

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

February 3, 2026

The North Ogden City Council convened on February 3, 2026, at 5:00 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 January 29, 2026.

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 10, 2025.

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:

Ryan Barker	Mayor
Tera Carney	Council Member
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member
Steven Nabor	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Dave Espinoza	Public Works Director/Assistant City Manager
Jason Reney	Culinary Water Superintendent
Scott Hess	Community & Economic Development Director
Peter Brown	Finance Director
Timm Dixon	City Engineer

VISITORS:

Kevin Burns	Paul Merrill
Kate Przybycien	Kyle White
Sam Barlow	Brian Bartholomew
Tina Hufano	Elise Jensen
John Ward	Linda Richardson

Mindy Albee	Brenda Ashdown
Phillip Swanson	John Telle
Joseph Sc	Michell Bingaet
Kent Williams	Barry Gittleman
Cheryl Fodres-Blanchette	Cass Settlemyre
Candice McDaniel	Kim Bartiome
Deann Burns	Craig Smith
Aaron Waters	Susan Jenkins
Jenny Waters	Carson Jones
Kaitlyn Ryan	Sean Green
Rocky Thompson	Ben Burnely
Jeff Humpreys	Kevin Bott
Brent Call	Chuck Blanchett
Dean Shepard	Tina Fano
Kate Bott	
Geneva Blanchard	

0:00:08 Mayor Barker called the meeting to order, and Council Member Dalpias offered an invocation, after which he led those present in the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:01:27 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE JANUARY 13, 2026, MEETING MINUTES

0:01:30 Council Member Pulver motioned to approve the January 13, 2026, Meeting Minutes. Council Member Carney seconded the motion.

Voting on the motion:

Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed unanimously.

3. **DISCUSSION AND/OR ACTION TO APPROVE A COUNCIL MEMBER TO SERVE ON THE NORTH OGDEN CITY AUDIT COMMITTEE**

0:02:01 Council Member Dalpias motioned to appoint Council Member Pulver to serve as Chair and Council Member Nabor to serve as a Member of the North Ogden City Audit Committee. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed unanimously.

4. **DISCUSSION AND/OR ACTION TO APPROVE THE COUNCIL MEMBER FOUR – PILLAR ASSIGNMENTS AS ASSIGNED**

0:04:04 Council Member Watson moved to appoint the Four Pillar Assignments as follows: Council Members Pulver and Dalpias to Community; Mayor Barker to Employees; Council Member Watson to Economic Development; Council Member Carney to Public Safety; and Council Member Nabor to Finance. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed unanimously.

ACTIVE AGENDA

5. PUBLIC COMMENTS

0:07:03 Phillip Swanson, a North Ogden resident, expressed opposition to the request associated with the Hidden Hills subdivision to use culinary water for irrigation purposes, questioning whether it differed from a previously discussed subdivision. He raised concern that approving such requests, even temporarily, could set a precedent leading to long-term use of culinary water for irrigation due to delays or lack of available secondary water. He emphasized that culinary water is a limited and critical resource for North Ogden residents and cautioned against requiring residents to potentially sacrifice this resource for development irrigation, urging the City to proceed cautiously and lean toward denial of the request.

0:08:55 John Telle, a North Ogden resident living near the southern access point of the Atkinson/Pauling annexation area, expressed concerns regarding the proposed annexation and zoning. He noted existing low traffic volumes in the area and stated that the proposed 68-home development with two neighborhood access points could significantly impact traffic and access, particularly given limited connectivity to nearby arterial roads. He raised concerns about the lack of clearly defined maximum building heights, noting that the proposal consists entirely of two-story homes that may be incompatible with surrounding lower-density neighborhoods characterized by larger lots and predominantly one-story homes. He emphasized that residents are not opposed to development but want it to better blend with the existing neighborhood character. Additional concerns included smaller proposed lot sizes, child safety, limited access points, narrow streets, sidewalks on only one side, reliance on an HOA, absence of parks or trail amenities, and reliance on existing nearby parks. He suggested an alternative approach including R-1-10 zoning, limits on two-story homes, standard City streets, inclusion of neighborhood amenities, elimination of an HOA, and restrictions on rentals.

0:14:03 Brent Call, a North Ogden resident, addressed the Atkinson/Pauling property and expressed surprise that the developer brought the proposal to the City Council after it had already been reviewed by the Planning Commission. He acknowledged the Council's authority to consider the matter but stated concern that changing direction from the Planning Commission's recommendation would not adequately reflect prior review and public input. He supported annexation of the property but disagreed with zoning denser than R-1-8, stating his preference for R-1-10 zoning rather than the Planning Commission's recommended R-1-8. He acknowledged the property presents development challenges but stated those issues should not be mitigated by the City or residents.

He also addressed the topic of affordable housing, stating that it should be considered at the County or regional level rather than imposed on North Ogden neighborhoods, noting existing affordability within Weber County and development already occurring along the Washington Boulevard corridor. He urged the Council to annex the property while maintaining lower-density zoning consistent with surrounding neighborhoods.

0:20:29 Brian Bartholomew, a North Ogden resident and member of the Mountain Irrigation Water Board, expressed opposition to the use of culinary water for irrigation purposes. He referenced prior discussions related to the Jordyn Park subdivision and stated that a developer had previously requested a letter indicating secondary water was unavailable in order to justify the use of culinary water for irrigation, which he declined to provide. He emphasized that securing secondary water is the developer's responsibility and that alternatives exist. He raised concerns about enforcement, stating that allowing culinary water for irrigation could limit the City's ability to regulate or shut off water for overuse, particularly during shortages. He noted that water is a limited and critical resource and cautioned against setting a precedent that could create long-term challenges for the City after developments are completed. He urged the City not to allow culinary water to be used as a substitute for secondary water in new developments.

0:23:19 Mindy Albee, a North Ogden resident, spoke regarding the proposed development of the Atkinson/Pauling parcel, focusing on lot layout and street design. She reviewed surrounding neighborhood development patterns and City standards for street rights-of-way and cul-de-sacs, stating that those standards shaped and limited how the parcel could reasonably be developed. She explained that the parcel's current configuration resulted from earlier decisions by the property owners not to participate in surrounding developments and that historically the parcel was anticipated to be developed in a manner consistent with adjacent neighborhoods. She expressed concern that the current proposal seeks to significantly increase density by using unusually narrow private streets, which she stated are driven by the developer's desire to maximize the

number of lots rather than by necessity. She asserted that multiple alternative street and lot configurations exist that would meet City standards, provide more compatibility with surrounding neighborhoods, and still allow additional lots. She stated that the developer has not adequately engaged neighboring residents and urged the City Council to reject the proposal unless the developer revises the plan, abandons narrow private streets, and works with neighbors in good faith.

See Attachment A: Public Comment Presentation

0:29:22 Paul Merrill, a North Ogden resident, expressed concerns about recurring flooding near his home, particularly along 2100 North. He described recent and past flooding incidents, including occasions when sandbags were used to protect his property. He stated that drainage infrastructure in the area is inadequate, noting overflow from existing pipes and the lack of curb and gutter on the north side of 2100 North, which contributes to flooding affecting multiple homes. He raised concerns that additional development of nearby properties would worsen flooding conditions if drainage issues are not addressed. He urged the City to correct the drainage and roadway deficiencies along 2100 North before approving further development in the area.

0:31:28 Ben Burney, a North Ogden resident, Fernwood Estates homeowner, and local real estate agent, spoke regarding the proposed Atkinson/Pauling development. He stated that while he understands the need for housing and developer profitability, he is concerned about the impact of the proposed high-density, small-lot, two-story homes on surrounding established neighborhoods. Drawing from his professional experience, he disagreed with assertions that the development would not affect nearby property values, explaining that buyer perception, loss of views and privacy, and neighborhood character directly influence market value. He described how the proposed development could create a visual barrier behind existing homes, negatively affecting buyer interest and leading to longer time on the market and price reductions for surrounding properties. He further noted that similar high-density developments are typically located near major roadways, whereas the proposal relies on neighborhood streets for access, increasing traffic impacts. He urged the City to protect existing neighborhoods by requiring zoning and development standards consistent with surrounding areas, such as R-1-10 zoning, and encouraging a design that better conforms to neighborhood character rather than higher-density development.

0:37:46 Kevin Bott, a North Ogden resident, expressed concerns regarding the capacity of existing infrastructure to support the proposed development. He stated that the current infrastructure is already strained and that residents often bear the long-term costs after developers complete projects and leave.

He shared past experiences with flooding and drainage issues following nearby development, noting that problems occurred after additional development to the east, despite prior assurances and adequate drainage systems when he lived in the area. He emphasized concern that increased density could further tax sewer and drainage systems and result in additional costs to residents. He stated that while annexation of the property is appropriate, lower-density zoning such as R-1-8 would be more compatible with existing infrastructure capacity and would reduce long-term impacts on the City and residents.

0:41:00 Katie Ryan, a North Ogden resident, urged the City Council to carefully review and scrutinize all variances requested as part of the proposed development. She stated that approving variances would undermine the purpose of established zoning standards and could set a precedent suggesting that zoning requirements are negotiable rather than enforceable. She expressed concern that such a precedent would influence future developments and alter the long-term character of the City. She noted agreement with concerns raised by other residents and shared her perspective as a recent homebuyer, stating that the proximity of homes was a deterrent in her housing search. She also addressed attainable housing, stating that available listings within the City already exist at lower price points and that the addition of uncapped HOA fees could further reduce affordability.

0:43:16 Dean Shepard, a North Ogden resident, spoke regarding infrastructure and safety concerns related to the proposed development. He noted the lack of a continuous sidewalk along 2100 North between Washington Boulevard and Fruitland Drive, stating that pedestrians must cross the street multiple times and, in some areas, sidewalks are missing entirely. He expressed concern that additional development would increase traffic without adequate pedestrian infrastructure, creating safety issues for families and children walking to and from school. He also raised concerns about narrow streets proposed within the Atkinson/Pauling development, stating that limited street width, restricted parking, and enforcement challenges could reduce visibility, restrict vehicle access, and create unsafe conditions for children and pedestrians. He urged the City to consider infrastructure capacity and safety impacts when evaluating the proposed development.

