

**NORTH OGDEN CITY COUNCIL & PLANNING COMMISSION
JOINT WORK SESSION MINUTES**

January 7, 2025

The North Ogden City Council convened on January 7, 2025, 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 January 2, 2025.

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 11, 2024.

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/UCriqbePBxTucXEzRr6fclhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

CITY COUNCIL MEMBERS PRESENT:

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

PLANNING COMMISSIONERS PRESENT:

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

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Scott Hess	Community and Economic Development Director
Ryan Nunn	Planner

VISITORS:

Merril Sunderland
Phillip Swanson
Kevin Burns
Stefanie Casey

Zoom

Brenda Ashdown
Susan Kilborn
Zach Nicholas
Kaitlyn

Zoom
Zoom
Zoom
Zoom

0:00:01 Mayor Berube called the meeting to order and Planning Commissioner Cody Watson offered the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA

1. **CALL FOR CONFLICT OF INTEREST DISCLOSURE**

0:01:33 No conflict of interest was disclosed.

2. **DISCUSSION AND/OR ACTION TO APPROVE THE NOVEMBER 26, 2024, THE DECEMBER 3, 2024, AND THE DECEMBER 10, 2024 CITY COUNCIL MEETING MINUTES**

0:2:28 Council Member Cevering motioned to approve the November 26, 2024, the December 3, 2024, and the December 10, 2024, City Council Meeting Minutes. Council Member Pulver seconded the motion.

Voting on the motion:

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

The motion passed unanimously

ACTIVE AGENDA

3. PUBLIC COMMENTS

No Public Comment was made.

4. DISCUSSION ON REGULATIONS RELATED TO RESIDENTIAL SETBACKS ON RESTRICTED "R" LOTS

0:04:12 Council Members, Planning Commissioners, and staff discussed the ordinance related to residential setbacks and whether changes should be made to streamline processes or address specific issues. Early in the discussion, concerns about variances and how exceptions to setbacks are evaluated were raised. The need to ensure that the ordinance is balanced, focusing on protecting property rights and managing City resources effectively was highlighted. The Planning Commission's recommendation not to amend the ordinance was supported by several Council Members, who agreed that the current process is functional and that the Planning Department does a good job of catching issues and proposing code updates when necessary.

Specific points included whether North Ogden is ready for a reduction in setbacks from 30 feet to 20 feet. While there was some acknowledgment of potential benefits, the general sentiment was that maintaining 30-foot setbacks is preferable to ensure consistency and aesthetic appeal in residential areas. The cost and effort involved in processing variances were also discussed, with the Planning Department clarifying that the process is not overly time-consuming or expensive, but that variances are only granted when very specific criteria are met. Examples of past developments with unique zoning or reduced setbacks were cited to illustrate how flexibility can be applied when needed.

Staff emphasized that the current code is working effectively, and there was no strong indication of a problem requiring immediate action. The conversation touched on how staff should continue to bring forward recommendations for code updates when they identify opportunities to improve efficiency, particularly for commercial development. It was agreed that no immediate action is needed. The ordinance will not include restricted language, but the Planning Commission will finalize its recommendation to correct the percentage error, and the issue will be brought back to the Council at a later date. There was a shared understanding that any future ordinance changes should reflect a balance of interests and serve both the City's needs and those of developers and homeowners.

5. **DISCUSSION ON VESTING THE GENERAL PLAN AND MODERATE INCOME HOUSING**

0:41:01 Community and Economic Development (CED) Director Scott Hess emphasized the importance of periodically reviewing the General Plan, especially the land use component, approximately every 5 years. City Manager/Attorney Jon Call added that the General Plan had been initially done in 2015, with a minor update in 2022 to align with new leadership. He noted that the Planning Commission regularly discusses the General Plan and its long-term direction. He provided an example of a development project below Washington Boulevard that took ten years to acquire, during which costs kept rising. He pointed out that developers prioritize returns on investment, which often leads to decisions that may not directly benefit the City's sales tax base, such as avoiding certain types of tenants or parking requirements.

Council Member Pulver responded by suggesting that while the City sets aside funds for RDA incentives, these may be insufficient for large-scale projects, and there are other ways to incentivize developers, such as adjusting fees or permits. Scott highlighted that transportation impact fees, although a deterrent for some businesses, are necessary to maintain the City's infrastructure, as high-traffic businesses like Nielsen's Frozen Custard generate significant wear on roads. Council Member Pulver then proposed compiling a list of incentives to present to the Council, considering a balance between development needs and City goals.

