

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

October 7, 2025

The North Ogden City Council convened on October 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 Public Notice Website on October 2, 2025.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah Public Notice Website on December 11, 2024.

Note: The timestamps 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	
Blake Cevering	Council Member	
Jay D Dalpiaz	Council Member	
Chris Pulver	Council Member	
Christina Watson	Council Member	Excused

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Peter Brown	Finance Director
Scott Hess	Community & Economic Development Director
Casey Hunsaker	City Treasurer
Dylan Hill	Public Works Inspector

VISITORS:

Kevin Burns	Garrett Seely
Sarah Lansing	Derek Terry
Tera Carney	
Sandy Cochran	
Susan Kilborn	
Stef Casey	

0:00:05 Mayor Berube excused Council Member Watson from the meeting due to a family commitment. As she had been assigned to give the invocation and lead the Pledge of Allegiance, Mayor Berube assumed those duties. Before offering the invocation, he shared a brief thought, referencing a plaque once displayed in the office of the Chief Operating Officer at Harmons that read, “Nothing is impossible. The impossible just takes a little longer.” He encouraged the Council to keep this mindset as they continue to move North Ogden forward and face future challenges. He then led in the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:03:01 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE SEPTEMBER 9, 2025, CITY COUNCIL MEETING MINUTES

0:03:20 Council Member Pulver motioned to approve the September 9, 2025, City Council Meeting Minutes. 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.

ACTIVE AGENDA

3. PUBLIC COMMENTS

0:05:20 Sandy Cochran, a North Ogden resident, relayed a message on behalf of a friend, reporting that several utility boxes along Washington Boulevard were covered in graffiti. Mayor Berube thanked her for the information and acknowledged the concern. Council and Staff briefly discussed the issue, noting that while the City can address graffiti on wrapped utility boxes, those not wrapped typically belong to utility companies, limiting the City's ability to take direct action. Mayor Berube suggested exploring options for beautification and graffiti prevention, such as wrapping additional utility boxes or partnering with local businesses to sponsor decorative wraps. Staff agreed to investigate which boxes the City can address and coordinate with utility companies on potential solutions.

0:07:22 Sarah Lansing, a North Ogden resident, addressed the Council to discuss the need for additional bike racks in North Ogden's parks and along its trails. She explained that while the City encourages active transportation, the lack of secure bike parking discourages residents from biking to parks or trailheads, especially given the value of most bicycles and e-bikes. She noted that few parks have bike racks, referencing a map she provided showing existing locations, and stated that only one temporary rack has been added in recent years at Orton/Green Acres Park. She also mentioned that a permanent bike rack purchased by the former Parks and Trails Committee in 2024 remains uninstalled at the Public Works building. Sarah recommended installing permanent racks in existing parks and trailheads and incorporating bike-rack planning into new park designs and renovations to allow for efficient installation and cost savings. She estimated the cost of racks to be between \$300 and \$1,000 each and emphasized that the small investment would promote active lifestyles, support the City's Transportation and General Plans, and enhance public use of outdoor spaces.

Mayor Berube thanked Sarah for her well-prepared presentation and agreed that adding bike racks would be beneficial. The Council supported exploring the idea further, and Mayor Berube directed City Manager/Attorney Jon Call to research costs and options for permanent bike racks and present findings at a future meeting for potential funding through the Capital Projects Fund.

4. **DISCUSSION AND/OR ACTION ON POTENTIAL REZONE AND DEVELOPMENT AGREEMENT FOR ARROW LEAF MEADOWS**

0:13:42 CED Director Scott Hess presented a pre-annexation concept for two County parcels near 1950 North and Fruitland Drive, proposing an infill subdivision of about 68 for-sale single-family lots (roughly 4,500–6,000 sq ft), slab-on-grade with no basements. The plan includes a public north–south connection on 925 East with private HOA-maintained side streets. He outlined options to amend R-1-5, create a new small-lot zone, or use a development agreement. Key issues include slopes to the east, wetlands and surface water to the west, stormwater management and possible dewatering, potential height and massing limits, a small HOA lot paired with detention, and Fruitland Drive’s context-sensitive cross-section that will need Planning Commission and Council guidance. Discussion focused on zoning approach, attainable price points, west-side connectivity to Quail Ponds, HOA solvency, land drains, wetlands mitigation, emergency access, and edge height limits.

