

NORTH OGDEN CITY COUNCIL MEETING MINUTES

November 26, 2024

The North Ogden City Council convened on November 26, 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 November 21, 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/UCrigbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

PRESENT:

S. Neal Berube	Mayor (excused)
Ryan Barker	Council Member
Blake Cevering	Council Member
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member (excused)

STAFF PRESENT:

Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Bryce Nelson	Administrative Services Manager
Scott Hess	Community and Economic Development Director

VISITORS:

Phillip Swanson	Adam Speth
Reed Miller	Jason Hadley
Stef Casey	Cami Thorne (Zoom)
Kevin Burns	Hallie Richards (Zoom)
Sandy Cochran	Duane Richards (Zoom)
Travis Taylor	Susan Kilborn (Zoom)
Pastor Lewis	

0:00:01 Mayor Pro Tempore Barker called the meeting to order and introduced Pastor Lewis from North View Church, who offered the invocation and led in the Pledge of Allegiance.

Mayor Pro Tem Barker excused Mayor Berube who was out sick, City Manager/Attorney Jon Call, and Council Member Watson who were both with family.

CONSENT AGENDA

1. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:02:22 No conflict of interest was disclosed.

ACTIVE AGENDA

2. PUBLIC COMMENTS

0:03:33 Sandy Cochran, a North Ogden City resident, expressed concerns and posed questions regarding the Westates development. She highlighted the proximity to Village at Prominence Point, which includes 480 apartments, emphasizing the need to consider its impact alongside the additional townhomes planned by Westates. She urged the Council to request limits on the number of units that can become rentals. Sandy also mentioned prior Council discussions opposing storage facilities and noted that increasing multi-family dwellings may necessitate more storage options for residents' recreational vehicles within the City.

She raised concerns about traffic, pointing out that most vehicles from the development, including those from Village at Prominence Point, would likely use 1700 North instead of Washington Boulevard, potentially creating congestion. Additionally, she emphasized the importance of including all relevant details in the development agreement. Sandy questioned the "public park dedication" noted in the materials, suggesting clarification on whether amenities like a splash pad and playground would truly be public.

Finally, Sandy addressed the issue of HOA governance, urging the Council to ensure developers commit to annual HOA meetings, referencing non-compliance with such requirements at Village at Prominence Point as a cautionary example.

3. DISCUSSION AND/OR ACTION TO CONSIDER AGREEMENT A18-2024 WITH PATRIOT POINTE PHASE 3 FOR THE INSTALLATION OF A STORMWATER LINE

0:07:41 Public Works Director/Assistant City Manager David Espinoza presented an agreement to install a storm drain line associated with the new detention pond, Patriot Pointe, and other developments, leading to 2550 North.

The agreement outlines cost-sharing among the three entities based on usage: the City covering 81% (\$92,000), Patriot Pointe 14% (\$17,000), and Orluff Opheikens 5% (\$7,000). This arrangement reflects the City's primary use of the line, as over 80% of the stormwater originates from the pond.

The Council discussed the scope of the project, clarifying that it is specific to the area of Patriot Pointe and not the entire storm drain system. David noted that upsizing the line to a 36-inch pipe accommodates City needs and future development. Funding will initially come from City reserves, but there is potential for reimbursement through federal grants. Council Members raised concerns about the funding structure, but David assured them that the agreement was reviewed and deemed fair by the City, Developer, and Mayor. He confirmed that the storm drain fund could cover costs if federal reimbursement does not materialize.

Council Member Cevering motioned to approve Agreement A18-2024 with Patriot Pointe Phase 3 for the installation of a Storm Water Line. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously

4. DISCUSSION AND/OR ACTION TO APPROVE THE DEVELOPMENT AGREEMENT A19-2024 WITH WESTATES COMPANIES

0:16:38 The City Council discussed various aspects of a proposed development agreement, including road alignment and safety concerns near 1625 North, as required by UDOT, and the integration of properties not currently part of the Annexation Petition. There was extensive discussion about the acceptable density of residential units, with numbers ranging from 307 to 315, and the trade-offs involved, such as deeded green space and public benefits.

Council Members considered the balance between rental and owner-occupied properties, expressing differing views on whether 100% ownership is feasible.

The design and cost of a park within the development remain flexible, to be determined during the site plan approval process in collaboration with City Staff. The Council debated fencing requirements, particularly whether to require six-foot or eight-foot fences on the eastern boundary, anticipating future commercial zoning in adjacent areas.

Council Members emphasized caution in approving large developments due to past challenges with similar projects. The Council ultimately decided to postpone a decision to allow staff to refine the development agreement and address issues raised in the discussion, with a revised proposal to be presented at a future meeting.

Council Member Dalpiaz motioned to postpone the Development Agreement A19-2024 with Westates Companies for further revisions to be made to the Development Agreement. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

**5. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2024-20
ANNEXING 20.500 ACRES LOCATED AT APPROXIMATELY 1661 N
WASHINGTON BLVD**

1:12:50 Community and Economic Development Director Scott Hess explained that the annexation and development agreement met all public hearing, posting, and mailing requirements, had been reviewed by the Planning Commission, and was previously considered by the City Council.

The annexation was proposed with an R4 zoning designation, contingent on an approved development agreement.

Given the extensive discussion and outstanding issues needing refinement in the development agreement, staff recommended postponing the annexation to avoid restarting procedural requirements.

The Council discussed scheduling the matter for reconsideration as soon as possible, with staff committed to addressing comments and preparing a revised agreement.