0:46:44 Chuck Blanchett, a North Ogden resident, expressed concerns regarding access and traffic for the proposed development. He stated that the developer indicated an additional access point to Fruitland Drive was not feasible due to the slope, but noted that nearby developments, such as Ward Farms, successfully constructed access improvements, including road widening and sidewalks, to enhance safety.

He suggested that a similar access point could reduce neighborhood traffic impacts, but it was not being pursued due to cost and impact on developer profit. He also commented on State pressure regarding affordable housing, urging the City Council to advocate for local interests and resist mandates that he believes negatively affect community planning decisions.

0:48:40 Tina Fano, a North Ogden resident whose property backs the Atkinson/Pauling parcel, expressed concerns regarding the proposed development's impact on views, neighborhood character, traffic, safety, and property values. She stated that the development would obstruct existing views with closely spaced two-story homes and create an unattractive visual barrier. She also raised concerns about grade changes along the rear of properties and how fencing or structures would interface with existing yards. She noted that additional traffic, including delivery vehicles, would increase congestion and safety concerns in the area. She stated that the cumulative impacts could reduce nearby property values and urged the City to consider lower-density zoning consistent with surrounding neighborhoods.

6. **DISCUSSION ON THE ZONING OF THE ATKINSON/ PAULING ANNEXATION, LOCATED AT APPROXIMATELY 1950 N FRUITLAND DRIVE**

0:50:55 Community and Economic Development Director Scott Hess explained that the Planning Commission reviewed the Atkinson/Pauling annexation on November 19, 2025, received extensive public comment, and recommended annexation with R-1-8 zoning. He noted the formal Public Hearing on annexation would occur before the City Council at the second meeting in February and clarified that the Council was not being asked to approve a subdivision that evening, but rather to discuss annexation and zoning concepts. Scott explained that attainable housing is not clearly defined by the State, with no set price point or required percentage, and that cities face pressure through moderate-income housing compliance tied to state transportation funding. He outlined differences between R-1-8 and R-1-10 zoning in terms of lot size, setbacks, density, and height limits, and stated that private streets are permitted under City code, subject to Planning Commission and engineering review.

Council Member Nabor referenced his participation in the Planning Commission review and noted the Commission encouraged innovation to address neighborhood concerns while remaining open-minded to development options.

Council Member Nabor expressed concern that the proposal presented to Council appeared largely unchanged from what the Planning Commission reviewed, particularly regarding street width and safety, including fire access.

Council Member Dalpías stated he had followed the issue closely and noted the surrounding zoning context, with R-1-10 to the north, R-1-8 to the south, and R 20 to the east. Council Member Dalpías referenced the City's 2022 General Plan designation of the area as potential preservation space and expressed concern that R-1-5 zoning did not align with that vision. Council Member Dalpías later emphasized that private streets could represent a long-term cost savings to the City by reducing future roadway maintenance obligations.

Council Member Watson asked questions regarding the State's expectations for attainable housing, potential consequences of noncompliance, and whether zoning or development agreements could be structured to balance affordability with neighborhood compatibility. Council Member Watson acknowledged infrastructure and safety concerns raised by residents and stated those issues would be fully evaluated through required studies and reviews before any project could proceed.

Developer representative Derek Terry presented the proposal on behalf of the developer, stating the intent was to provide a more affordable housing option compared to traditional R-1-8 development. Derek explained that the proposed layout, smaller lots, private streets, reduced front setbacks, and two-story homes capped at 30 feet were intended to reduce per lot infrastructure costs and lower home prices. He stated that basements were not proposed due to water table and flooding concerns and argued that stormwater detention improvements would improve existing drainage conditions. Derek addressed concerns regarding parking enforcement, HOA responsibilities, street safety, fire access, sidewalks, open space, and neighborhood impacts, and stated the HOA would maintain private streets and enforce parking restrictions. He indicated willingness to discuss contributions in place of on-site open space to support City parks.

Public Works Director Dave Espinoza provided a rough estimate of long-term cost savings to the City from private streets, noting potential savings of approximately 1.5 million dollars over 20 years when considering road maintenance, rehabilitation, and snow removal.

Council discussion focused on balancing neighborhood compatibility, infrastructure capacity, affordability goals, property rights, and City-wide impacts.

Council Member Dalpías and Council Member Nabor indicated they were leaning toward R-1-8 zoning as a compromise that aligns with surrounding development while allowing some additional density.

Council Member Pulver discussed weighing what housing product is best for the City, the role of infrastructure capacity and service impacts, and the importance of designing for safety and future connectivity.

Council Member Watson expressed interest in exploring a revised concept that could reduce units or adjust setbacks to better align affordability with neighborhood character, noting HOA costs also factor into affordability.

Mayor Barker clarified that emergency access requires 26 feet of clear roadway width and explained that parking restrictions are intended to preserve fire access, and stated that additional public comment could be provided at the end of the meeting. No decisions were made, and Council indicated interest in seeing revised concepts that better address concerns raised by the Planning Commission and the public.

7. **DISCUSSION ON CULINARY AND SECONDARY WATER IN THE HIDDEN HILLS SUBDIVISION**

2:14:03 City Manager/Attorney Jon Call introduced a discussion regarding secondary water challenges affecting multiple parcels and proposed developments in the northeast quadrant of the City. Jon explained that while some infrastructure exists to serve the area, there are water rights and system complications that prevent secondary water service from being delivered to certain properties. Jon stated that several landowners are requesting either temporary or permanent use of culinary water for outdoor purposes, which staff views as potentially problematic. Jon emphasized the need for the City to treat similarly situated landowners consistently across the area, even if individual solutions differ. Jon explained that some landowners have proposed reducing unit counts to offset water demand, and he asked Council what information and options they wanted staff and applicants to bring back for future decision points. Jon also noted Statewide pressure related to water conservation and the Great Salt Lake, and stated that the State Engineer's Office has significant authority over water regulation.

Council Member Pulver stated opposition to permanent culinary water use for outdoor irrigation and expressed concern about creating a precedent. Council Member Pulver said any temporary culinary water arrangement would need strong contractual safeguards and meaningful financial consequences for noncompliance. Council Member Pulver also raised concerns about the enforceability of landscaping and water use restrictions, stating he did not rely on HOAs to ensure compliance and noted the City's limited staffing for enforcement.

Jeff Humphreys, General Manager for Pineview Water Systems and associated with Box Elder Conservation serving secondary water north of 12th Street, stated the secondary water system is fully allocated and that Pineview cannot provide additional water under current conditions. Jeff stated that using culinary water for outdoor use is not a solution and that outdoor irrigation is the largest consumptive use.

Jeff described an efficiency approach modeled after Weber Basin that limits outdoor allocations per parcel, with a referenced standard of approximately 0.38 acre feet per parcel per season and associated limits on turf area. Jeff explained that metering, customer dashboards, allocation alerts, and shutoffs can be used to enforce compliance, with penalties for exceeding allocations. Jeff stated that Pineview is working to meter customers, with metering supported by grant funding, and that new development is required to install meters and connections. Jeff stated that metering and efficiency improvements could reduce demand by an estimated 20 to 30 percent and discussed the possibility of purchasing and transferring available water from Weber Basin into the system under strict allocation limits, subject to board approval.

Jeff requested Council consider water-wise landscape ordinance changes to support long-term conservation.

Council Member Nabor asked questions regarding metering timelines, who pays for meters, and whether metering would increase system efficiency enough to meet demand. Jeff responded that existing customers would be metered using available grant funding where possible, new development would bear meter costs through development, and future conversion to usage-based billing is expected by 2030, though implementation details remain uncertain.

Mayor Barker and Council Member Watson asked clarifying questions regarding typical use, allocation enforcement, and shutoff procedures. Jeff explained that shutoffs would be implemented when allocations are exceeded and described seasonal enforcement mechanisms.

City Manager/Attorney Jon Call invited Geneva Blanchard to present the Hidden Hills proposal. Geneva requested Council consider Hidden Hills independently from other projects discussed. Geneva explained that Hidden Hills is a private, low-density, large lot subdivision near Jake Drive, with one home already serviced by Mountain View irrigation, and a total of ten lots. Geneva stated the site is zoned HP 3, which could allow significantly more lots at maximum density, but the applicant scaled the project to ten lots to reduce impacts. Geneva explained that secondary water service is constrained by current limitations on moving shares above the canal, despite the applicant's willingness to fund pumping infrastructure and system improvements.

Geneva stated the Hidden Hills property includes a suitable location and elevation for a future City culinary water tank needed for redundancy, and the applicant is willing to donate approximately one acre for that purpose, along with access. Geneva described additional potential improvements, including providing an access corridor and installing certain piping associated with the future tank site.

Genneva requested that, in exchange for the donation and reduced density, the City consider a limited culinary water allocation for outdoor use, with strict controls including separate metering, monitoring, potential shutoffs, double impact fees for water, and recorded restrictions preventing future subdivision beyond the approved lots. Genneva stated the request was intended to support minimal water-wise landscaping and fire mitigation rather than turf irrigation and asked Council whether the concept was worth continuing to refine.

Council Member Pulver reiterated concerns about long-term enforcement and precedent, asked whether the City's ordinance requires secondary water, and discussed the possibility of adjusting requirements if a development proposes minimal or no outdoor irrigation. Jon clarified that the ordinance requires water that can be used outdoors.

Culinary Water Superintendent Jason Reney explained the proposed tank would support redundancy and alternative delivery routes for the Cove area, and that the tank is included in long-range planning. Staff stated a comparable tank cost was approximately 2 million dollars, excluding land, and Jon stated the City's impact fee facilities plan anticipates a second tank around 2039 and another around 2050.

Council Member Dalpiaz expressed concern about committing culinary water for outdoor use and the long-term limits of the water supply, stating he was hesitant to support culinary irrigation in that area. Council Member Dalpiaz also raised questions about how strict allocations would be enforced if an owner had resources to pay for more water. Jon stated staff would recommend a separate system and a master meter approach to enforce a subdivision-wide allocation, with shutoff consequences.