Scott further discussed the potential for software tools that could analyze demographic data and market trends to help the City proactively identify suitable businesses for development. This would allow the City to be more strategic in its outreach to property owners and developers.

Council Member Pulver agreed, suggesting that regular check-ins with economic development consultants could help ensure the City's goals are being met and that communication remains clear between developers and the City. He emphasized the importance of clear points of contact, especially in time-sensitive situations like the pond. Scott acknowledged the challenges of working with developers, noting that some conduct their own thorough analysis of potential locations, making it difficult for the City to compete with their more extensive data.

City Manager/Attorney Jon Call noted that cities are often cautious about announcing new businesses until final agreements are in place to avoid raising expectations prematurely.

The discussion then turned to the moderate-income housing plan, with Scott providing an update on the process.

He stated that while the review timeline is uncertain, the plan must be approved to secure funding for infrastructure improvements through the Class B&C road fund. Jon reassured that no penalties had been imposed on the City yet for delays, and the State had been working with other cities to refine the process.

In conclusion, the group agreed that more proactive, coordinated efforts were needed to manage economic development, particularly by leveraging data, providing clear communication, and ensuring that the City has a stronger role in shaping the types of businesses that are attracted to North Ogden.

6. PUBLIC COMMENTS

1:47:20 Susan Kilborn, a North Ogden City resident, raised a question about twin homes in relation to duplexes and townhomes. She explained that twin homes are different from duplexes due to their structural design, which includes a significant separation between units, such as 10 inches of concrete and a 5-foot dead space. She clarified that her twin home is titled as a single-family residence, not a duplex, and highlighted the quietness of her home compared to the noise in a duplex her son had lived in. Susan suggested that when discussing two-family dwellings, the City should consider the advantages of twin homes, as they are often better maintained and more attractive than duplexes, which can sometimes have a negative appearance.

CED Director Scott Hess acknowledged her comment, explaining that in planning terminology, "twin home" and "duplex" are often used interchangeably, though twin homes typically have distinct property lines, allowing for individual ownership. He noted that while building codes cannot mandate the specific design features she described, such as the air space between units, it would be ideal if such homes could be built more widely. Susan emphasized that twin homes are more appealing for attracting residents who would take pride in their property and contribute to a stronger community.

7. MAYOR/COUNCIL/COMMISSION/STAFF COMMENTS

1:52:22 City Recorder Rian Santoro reminded the Council and the Commissioners to check their emails regarding the Conflict of Interest forms, which need to be submitted by January 31, 2025. Failure to submit by the deadline would result in a \$300 fine, as it is a State requirement. Rian informed the Council that forms could be notarized by various City staff members.

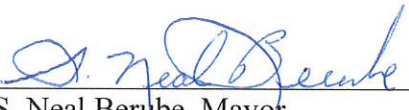
Rian also shared a positive phone call she received from a Liberty resident who thanked the City for its beautiful Christmas display and nativity set along 2600 North, noting how much she appreciated it. Additionally, she asked anyone interested in attending the Utah League of Cities and Towns Local Officials Day to email her by the next day for registration.

1:54:19 Council Member Pulver shared that the Citizen Budget Sub Committee has one more member to add, and once finalized, they will discuss the direction with the Mayor. He also mentioned reflecting on the General Plan and having questions about whether the City is adequately staffed to carry out the discussed goals. He suggested that if there is a non-busy week, the Council could have an open forum to discuss these concerns further, as he has many questions after reviewing the plan again.

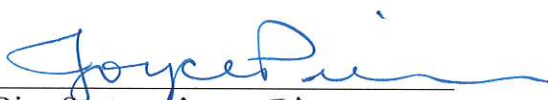
8. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

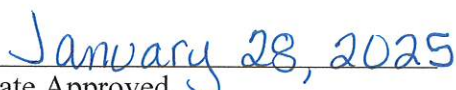
The meeting adjourned at 7:56 p.m.



S. Neal Berube, Mayor



~~Rian Santoro~~ Joyce Pierson
Deputy City Recorder



Date Approved