Council Member Dalpias motioned to postpone Ordinance 2024-20 annexing 20.500 acres located at approximately 1661 N Washington Blvd until an amended Development Agreement is presented. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

6. COUNCIL DEPARTMENT REPORTS

a. Mayor Berube – Finance Department

1:15:19 Mayor Pro Tem Barker presented Mayor Berube’s report on the City’s financial status for the first third of the fiscal year. Sales tax revenue for the first three months is slightly over 2% above budget, although the revenue for the last two months has been below the budgeted amount. The report noted that interest earnings are above budget, and some enterprise funds have already exceeded the budgeted amount for the entire year. Revenues overall are aligning with expectations, and building permit revenue is meeting budget projections. Expenses are slightly below budget, primarily due to unfilled positions. Overall, the fiscal year is tracking in line with the budget.

b. Council Member Pulver – Public Works Department

1:16:39 City Council Member Pulver discussed updates for the Public Works Department, first reminding residents that overnight street parking is prohibited after November 15 to prevent accidents.

He acknowledged frustrations regarding leaf collection, noting that leaves seemed to drop all at once this year. Despite the challenges, Public Works did its best, even offering free access to the Green Waste Facility for leaves. Council Member Pulver encouraged residents to consider mulching leaves as an alternative. He also highlighted the progress in Public Works, particularly in transitioning strategies and beginning work on water-related public projects.

c. Jon Call – Capital Projects

1:18:02 Public Works Director/Assistant City Manager David Espinoza provided updates on Capital Projects on behalf of Jon Call. He began by clarifying the purpose of the Water Works Park, addressing community misconceptions that it might be a splash pad or water park. Instead, it is designed as an educational feature where children can interact with water through learning activities, such as operating water wells and directing water flow in basins. David emphasized its uniqueness in Northern Weber County and expressed excitement about its potential as a City amenity. Regarding other Capital Projects, David reported significant progress on the waterline project, with only one tie-in remaining before finalizing asphalt patching. He highlighted the benefits of this project, particularly in reducing frequent water leaks in problematic areas, which is especially important during the winter months. Residents in the affected areas are expected to welcome the completion of this work.

7. **PUBLIC COMMENTS**

1:20:45 Jason Hadley, a North Ogden City Community Band Member, provided an update on the band's activities over the summer. The band performed for over 7,000 people, including Founders Day, Cherry Days, and the 24th of July Celebration of Bands, which featured 4 community bands and drew a crowd of over 1,000 attendees. Their end-of-year concert in September attracted nearly 500 attendees. He expressed gratitude for the City's support and emphasized the band's commitment to supporting City events. Jason also discussed the band's efforts to obtain grants to purchase equipment, particularly percussion instruments that are not feasible for individual ownership. He expressed interest in collaborating with the City Council to secure grant funding, highlighting the band's value as a community asset and their dedication to enhancing community events.

1:26:32 Hallie Richards, a North Ogden City resident, expressed concerns about the Westates development plans, particularly the park and its access to the City.

She acknowledged the importance of green space and landscaping, noting that Westates has done well with landscaping on other properties. However, she emphasized that this project is a once-in-a-lifetime opportunity, and more thought should be put into its design. Although the area is designated for multifamily development, she believes there are still responsibilities to consider, particularly the long-term impact, as projects like this may not be revisited for at least 50 years. Hallie, who lives near the development, stated that while she understands the challenges, she feels directly impacted by the decisions.

1:31:28 Phillip Swanson, a North Ogden City resident, raised concerns about the traffic impact of the new Westates development, suggesting that it would be helpful to provide more detailed information on street capacities and anticipated traffic loads. He emphasized the importance of understanding the designed capacity of roads, such as 150 East and 1700 North, and how much traffic they are meant to handle. Phillip pointed out that while the roads may sound congested, they might only be operating at a fraction of their capacity, and this perspective could help residents better understand the actual impact. He also echoed concerns raised earlier about traffic from the development, particularly at the intersection of 300 East, which could become congested during peak hours. He encouraged the Council to revisit the traffic analysis and ensure the concerns of residents were fully considered.

1:34:26 Adam Speth, a North Ogden City property owner, shared his concerns about the proposed Westates development that would affect his property, located across from the movie theater on Washington Boulevard. He explained that the current design of the subdivision would "landlock" his property, making it less accessible and devaluing it. He proposed a change to the road layout that would provide better access and make the project more feasible. Adam also emphasized the need for more entry-level housing in North Ogden, particularly starter homes, townhomes, and smaller single-family homes. He expressed concern about the growing trend of high-end homes and apartments, which he believes limits opportunities for home ownership, especially for young or working-class residents. He urged the City to prioritize the development of affordable housing options for those who are currently locked out of home ownership.

8. MAYOR/COUNCIL/STAFF COMMENTS

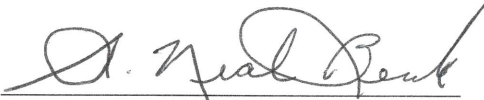
1:40:27 Council Member Dalpiaz inquired about a Facebook event regarding the development near the future Monroe connection to 1700 North. He explained that the developer had proposed a plan for this development a year ago, which did not progress, but they are now working with the Planning Department on new proposals.

Rainey Homes has scheduled a meeting on December 11, 2024, at 6 p.m. in the Public Safety Building to discuss these plans. City Recorder Rian Santoro confirmed that while the event is not City-sponsored, the developer has rented the space. Council Member Dalpiaz clarified that the public is encouraged to attend the informational meeting.

9. **ADJOURNMENT**

Council Member Dalpiaz motioned to adjourn the meeting.

The meeting adjourned at 7:42 p.m.


S. Neal Berube, Mayor


Rian Santoro
City Recorder



1/7/25
Date Approved