Council Member Watson stated the tank need and associated urgency were new information and expressed discomfort making a decision without more context on timing and necessity. Mayor Barker requested input from City water professionals before further direction.

Jason Reney explained that the identified tank site aligns with the City's desired elevation planning and would serve areas below the Hidden Hills subdivision. Staff explained the tank would not directly serve Hidden Hills, but the location is advantageous for future Citywide redundancy and operational efficiency, and delays could make securing a site more difficult as the area builds out. Staff stated a limited allocation approach could be operationally implemented through controlled delivery, monitoring, and a hard annual cap, with options for an air gap or non-direct connection to reduce cross-connection risks. City Manager/Attorney Jon Call stated that Council was not making a decision that evening and outlined potential options to explore, including temporary agreements, annual renewals tied to drought declarations, purchasing land rather than accepting donations, and revising ordinances to allow developments with water-wise or zero outdoor irrigation to proceed without secondary water requirements.

Council discussion reflected interest in exploring options further without committing to a permanent culinary outdoor water solution. Council Member Dalpias stated he was open to continued exploration, given uncertainty and the possibility that secondary water solutions may change over time. Council Member Nabor and Council Member Pulver discussed the distinction between permanent tank infrastructure needs and temporary water use agreements and emphasized risk management and long-term policy consistency.

Council provided general direction for staff to continue discussions, develop temporary and long-term options, and return with the specific information needed for Council decision-making, including input from engineering and water staff, and consideration of ordinance-based approaches to water-wise development standards.

8. PUBLIC COMMENTS

3:22:54 Brenda Ashdown, A North Ogden resident, stated the Council chambers were uncomfortably cold and requested the City adjust the temperature or provide blankets. Brenda said she opposes allowing culinary water to be used for yard irrigation, stating it would set an undesirable precedent and lead to additional hillside subdivisions requesting the same exception.

Brenda questioned the purpose of zoning if the City routinely changes zones or grants exceptions for individual developers, noting that residents often purchase homes with expectations tied to existing zoning patterns. Brenda asked whether HOAs are required or simply developer-driven, and described practical concerns with HOA subdivisions that have narrow streets, street parking, and private snowplowing, including limited space for plows and snow storage and difficulty for residents to access vehicles after storms. Brenda emphasized the need for detailed development agreements, noting past instances where commitments discussed verbally were not included in the agreement and therefore could not be enforced.

Brenda referenced a separate development on Pleasant View Drive, stating earlier plans for small homes shifted to townhomes after the developer reportedly could not find a builder for smaller homes, and questioned whether similar affordability goals could be reliably delivered in the current proposal. Brenda also noted that affordability should consider accessibility, stating that smaller homes with stairs may not be attainable for residents who need single-level living.

3:27:07 Kate, a North Ogden resident, thanked the Council for hearing public concerns and acknowledged the length of the meeting. Kate expressed the view that developers play a significant role in setting housing prices by overpaying for land, which raises base costs and limits affordability. She questioned whether claims that certain zoning does not

work are driven by land acquisition costs and desired profit margins rather than true feasibility. Kate stated concern that accommodating developer requests could perpetuate a cycle of rising land prices and housing costs. She acknowledged the need for affordable housing but stated she does not believe the Atkinson/Pauling property is the appropriate location or that the proposed development meaningfully addresses affordability goals. Kate used an analogy to state that not every need fits every location and expressed skepticism that the proposal would satisfy potential State housing requirements. She referenced a review of current North Ogden listings, noting that homes in the cited size and price ranges are selling and already represent more affordable options. Kate stated that true starter homes are typically smaller in size and suggested that such homes, if paired with amenities and adequate spacing, would likely sell quickly.

3:29:12 John Telle, a North Ogden resident, stated that while the developer referenced providing new families the same opportunity he had, his home was purchased in an R-1-8 neighborhood consistent with surrounding zoning and density. John expressed concern that the proposal would introduce significantly higher density than adjacent neighborhoods, changing expectations for existing residents. He discussed side yard setbacks and spacing, noting that while some zones allow smaller setbacks, R-1-8 standards result in greater overall spacing between homes, whereas the proposal would create consistent narrow spacing between two-story homes. John stated that some characterizations made during the discussion did not align with his experience, including comments about basements and home design, and shared that features such as raised foundations provided benefits in his neighborhood. He emphasized the importance of involving additional perspectives, including real estate professionals, and questioned claims regarding required home prices under R-1-8 zoning. John suggested that infrastructure and road costs may be mitigated through alternative designs and stated that further work could identify a development option with lower density than what has been proposed.

3:32:26 Brent Call, a North Ogden resident, addressed the discussion regarding affordability and the Atkinson/Pauling property. Brent reiterated that affordable housing should be viewed as a regional issue rather than a City-specific issue, noting that Weber County's average home price is lower than Salt Lake County's and Utah County's and that North Ogden's higher average reflects its desirability as a bedroom community. He stated that Weber County already provides housing within commonly cited affordability ranges and referenced available listings in North Ogden below approximately 450,000 dollars. Brent shared personal experience with his adult children successfully purchasing starter homes in Weber County during different phases of the housing market.

He stated that the City already has an adopted affordable housing plan and does not need to accommodate higher-density development to meet state expectations. Brent disputed claims that basements are not marketable, noting nearby subdivisions with slab-on-grade homes that sold quickly and stating there is demand for single-level homes, particularly as the population ages. He concluded that the proposed development does not meaningfully address affordability needs and that North Ogden should maintain its existing development character.

3:38:10 Kent Williams, a North Ogden resident and longtime builder, developer, and real estate agent, expressed concerns regarding the use of planned unit developments as a means of achieving affordable housing. Kent stated that while a home may be marketed as affordable, the addition of a PUD and associated fees can significantly increase the effective cost to the homeowner.

He noted that although private streets and similar features may reduce City maintenance costs, homeowners do not receive a corresponding reduction in taxes and continue to pay for full municipal services. Kent stated that these additional costs are ultimately passed on to the buyer, increasing the financial burden through higher purchase prices, HOA fees, and ongoing expenses. He expressed concern that such approaches do not benefit homeowners and instead shift development cost savings from the City to developers, while placing added financial strain on residents seeking to enter the housing market.

3:39:41 Phil Swanson, a North Ogden resident, stated that he agreed with the Planning Commission's recommendation regarding the Atkinson Pauling property and supported zoning the property R-1-8.

Phillip expressed concern about discussions related to the use of the City's culinary water for irrigation purposes, questioning whether the City was beginning to treat culinary water as a negotiable commodity in exchange for donated infrastructure. He noted that multiple developers are now seeking similar arrangements and cautioned that approving one request could set a precedent for many others. Phillip stated that donated infrastructure, while valuable, does not replace the importance of protecting potable water supplies and emphasized that permanent use of culinary water for irrigation should never be allowed, and temporary use is also risky. He raised concerns about enforcement, questioning whether the City could realistically restrict or shut off water use for high-value properties and noting that financial penalties may not deter wealthy homeowners. Phillip also expressed skepticism about the City's ability to enforce landscaping or water use restrictions over time. He concluded by urging the Council to proceed with extreme caution, emphasizing that culinary water is the City's most critical and limited resource and should not be compromised by short-term financial incentives.

3:44:41 Kevin Bott, a North Ogden resident, commented on affordability, infrastructure, and safety concerns related to the proposed development. Kevin stated that while homes priced between approximately 450,000 and 500,000 dollars may appear affordable, the addition of HOA fees would significantly increase monthly costs, making such homes less attractive compared to higher-priced homes without HOA obligations. He expressed concern that private roads do not account for increased wear on adjacent city-owned roads, particularly 925 East, which would experience additional traffic without contribution from the development toward maintenance. Kevin noted that with approximately 67 homes and multiple vehicles per household, traffic volumes would substantially increase. He raised concerns regarding 20-foot driveway setbacks, stating that longer vehicles such as pickup trucks would extend into the roadway, further narrowing streets.

Kevin also noted limited space for RV and trailer parking, which he stated would likely result in on-street parking, citing similar issues observed in nearby subdivisions. He expressed concern that parked vehicles and trailers could restrict emergency access, particularly for fire apparatus, and stated that narrow streets combined with on-street parking would create safety challenges.

3:47:38 Kevin Burns, a North Ogden resident, encouraged the Council to follow the Planning Commission recommendation and not zone the Atkinson Pauling property at a density greater than R 1 8. Kevin stated that fewer roads and lower density are preferable and disagreed with assertions that higher-density development is necessary to benefit future residents. He expressed skepticism of the developer's stated motivation to help families, stating that developers are driven by profitability and that affordability language should not override impacts on existing residents. Kevin urged the Council to focus on neighborhood compatibility and the lived experience of current residents, noting the contrast between low-density developments that prioritize privacy and the proposed development's proximity to homes. He concluded by stating that R 1 8 zoning is sufficiently dense and more appropriate for the area.

3:49:35 Derek Terry, representing the developer, responded to comments made during the discussion by clarifying zoning standards and addressing statements about housing need. Derek stated that under R-1-8 zoning, while side yard setbacks are generally eight feet with a combined minimum of eighteen feet, the code includes an exception allowing both side yards to be eight feet when an attached garage provides the required parking. He explained that this exception was the basis for his earlier statement regarding setbacks. Derek also addressed comments suggesting that fewer or no roads are preferable, stating that road standards are governed by code and project design requirements.

He noted that the most recent housing shortage figures he has seen estimate a Statewide shortfall of approximately one hundred thousand units and stated that continuing current development patterns would not reduce that gap. Derek concluded that alternative development approaches are intended to help address housing demand and thanked the Council for the opportunity to speak.

9. **MAYOR/COUNCIL/STAFF COMMENTS**

3:50:51 City Manager/Attorney Jon Call thanked the Council for engaging in difficult and complex discussions, acknowledged that these are challenging issues to address at the start of the new year, and expressed appreciation for the Council's time, effort, and willingness to work through tough policy matters.