0:41:44 Developers Garrett Sealy and Derek Terry said they would base the project in R-1-5 with four targeted deviations via development agreement to reduce costs by using narrower private streets, while keeping 925 East public. They explained State-required HOA reserve studies with upfront contributions and periodic updates to fund long-term maintenance. Homes are anticipated at 1,600–2,200 sq ft, with some starting under \$500,000; builders may use interest-rate buydowns to aid attainability. They noted roof pitches and plan selection can limit edge massing and reported ongoing wetlands, drainage, and geotechnical work.

Council members expressed interest in this missing “middle” housing type but flagged HOA costs and potential future takeover requests, perimeter heights, and lost connectivity. Staff noted zoning alone cannot guarantee affordability, though first-sale owner-occupancy provisions could help. The Mayor encouraged securing community benefits, such as some attainable-price homes or limited first-responder opportunities, in exchange for any added zoning flexibility.

No action was taken. The applicants will continue working with staff on annexation, zoning text or development agreement terms, connectivity and Fruitland design details, drainage and wetlands requirements, HOA provisions, and refined pricing for a future Council discussion.

5. **DISCUSSION ON TRANSPORTATION IMPACT FEES RELATED TO THE UDOT ROADS IN NORTH OGDEN CITY**

1:17:10 City Manager/Attorney Jon Call presented data from the City's new Placer.ai software showing that a significant portion of customers at North Ogden businesses come from outside the City, particularly Harrisville and Pleasant View, and many travel primarily on UDOT roads such as Washington Boulevard and 2700 North. He suggested updating the City's Transportation Impact Fee Study, which has not been reviewed in ten years, and recommended considering an interim 20 percent discount for businesses located on UDOT roads since they do not directly impact City-maintained streets. He also discussed a possible sales tax-based incentive program that could share a portion of new revenue with businesses to offset their impact fees.

Mayor Berube expressed concern that a blanket discount would apply to nearly all businesses and could reduce City revenues without guaranteeing local benefit. He emphasized that any reduction should be tied to measurable gains such as new sales tax revenue or economic growth. Discussion followed on whether discounts should differ based on business type or location, how impact fees are calculated, and the need for fairness to existing businesses. Council members noted that North Ogden's transportation impact fee is among the highest in the State, which may discourage new development. Jon Call clarified that transportation impact fees can only be used for building or expanding roads, not maintenance, and that North Ogden's higher fees reflect its challenging terrain and construction costs. He explained that while a 20 percent discount could be justified by reduced impact on local roads, a separate sales tax-sharing model would require policy approval and measurable benefit. The Council agreed that a balance was needed between attracting businesses and maintaining fiscal responsibility. Direction was given to move forward with a new Transportation Impact Fee Study, funded through impact fee revenues, and to return with draft policies outlining potential impact fee discounts for UDOT-fronting businesses and sales tax-based incentives for Council consideration.

6. **DISCUSSION AND UPDATE ON THE UTAH STATE TAX COMMISSION'S DECISION ON NORTH OGDEN CITY'S PROPERTY TAX RATE**

1:50:13 City Manager/Attorney Jon Call updated the Council on the State's decision not to certify the City's approved property tax rate, which resulted in the loss of the planned 4.5 percent increase.

He explained that he submitted an Appeal to the Utah State Tax Commission, arguing that the issue stemmed from a technical staff error rather than a legislative one, but the Commission declined to hear the appeal, stating it lacked jurisdiction.

Jon reported that the Utah League of Cities and Towns is not pursuing legal action, instead focusing on legislative changes to clarify the appeal process in future years. For North Ogden, the denial equates to a loss of about \$141,000 in projected revenue, while Statewide the impact totals approximately \$48 million, with school districts accounting for most of it.

Mayor Berube expressed frustration that the State did not follow its own deadlines, noting that the law required the Tax Commission to certify or reject tax rates by September 15, but it failed to do either. He criticized the decision as unfair, saying it penalized cities for minor procedural issues, such as a brief omission during a public hearing, while allowing the State to disregard statutory requirements. Council Member Delpias clarified that media reports overstated North Ogden's loss, explaining that the City's revised rate reduction brought the actual shortfall to about \$141,000, not the \$400,000 reported. The Council discussed whether to continue challenging the ruling. Several members agreed it was unjust and expressed frustration with burdensome State legislation, but concluded that pursuing legal action would be costly and unlikely to change the outcome, given the short timeframe before tax notices are issued. Council consensus was to forgo legal action but to send a formal letter from the Mayor and City Council to the City's State Legislators, urging them to read and understand the implications of future bills to prevent unnecessary administrative complications for local governments. The Council also agreed to monitor any appeal efforts by larger entities such as school districts and consider joining as a supporting party if appropriate.

