submitted an Annexation Petition on October 16, 2023. The annexation process begins with the Weber County Surveyor reviewing the annexation plat map and approving it on September 26, 2023. The next step is the City Council accepted the petition for annexation to begin the city's process, which was done by default on November 15, 2023. This property is within North Ogden City Annexation Declaration Policy. The petitioner was requesting the zoning of R-1-8, the Planning Commission recommended R-1-8 (AG) on November 15, 2023. The Utah State Code requires the City to give notice of an annexation for (3) consecutive weeks no later than 10 days after the City Council receives notice of certification which was certified by the City Recorder on November 1, 2023. A Public Hearing is required and was noticed on December 5, 2023. This annexation meets all the requirements from the Recorder's office to be annexed and before the City Council is an ordinance for your consideration annexing this property into North Ogden City.

Mayor Berube opened the public hearing at 7:14 p.m. There were no persons appearing to be heard.

Council Member Swanson motioned to close the Public Hearing. Council Member Barker seconded the motion. All present voted aye.

Council Member Barker motioned to approve Ordinance 2023-21 annexing .123 acres located at approximately 730 East 1750 North, North Ogden (Mackley). Council Member Dalpias seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Ekstrom	excused
Council Member Swanson	aye

The motion passed unanimously.

5. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2023-22 FOR THE FINAL BUDGET FOR THE REDEVELOPMENT AGENCY (RDA) FISCAL YEAR 2023-2024.

Council Member Swanson motioned to recess the City Council Meeting and convene the Redevelopment Agency (RDA) Board. Council Member Barker seconded the motion. All Present voted aye.

Finance Director Jones stated that this budget proposal is based upon the discussion of the Council during their December 5, 2023, Work Session meeting.

Board Member Dalpias asked if the \$175,000 transfer to the Aquatic Center is a reasonable amount and if the same amount could be transferred for the next three years. Ms. Jones answered yes. Mayor Berube noted that the City Council has challenged the Aquatic Center to eventually be self-sufficient and he is hopeful that the \$175,000 transfer will not be needed on an annual basis.

Mayor Berube opened the Public Hearing at 7:22 p.m.

Kevin Burns, North Ogden resident, stated that he attended the work session on December 5, 2023, and he offered the Mayor and Council kudos on their efforts to develop a budget that uses the RDA funds in a reasonable manner.

There were no additional persons appearing to be heard.

Board Member Swanson motioned to close the Public Hearing. Board Member Dalpias seconded the motion. All present voted aye.

Board Member Swanson motioned to approve Ordinance 2023-22 for the Final Budget for the Redevelopment Agency (RDA) fiscal year 2023-2024. Board Member Cevering seconded the motion.

Voting on the motion:

Board Member Barker	aye
Board Member Cevering	aye
Board Member Dalpias	aye
Board Member Ekstrom	excused
Board Member Swanson	aye

The motion passed unanimously.

Board Member Swanson thanked City Manager/Attorney Call and Ms. Jones for their efforts to develop creative solutions in terms of the use of RDA funds.

Board Member Dalpias motioned to recess the Redevelopment Agency (RDA) Board and reconvene the City Council Meeting. Board Member Swanson seconded the motion. All Present voted aye.

6. DISCUSSION ON THE RAINY HOMES DEVELOPMENT - WAYMENT PLACE CONCEPT - LOCATED APPROXIMATELY BETWEEN 600 EAST/700 EAST 1700 NORTH

Community and Economic Development (CED) Director Hess explained Rainey Homes has been considering various concepts for the area east of Woodfield Farms in the southern/central portion of North Ogden City between 600 East and 700 East. The proposal today is a concept drawing called "Wayment Place". This is a mixed-housing project with single-family and multi-family homes. The developer considered the City's recommendation of open space preservation for increased density. In this case the property is 13.6 acres with a zoning density in the existing RE-20 zone of 74 total units which is approximately 5.4 dwelling units per acre. The Wayment Place concept has 102 total units and preserved 3.56 acres of open space. The density calculation is approximately 7.5 dwelling units per acre. This trade-off of density for open space can be part of the Legislative decision-making process that the Council must go through when considering land uses and zoning. The current General Plan map calls for this property to be developed as Low Density Residential. The recommended zoning districts in this area include the potential for Residential R-1-5 (5,000 sq. ft. lots) or approximately 8.7 dwelling units per acre.

A rezone request could be found to meet the current General Plan as well as the future General Plan adopted by the City Council. Staff recommends the Council consider the information presented, provide feedback and directions to the applicant.

Mr. Hess reviewed a conceptual plan presented by Rainey Homes to orient the Council to the unit layout, open space, and traffic configuration.

Mayor Berube asked Mr. Hess to explain why this matter was not first referred to the Planning Commission. Mr. Hess stated staff and the applicant wanted to get feedback from the Council before they spend a great deal of time and money on an application in order to submit it to the Planning Commission.