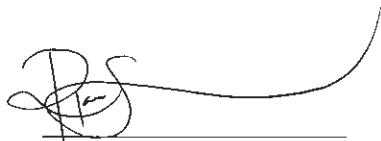
3:51:09 Mayor Barker addressed questions raised during public comment. He clarified that the City does not change zoning for developers, noting that annexed properties do not have an existing zone and that developers request zoning as part of the annexation process, with the City determining whether and what zoning to grant. He explained that the City does not accept narrow streets and that narrower street designs require homeowner associations, as they are less expensive to construct than standard City streets. Mayor Barker agreed on the need for detailed development plans. He also clarified that the proposed side yard setbacks discussed were seven feet rather than five feet and that spacing between residences would reflect that standard. He then asked if there were any additional items to bring forward, noted no further action was required, and closed the discussion.

10. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 9:52 p.m.


Ryan M. Barker, Mayor

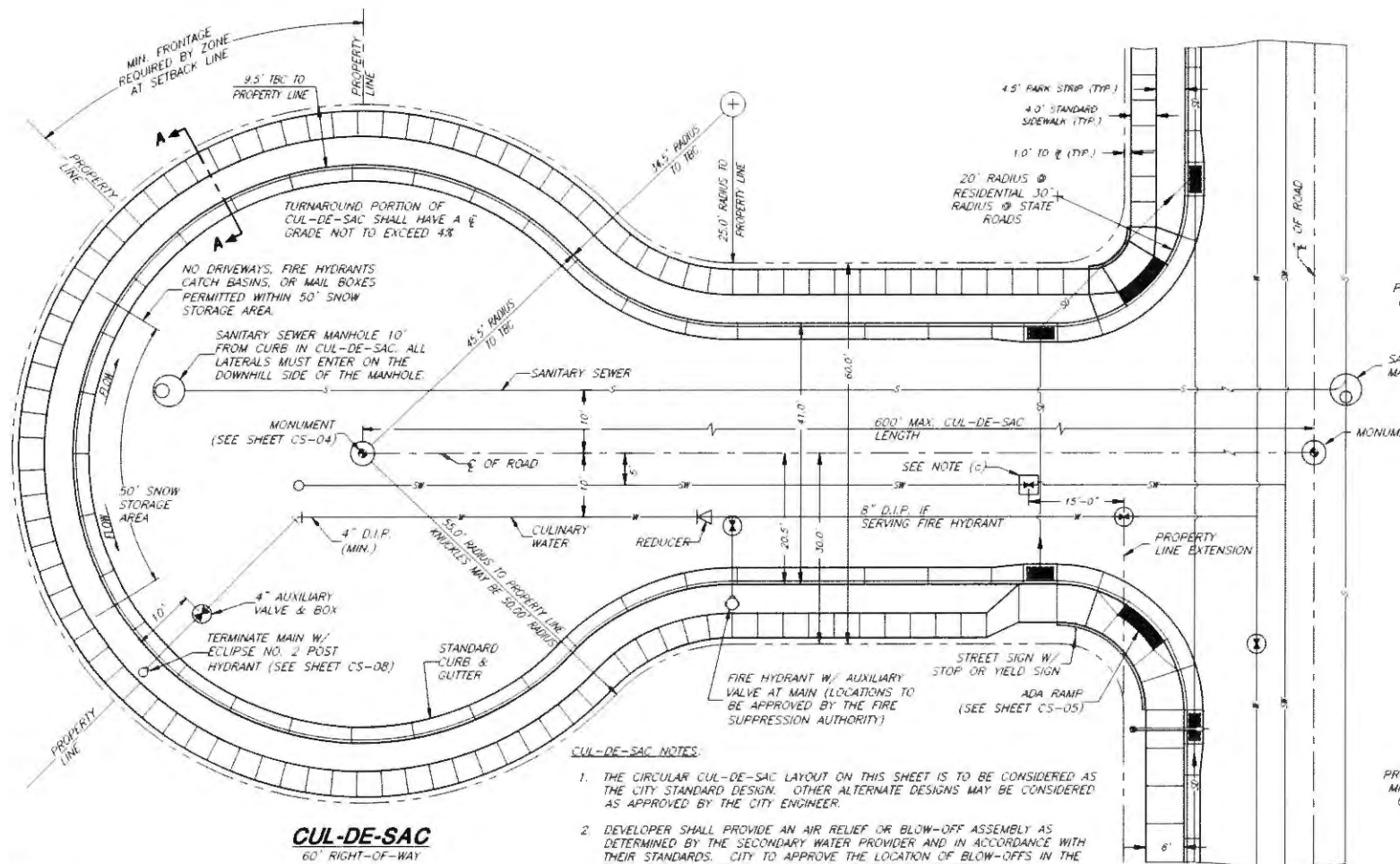


Rian Santoro
City Recorder



2/24/20

Date Approved



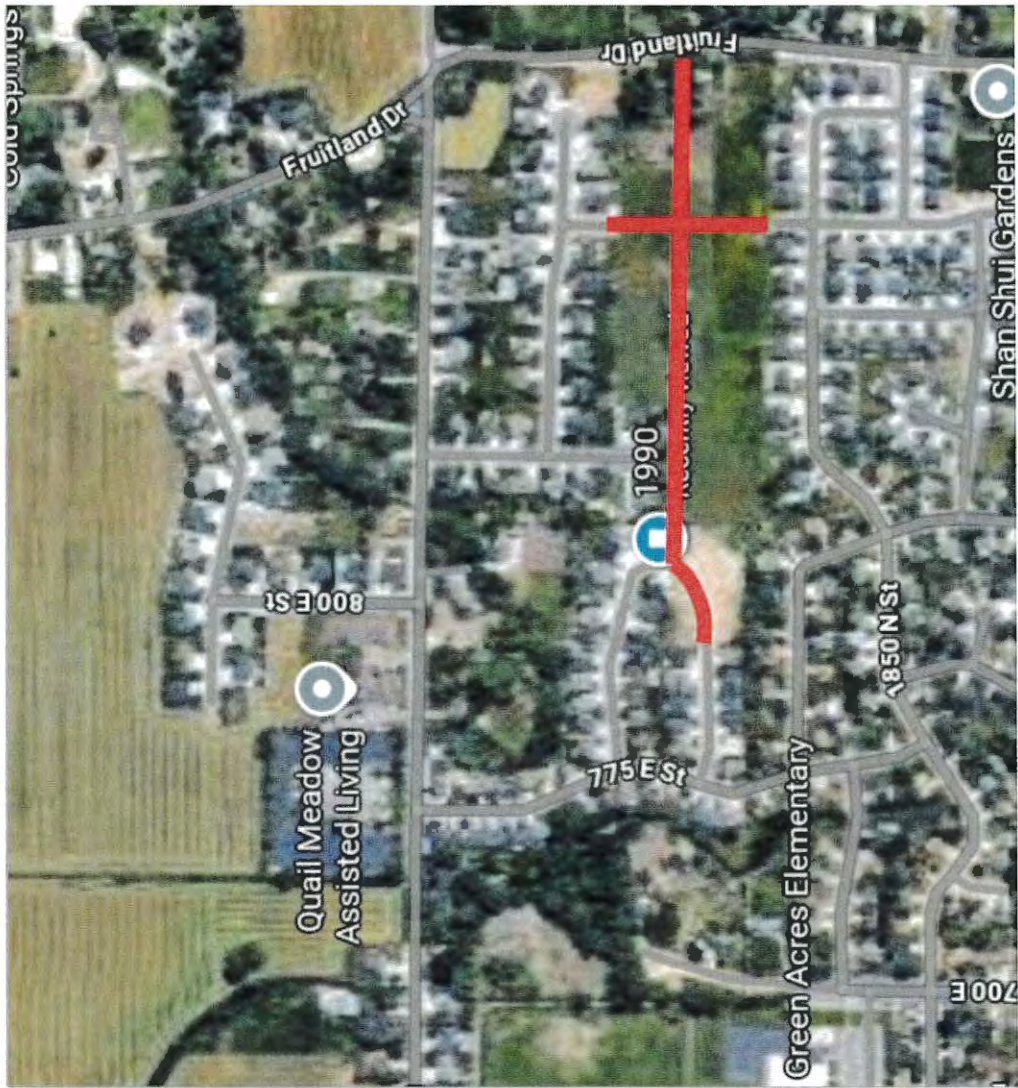
110 foot
diameter
cul-de sac
turnaround
required.

60 foot
street
right-of-way
required.