7. **PUBLIC COMMENTS**

No public comment was made

8. **MAYOR/COUNCIL/STAFF COMMENTS**

2:01:46 Council Member Pulver asked for an update on the City's Redevelopment Agency (RDA) funds. Community and Economic Development Director Scott Hess reported that two projects are currently under contract and moving forward: the DML campus project, which includes Northern Ice, and Big O Tires, which has nearly completed its site improvements using its allocated funds.

He explained that developer Dave Meents has two additional projects he would like to advance and is coordinating with the local business owners' association to finalize details. One project may require a request to the RDA to reallocate funds to another business within the District.

Scott noted that he and Jon Call have discussed setting a firm deadline of 10 to 12 weeks for recipients who have not yet executed contracts, after which uncommitted funds would be reallocated to other eligible projects. Mayor Berube asked about the possibility of using leftover funds elsewhere in the RDA area. Jon Call confirmed that under the existing RDA rules, remaining funds can be used anywhere within the District and, in some cases, even outside the boundaries, if the project demonstrates a clear connection and benefit to the RDA area.

2:03:12 Council Member Cevering asked about Chareassa Kessinger's email request regarding the operation of a "cottage kitchen" business and noted that she would like to present her proposal to the City Council. Mayor Berube agreed that the Council should allow her the opportunity to speak. City Manager/Attorney Jon Call explained that previous discussions on this topic have stalled because once applicants learn about the health code and regulatory requirements involved, they typically withdraw their interest, leaving the Planning Commission without an active applicant to proceed with. Council Member Dalpias added that Chareassa had mentioned several other cities currently allow cottage kitchens and suggested that the Council hear her presentation at the next meeting to determine whether there is genuine interest in pursuing an ordinance change.

2:05:35 Mayor Berube asked for updates on several items, beginning with the study related to the Penny user group. Community and Economic Development Director Scott Hess reported that the subcommittee had met, received user information, and that the process was underway at the City level.

Mayor Berube then discussed information he had received regarding the Weber County Transfer Station, explaining that the facility is expected to lose about half of its business because a private equity firm that recently purchased a competing transfer station is acquiring waste haulers. He cautioned that the County may soon require long-term contracts from cities to ensure volume commitments and raised concerns that private ownership could eliminate public drop-offs for bulky items such as tires and furniture, which could lead to more illegal dumping. He said staff would invite County representatives to brief the Council before any decisions are made about contracts or a potential sale.

Mayor Berube also asked that staff follow up with Weber County regarding the "Empowering Women" initiative presented at a recent Weber Area Council of Governments (WACOG) meeting, which focuses on supporting women through

programs addressing domestic violence, food security, and other community needs, and suggested inviting representatives to present to the Council.

He then reviewed a letter he had written to the Weber County Commission following a meeting about the Sheriff's Office budget and the allocation of costs between contract cities and the County's general fund. The letter expressed concern that cities with their own police departments, such as North Ogden, may be subsidizing law enforcement services for cities that contract with the Sheriff's Office. The Mayor outlined several recommendations, including reviewing service costs for fairness, reassessing administrative and duplicate functions, and requiring unincorporated County residents to contribute to shared law enforcement expenses.

North Ogden City Resident Kevin Burns commented that the letter should refer to the Weber County Sheriff's Office, not Department, noting the distinction is important when addressing the elected Sheriff. He agreed with the Mayor's position, emphasizing that North Ogden residents should not be subsidizing other cities' law enforcement costs and that contract cities should pay the full cost of their services. He also noted that low staffing levels in those cities strain surrounding agencies, including North Ogden, which frequently provides mutual aid. Council Members and staff agreed that cooperation among agencies is essential, but cities relying on the Sheriff's Office should still pay their fair share.

2:21:12 Council Member Cevering mentioned he and Mayor Berube had met with representatives involved in Barker Park funding and expected a commitment by December. He asked for a copy of the park plan map to share with donors and noted the importance of finalizing the City's policy on impact fee use to guide future investments in the project.

9. **ADJOURNMENT**

Council Member Cevering motioned to adjourn the meeting.

The meeting adjourned at 8:24 p.m.


S. Neal Berube, Mayor




Rian Santoro
City Recorder

10/20/25
Date Approved