Mayor Berube invited input from the applicant.

Brock Johnston, Rainey Homes, stated that he asked that this application be submitted to the Council prior to going to the Planning Commission in order to understand if there would be any level of support from the Council before he spends money on the formal design. He stated there is a great deal of misconception about the proposed development of the property and he is willing to meet with residents to help them gain a better understanding of the project. He discussed the history of the development of Woodfield Farms and the surrounding property, noting that he feels the proposal is in line with the area. He stated that the dramatic changes in the housing market have dictated the types of projects that can be developed in a fiscally responsible manner. He stated that Rainey Homes typically builds high end homes, but the location of land and development costs dictate home prices. He noted the City will have say in the architecture of the project, density, open space, and aesthetics of the community through a Development Agreement. This product will provide homes in the \$500,000 price range, which is lower than the amount paid by people who live in the most recent phase of the project. The townhome units would be in the \$400,000 price range and there will be a homeowner's association (HOA) for the project.

Discussion among Mr. Johnston and the Council centered on public access to the HOA amenities; traffic circulation; enforceability of the Development Agreement; and the General Plan designation for the property.

Council Member Swanson stated there will be new members of the Council early in 2023 and he feels it would be inappropriate for this current Council to take a straw poll on this issue and make any type of commitment to Mr. Johnston. He also discussed the focus on housing at the State level and noted the City needs to take the communication from the Governor, Lieutenant Governor, and State Legislature very seriously. If cities are not willing to accept different housing projects than what have been built in the past, the risk of losing land use authority to the State is very real.

Mayor Berube stated that three Council Members can make a decision on behalf of the Council, and he did wish to proceed with a straw poll. This led to continued discussion among the Council regarding the appropriate zoning designation for the property. Council Member Dalpias stated

that he feels the concept plan for the area does have some very positive aspects, including the two acres of public open space that the existing residents in the area can access. He supports R-1-8 zoning of the property based upon the General Plan. Council Member Barker agreed with Council Member Dalpias; he has voted based upon the General Plan, which does have support from the citizens. Council Member Cevering stated he would also like to follow the General Plan for this area, which does not include townhomes in this subdivision. He acknowledged the concerns expressed by Council Member Swanson regarding the communication from the State regarding housing issues, but he feels the City has approved a significant number of townhomes recently, which should communicate the City's willingness to accept different housing types.

Mr. Johnston expressed concern about the impact that the City's zoning decisions will have on housing costs in the next phase of the development. Mayor Berube suggested Mr. Johnston meet with residents about his proposal; there was a great deal of concern about the traffic impacts of the proposal, and it may be possible to modify the plans for the project to address those concerns.

7. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2023-23 FOR THE 2024 MEETING SCHEDULE.

City Recorder Santoro reviewed the proposed notice of the annual meeting schedule for North Ogden City for the calendar year 2024. Staff is seeking approval of the meeting schedule in order to proceed with publication.

Council Member Swanson motioned to approve Ordinance 2023-23 for the 2024 meeting schedule. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Ekstrom	excused
Council Member Swanson	aye

The motion passed unanimously.

Council Member Barker was excused from the meeting at 8:33 p.m.

8. COUNCIL DEPARTMENT REPORTS:

a. Police Department – Council Member Cevering

The Police Department expressed gratitude to the residents who have made donations to the Sub for Santa program; it will be possible for the Department to provide Christmas for six families in the community this year. He also reminded residents of the snow removal policies that prohibit on-street parking during winter storm events. He also reminded residents to not leave their vehicles unattended if they are started to warm up in the morning hours.

b. Public Works Department - City Manager/Attorney Jon Call

City Manager/Attorney Call reported on the impact of recent snowstorms on the storm drain system and leaf clean-up throughout the City. He thanked the snow removal crews for their service. Mayor Berube echoed Mr. Call's gratitude.

c. Parks Department – Council Member Barker

Council Member Barker reported on recent and upcoming special events in the community, including the live nativity at Barker Park.

9. PUBLIC COMMENTS

Bob Buswell, North Ogden resident, cited a dangerous road condition at an intersection near Weber High School and he asked that the problem be reported to the Public Works Department. Mayor Berube stated that will be passed along and as soon as it is warm enough to repaint the lines on the street, that work will be done.

Denise Burrows, North Ogden resident, stated there has been a lot of talk tonight about the communication from the State of Utah to cities regarding housing. She asked if the City has data on housing types in the community. Mayor Berube answered yes and noted the City must submit a housing report to the State of Utah each year. This includes the number of entitled lots, not just lots upon which affordable housing units have been built. Ms. Burrows stated that it would be nice for residents to have access to that data when discussing these types of projects.