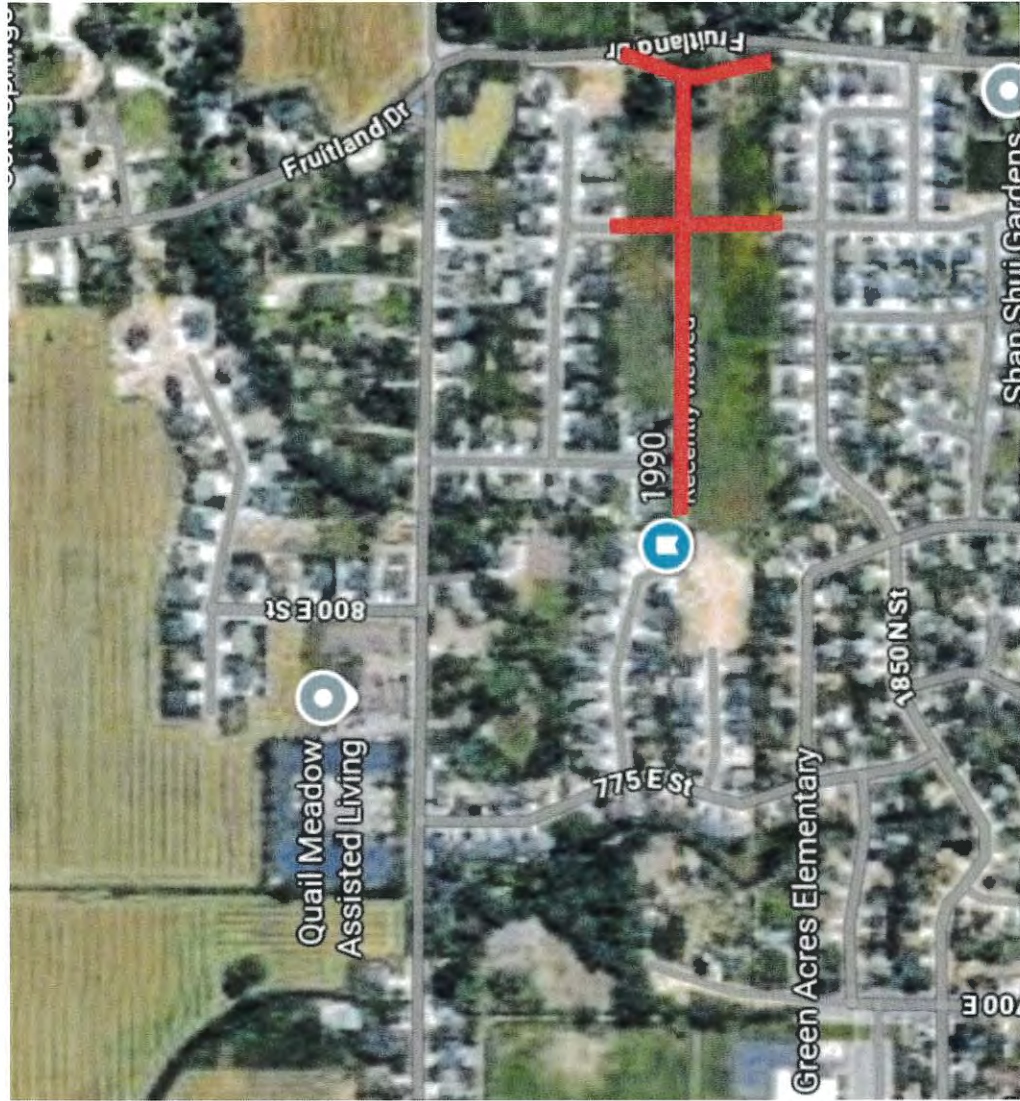
Pic 1



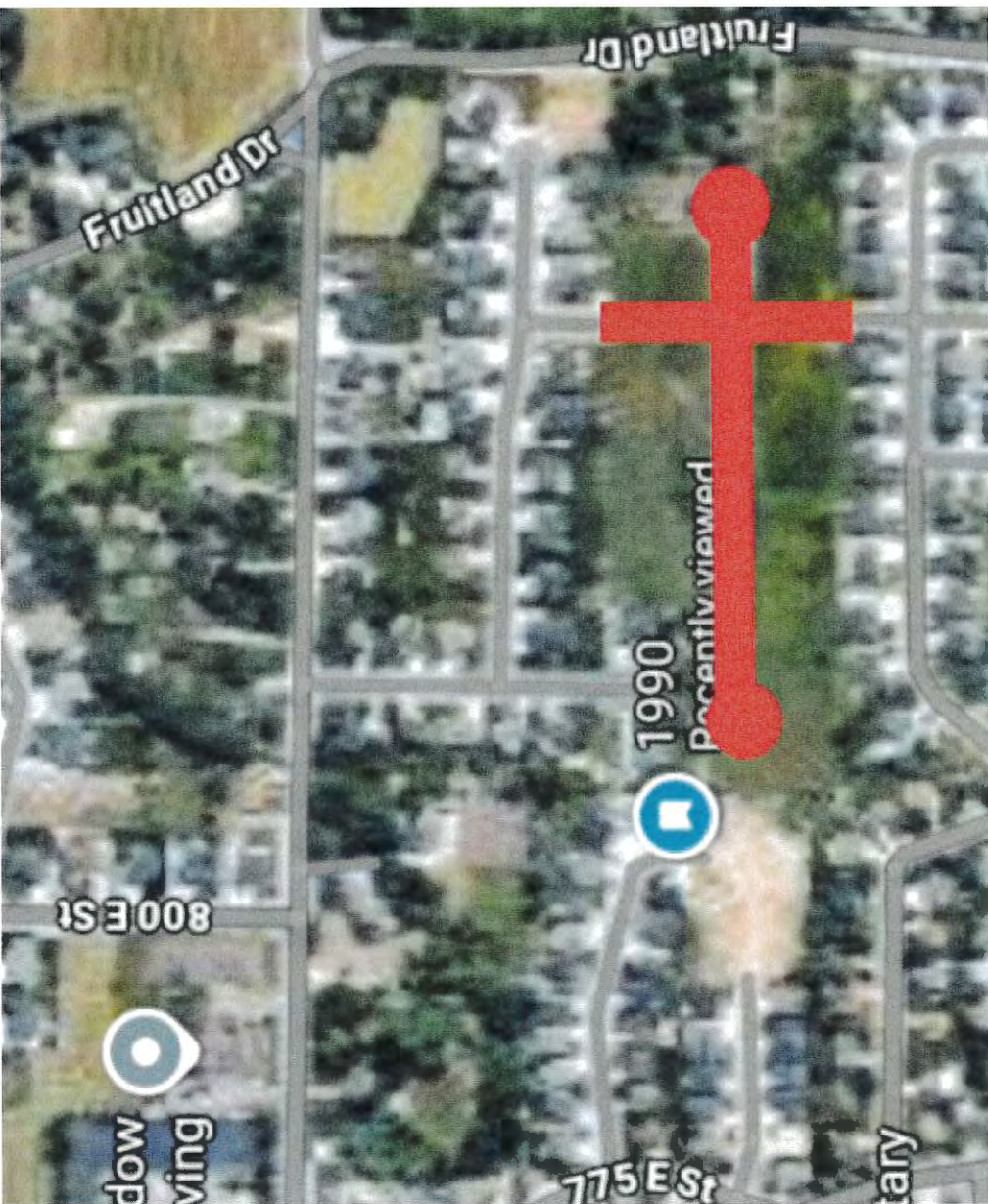
Pic 2



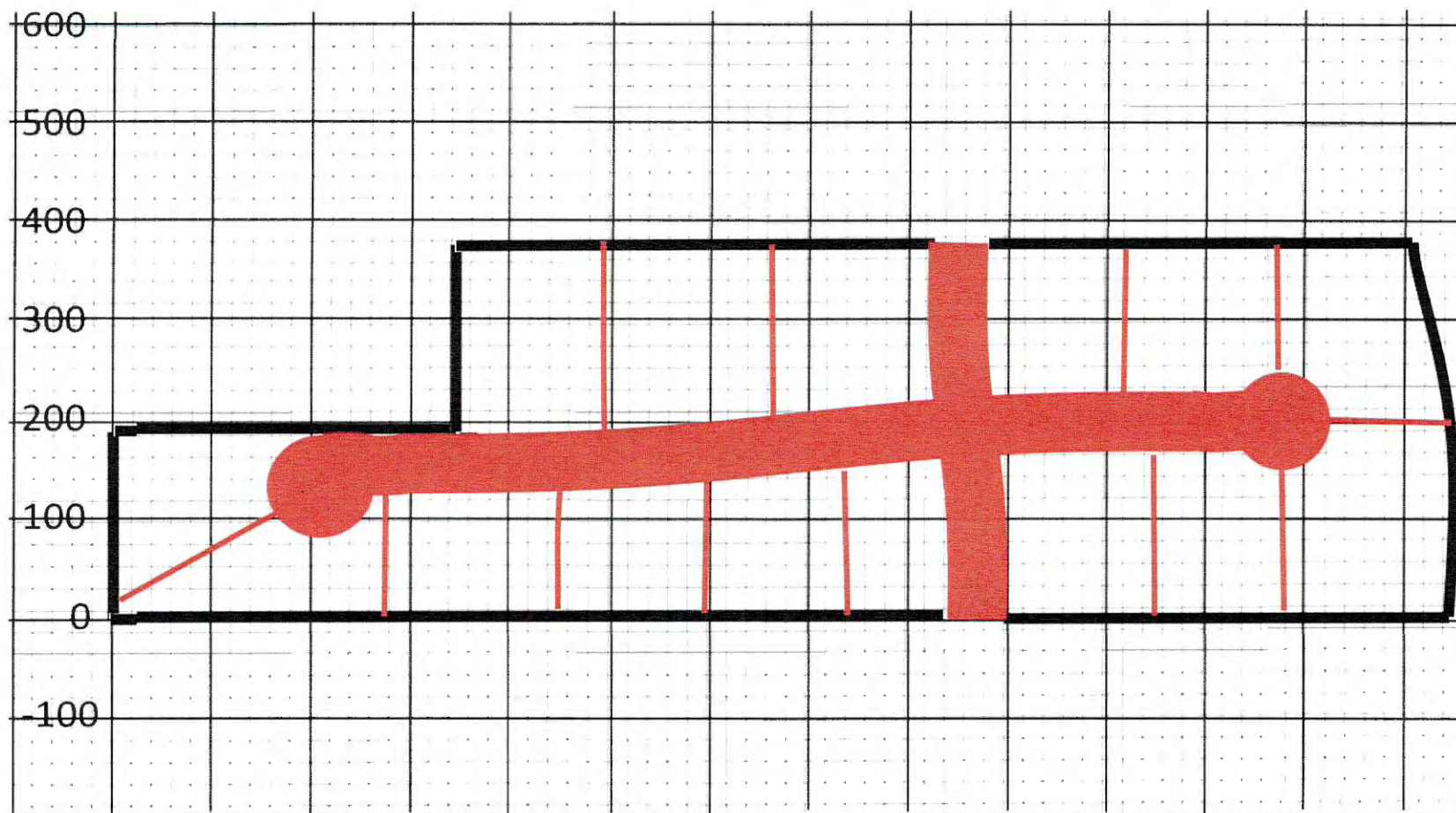
Pic 3



Pic 4

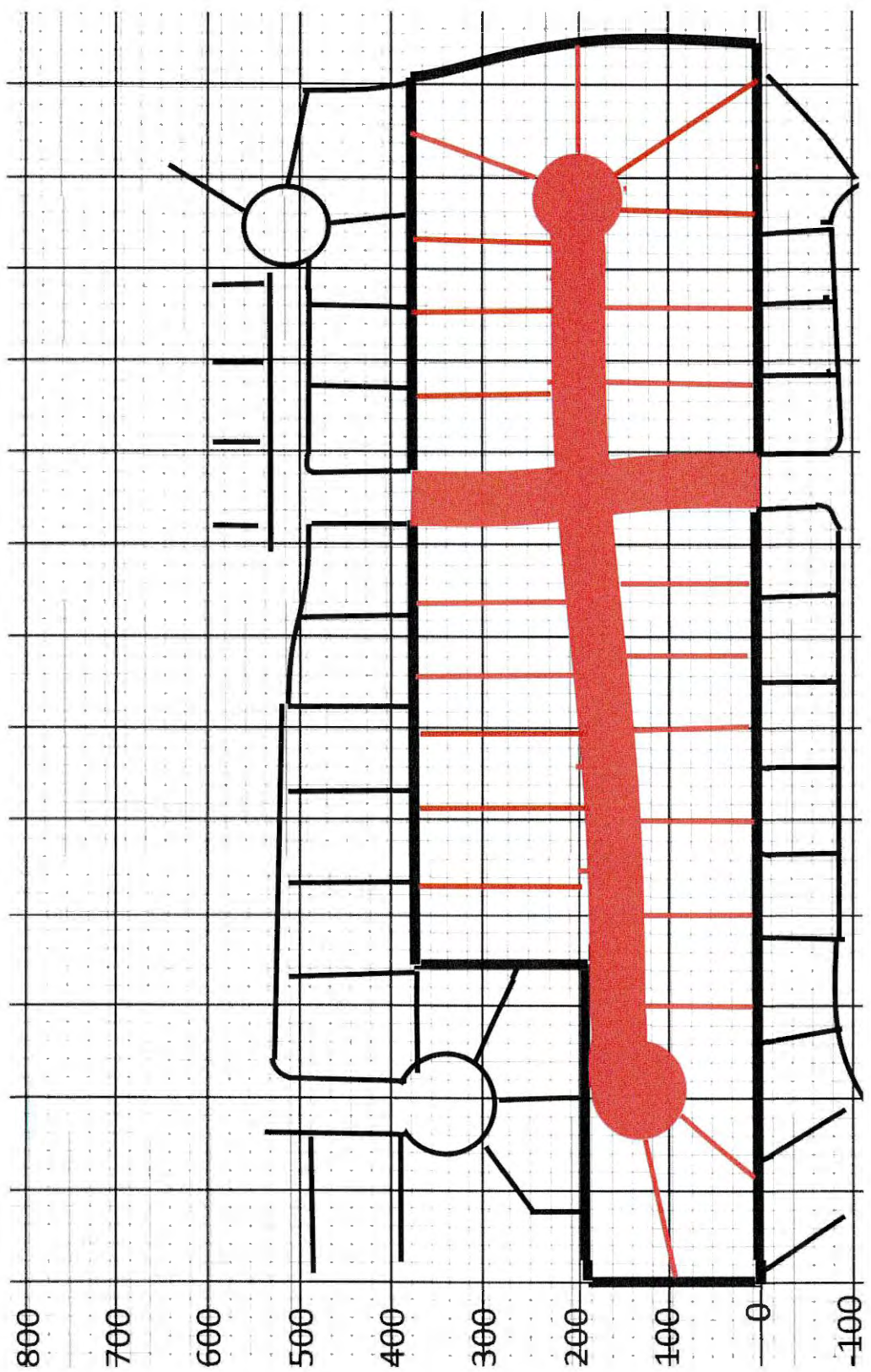


Pic 5



Pic 6

0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 :



Pic 7

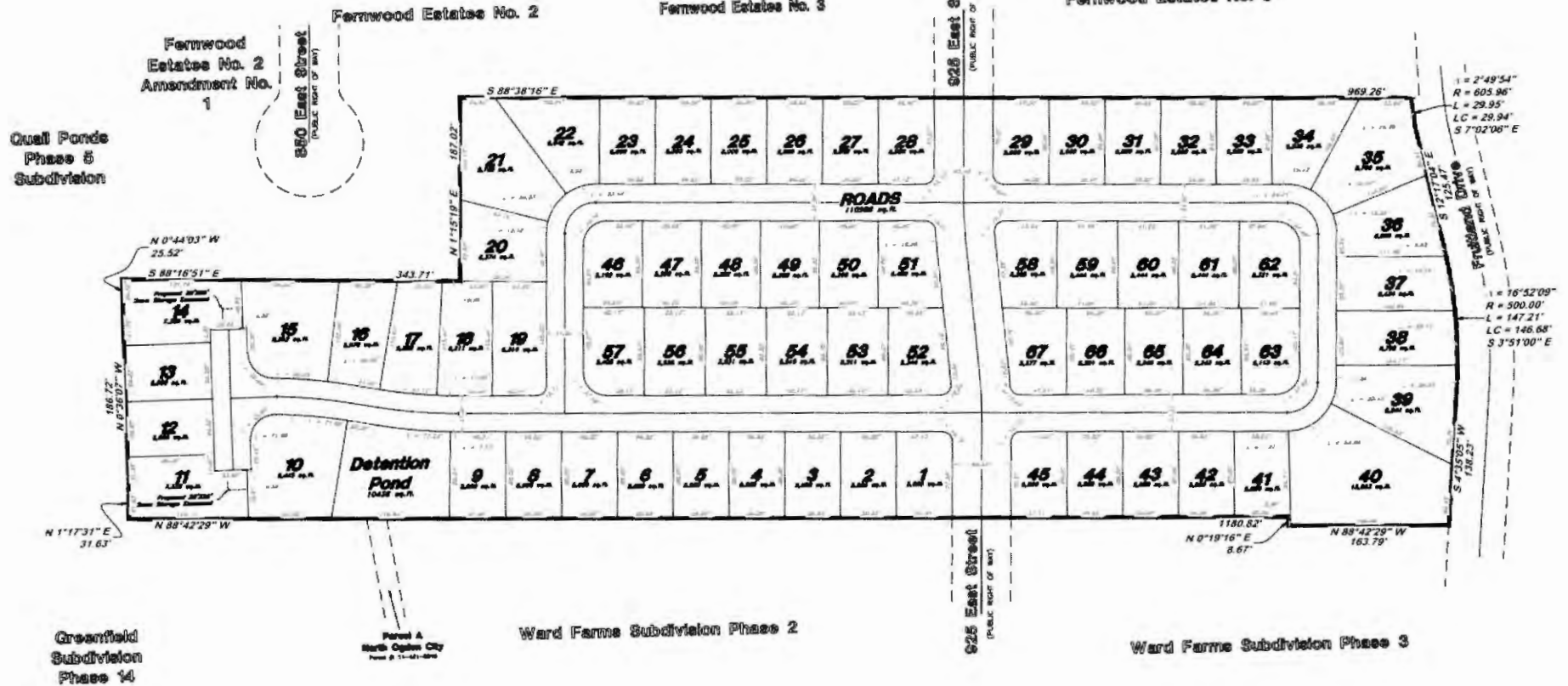
NOTES

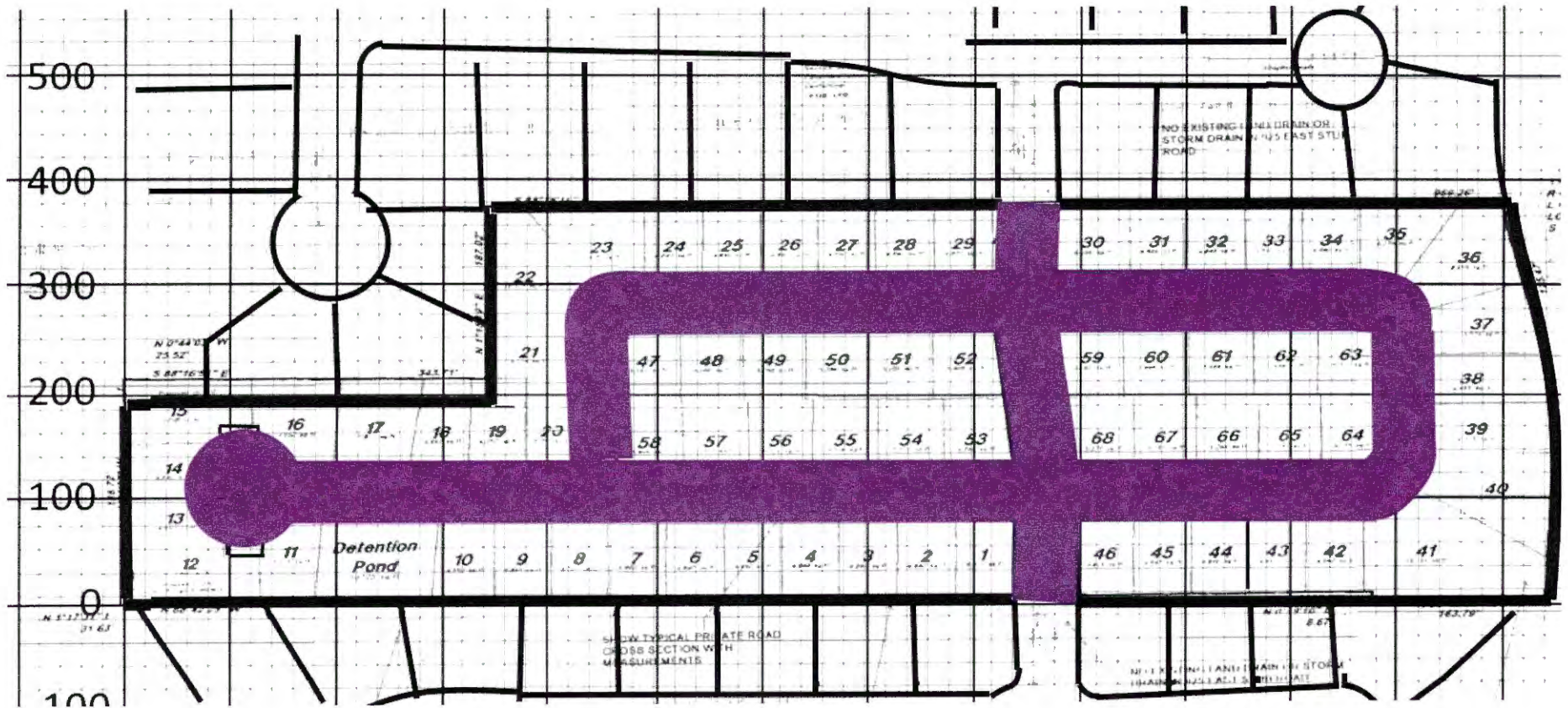
1. Gross land area for subject parcels is 512,804 sq.ft. or 11.788 Acres.