Austin Seabolt, North Ogden resident, thanked the Mayor and Council for their discussion of the Rainy Homes project and for their representation of the residents who are concerned about the project. He stated that he has lived in a townhome in the past and is familiar with issues that typically plague townhome projects. An HOA is very burdensome to residents who live in a HOA managed developed.

Stefanie Casey, North Ogden resident, stated that the lights at Barker Park are beautiful; however, she this is the third year the City has bought 20 live trees and placed them at the park for the Christmas special events; she noted that she anticipates Christmas events will stay at Barker Park and she suggested the City plant the trees to be there permanently rather than wasting money on trees every year.

Dave Hamblin, North Ogden resident, stated that he appreciates the discussion about the Rainey Homes project; he was disappointed that Mr. Johnston manipulated the data as a scare tactic. He is concerned about the density that has been proposed. Regardless of what the State Legislature thinks, they are elected by resident, and they need to 'stop bullying those that have elected them'. He stated that he does not have a prejudice against townhomes and residents who live there; he is concerned that the City has bent over backwards to provide high density/multi-family projects, yet the City is told they need to do more. He stated the concerns expressed regarding the Rainey Homes proposal were valid and he thanked the Council for listening. He stated that the price of the land has not gone up, even if development costs have increased. Perhaps people should build smaller homes, but it is not necessary to create smaller lots.

Debbie Sanches, North Ogden resident, stated she has worked for cities her entire career and she apologized if she offended any member of the Governing Body by mentioning property tax revenue. She stated that she has tried to do her due diligence before buying her home and she relied upon the General Plan; she hopes the Council will follow the General Plan when making a final decision on the proposal from Rainey Homes. She agreed that the changes in the housing market are not sustainable and housing prices will continue to increase. However, the residents of the Rainey Homes development should not be subjected to this proposal, which will impact their quality of life.

Micah Mortensen, North Ogden resident, discussed his experience with Rainey Homes; he feels misled, and the information provided by Mr. Johnston tonight was also not accurate. He asked the Council to take the concerns of residents into consideration.

Derrick Staheli, North Ogden resident, stated he has been circulating a petition regarding the Rainey Homes proposal and he submitted it to the City Recorder. He stated that a lot of numbers were thrown around tonight; phase three is 7.9 acres and it has 25 units on it. The next phase proposed has double the density and this contributes to concerns about being able to maintain appropriate levels of service for the residents in the project. He hopes any decisions that are made are based upon clear data and plans and he hopes the City will not cede its control to the State.

Stan Stalin, North Ogden resident, stated that one constant in life is change and he is simply hopeful that the Council takes long term impacts of development decisions into consideration. He stated he is truly grateful for the service of the Mayor and City Council members.

10. MAYOR/COUNCIL/STAFF COMMENTS

Mayor Berube stated he personally wanted to thank Council Members Ekstrom and Swanson for their service; they have dealt with many stressful matters and have represented the City well. He invited Council Member Swanson to speak tonight as this will be his last meeting.

Council Member Swanson stated he has loved the opportunity he has had to serve; he has met with and interacted with so many people that he likely would not have met if he were not elected

to this position. He stated he feels the future of the City is bright and North Ogden residents always seem to find a way to come together for the benefit of the entire community. He wished the new Council Members well; they will have a great time at some moments, but some decisions will be gut wrenching. He reminded them of their Oath and stated that should be their guide in all decisions they make as a representative of the City. He stated he will stay involved and pay attention to what is happening in the community, which he loves deeply.

Community and Economic Development (CED) Director Hess stated that the comment period of the Active Transportation Plan is open now and will close December 22.

City Manager/Attorney Call stated the Oath of Office ceremony will be held January 2.

Council Member Dalpias echoed Mayor Berube's comments regarding Council Member Swanson and Ekstrom's service.

Council Member Cevering also echoed Mayor Berube's comments about the outgoing members of the Council; he considers both to be mentors and friends. He then provided Mr. Call with feedback he has gotten from members of the community regarding traffic safety around Weber High School. Mayor Berube noted those comments have also been forwarded to the Police Chief.

Mayor Berube invited residents to become involved early on in issues; North Ogden is a great place to live because of citizens who live here.

8. ADJOURNMENT

Council Member Swanson motioned to adjourn the meeting.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Stoker	aye
Council Member Swanson	aye

The motion passed unanimously.

The meeting adjourned at 8:55 p.m.

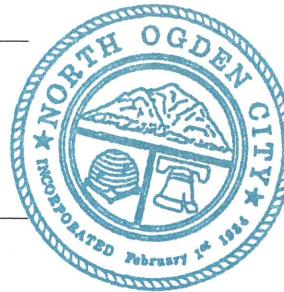
S. Neal Berube
S. Neal Berube (Feb 7, 2024 16:02 MST)

S. Neal Berube, Mayor

Rian Santoro

Rian Santoro (Feb 7, 2024 16:33 MST)

Rian Santoro
City Recorder



02/06/2024

Date Approved