LEGEND

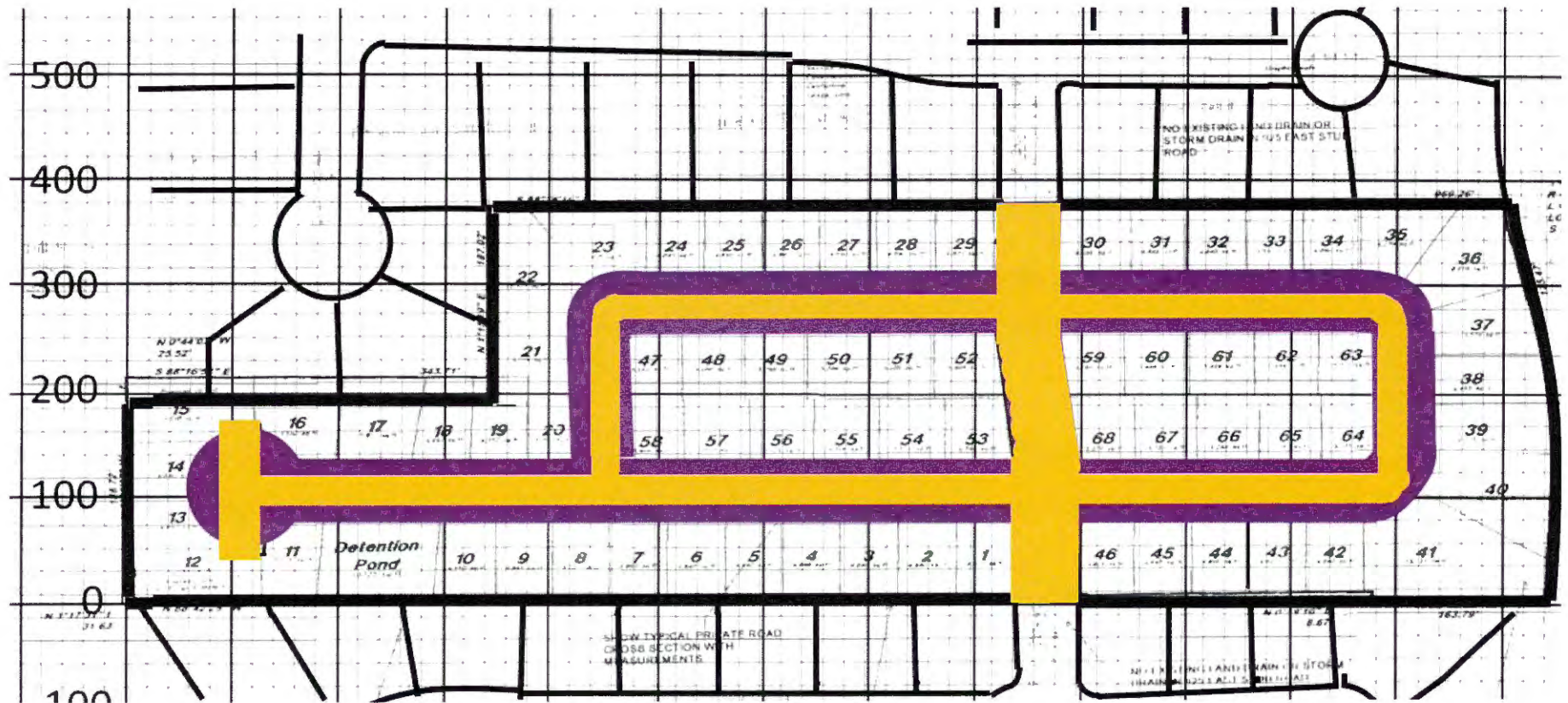
- Station Corner
- Found
- Section Corner
- Corner M
- Set 1/2" x 3/4"
- Rebar & SMC Cap
- P.U.C. Public Utility Easement

- Water County Survey
- Boundary Line
- Adjoining Parcel Line
- Section Line
- Discontinuity Line
- Contour Line
- Phase Line

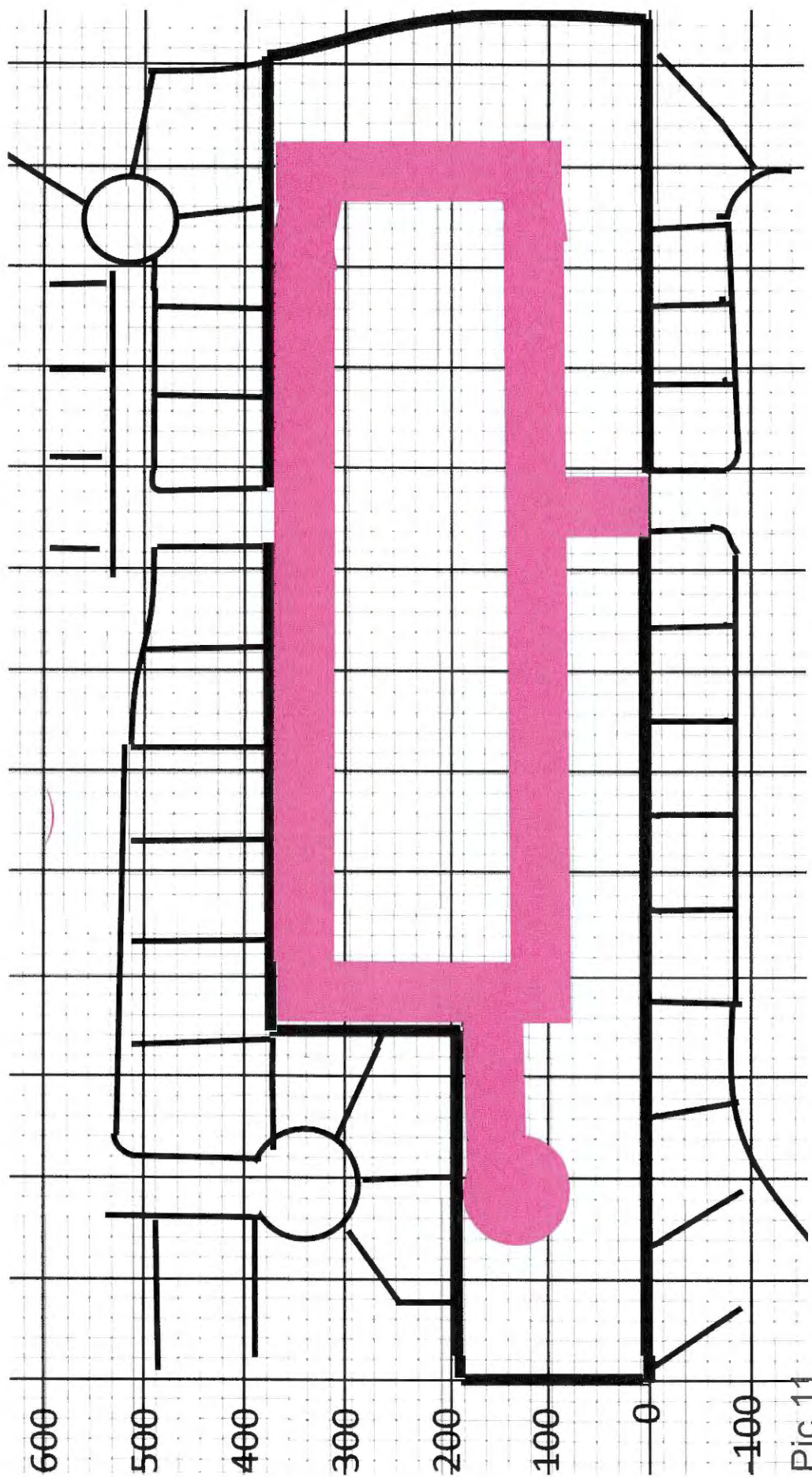


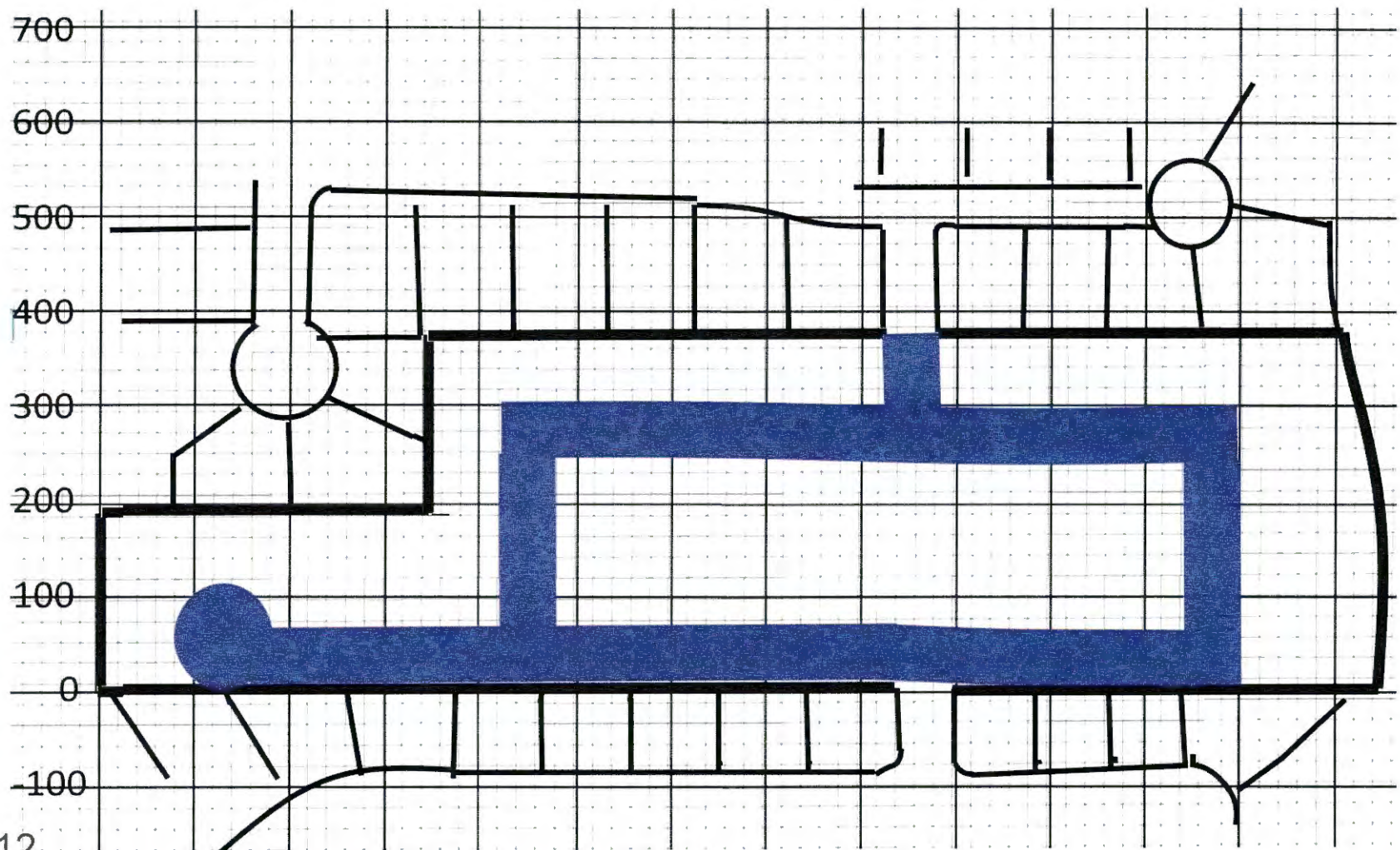


Pic 8

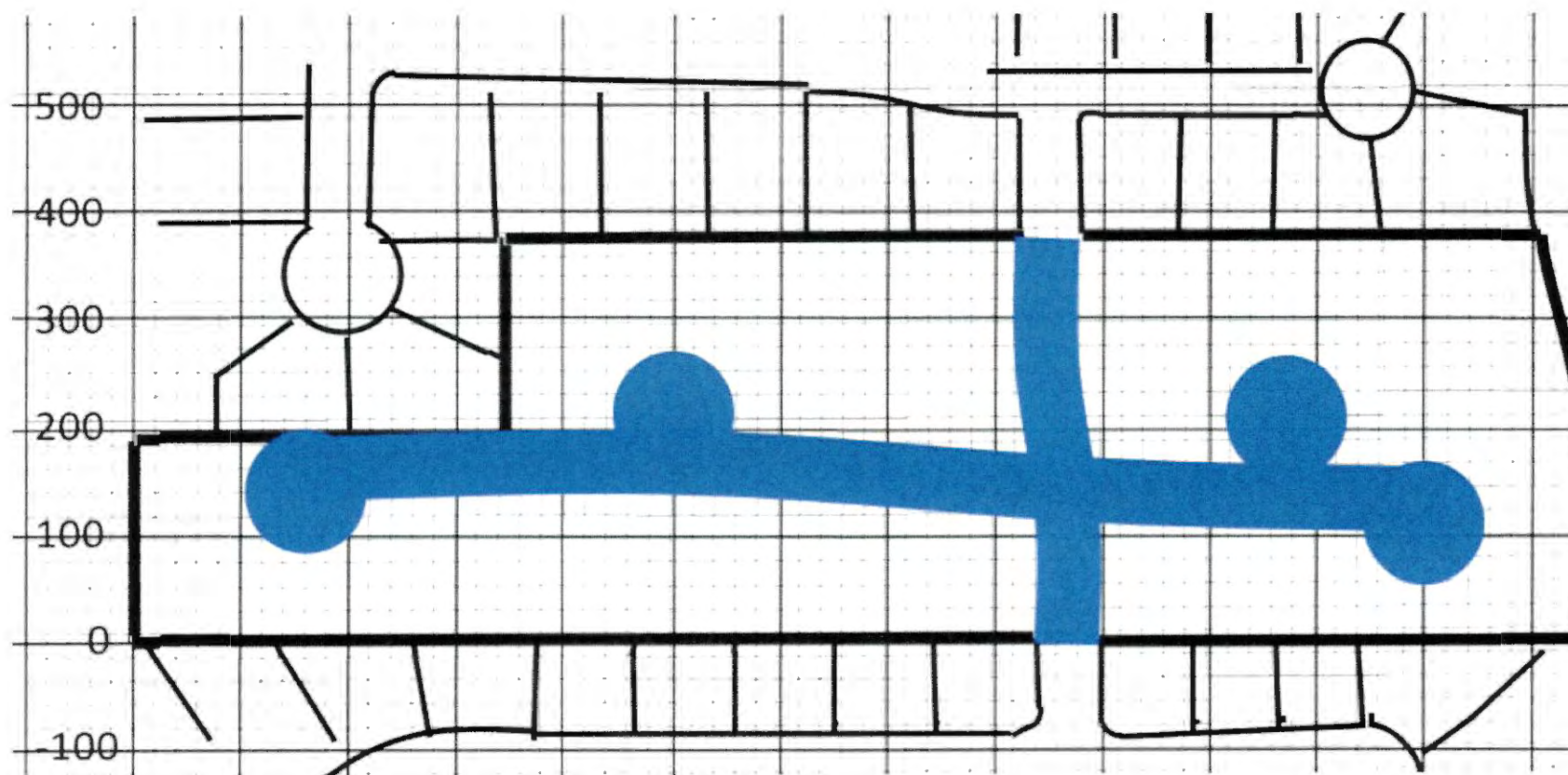


Pic 9

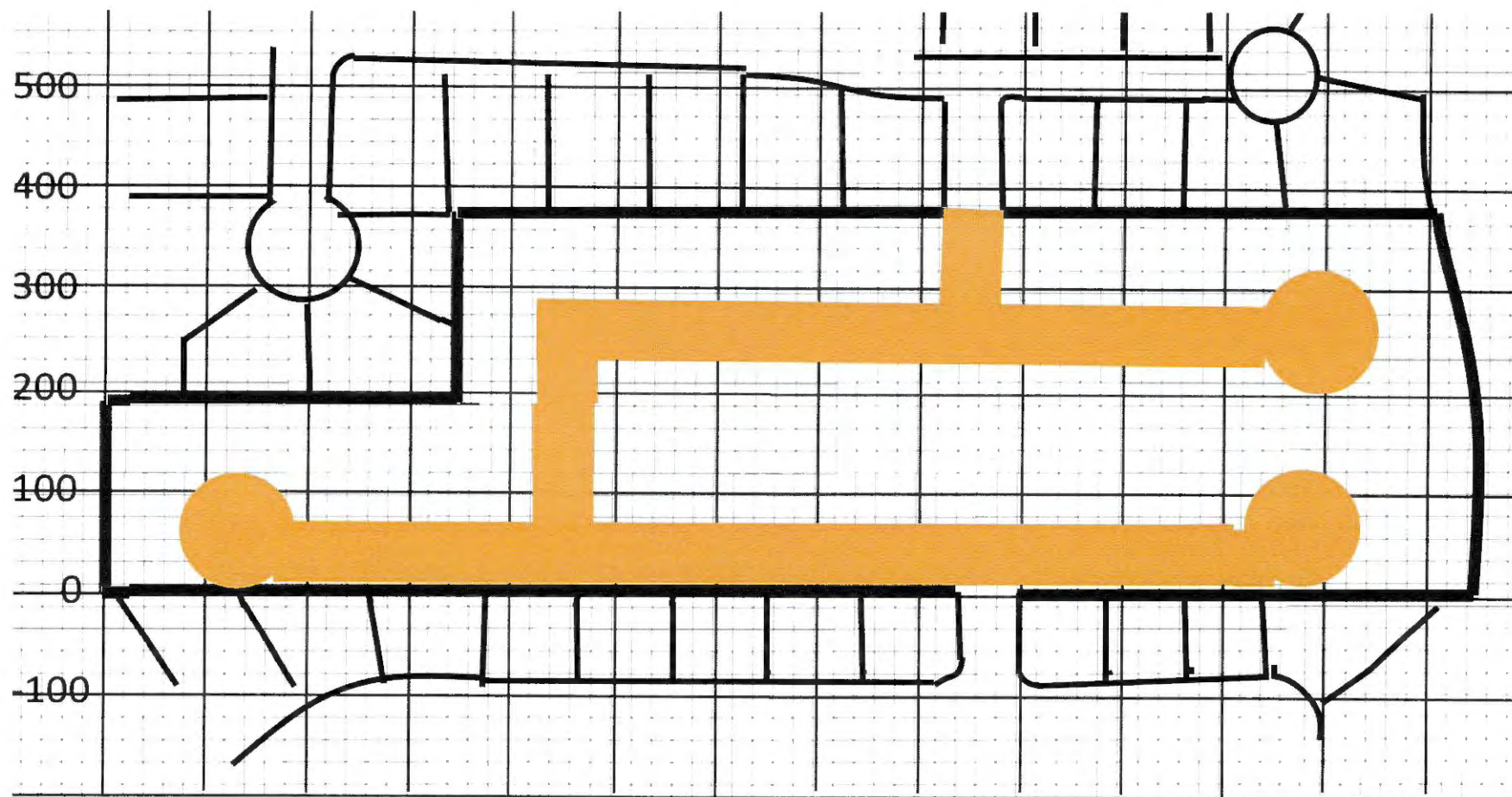




Pic 12



Pic 13



Pic 14 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 14

