

## NORTH OGDEN CITY COUNCIL MEETING MINUTES

January 14, 2015

The North Ogden City Council convened in an open meeting on January 14, 2015 at 6:00 p.m. in the North View Senior Center, 485 E 2550 N. Notice of time, place and agenda of the meeting was delivered to each member of the City Council, posted on the bulletin board at the municipal office and posted to the Utah State Website on January 13, 2015. Notice of the annual meeting schedule was published in the Standard-Examiner on December 21, 2014.

PRESENT:	Brent Taylor	Mayor	
	Kent Bailey	Council Member	
	Lynn Satterthwaite	Council Member	
	Cheryl Stoker	Council Member	
	Phillip Swanson	Council Member	
	James Urry	Council Member	
STAFF PRESENT:	Bryan Steele	City Administrator/Finance Director	
	Annette Spendlove	City Recorder	
	Jeremy Hindes	Police Officer	
	Doug Larsen	Weber County	
	Shannon Wixon	Weber County	
	Maurine Bachman	B2 Land Services	
	Clark Crowther	Police Lieutenant	
VISITORS:	Stephen Kendall	Kimberly Moranville	Marianne Barker
	Susan Randall Riggs	Ms. Woelich	Grant Protzman
	Toby Mileski	Mike Kuhn	Dave Hulme
	Edith Kuhn	Joan Brown	Eric Thomas
	Randy Winn	Dwane Parker	Sue Barker
	Donna Parker	Rees White	John Lang
	Pauline White	Mike St. Lewis	Jeremy Chambers
	Debbie St. Lewis	Rick Austin	Peter Farley
	Don Waite	Sally Waite	Dani Wollschleger
	Cecil Rhoades	Robin Rhoades	Peter Wollschleger
	Todd Clark	Ruth Berrett	Barb Warren
	Gary Bland	Joan Bland	Debbi Kartchner
	Steve Rasmussen	Michele Jakob	Barb Warren
	Ron Storey	Barbara Storey	Shelley Polson
	Karen Stoker	Max Barker	Mary Linda Wright
	Shanna Campbell	Myrl Slater	Matt Smoot
	Cindy Smoot	Bryce Barker	Scott Chambers
	Alene Chambers	Jeff Johnson	Karen Lindley
	Stephanie Lindley	Susan Clements	Susan Riggs
	Doug Bronson	Deborah Barnes	Peggy Barker
	Mary Beus	Bob Buswell	Brent Anderson
	Mike St. James	Darrell Finn	

Mayor Taylor welcomed those in attendance.

Council Member Stoker offered the invocation and led the audience in the Pledge of Allegiance.

## **AGENDA**

### **1. OPEN HOUSE ABOUT MONROE BLVD 6-7 PM**

Mayor Taylor then used the aid of a PowerPoint presentation to provide information regarding the history of the Monroe Boulevard project, noting North Ogden, like almost all cities, uses a grid system composed of different sizes of streets for different purposes. These include arterial roads, collectors, and local streets.

### **2. PRESENTATION 7 PM**

Mayor Taylor provided an overview of the agenda and presentations planned for the evening. He asked that all visitors hold questions until the end of the presentations.

#### **A. HISTORY & STATUS OF MONROE BLVD – PRESENTER: MAYOR BRENT TAYLOR**

Mayor Taylor used the aid of a PowerPoint presentation to provide information regarding the history of the Monroe Boulevard project, noting North Ogden, like almost all cities, uses a grid system composed of different sizes of streets for different purposes. These include arterial roads, collectors, and local streets. Monroe Boulevard is programmed to be a major collector road, which is a road that is designed to serve both traffic movement and access; these roads typically have cross street access, but limited driveway access, medium speeds, and flared-out signalized intersections at major cross streets. Planned major collectors in North Ogden City include Pleasant View Drive, 2550 North, 3100 North, and 1700 North. North/south major collectors include Lakeview Drive, Monroe, and 1050 East. Major collectors in North Ogden are spaced about every half mile. The major collector cross-section includes 58 feet of pavement with one 12-foot travel lane in each direction and a 14-foot center turn lane. Ten foot shoulders, curb and gutter, and sidewalk complete the 82-foot right-of-way. He reviewed diagrams of typical major collector cross-sections. He then reviewed a map taken from the City's 2008 Transportation Master Plan and identified the location of major collector roads throughout the City. He then summarized the past history of the Monroe Boulevard project, noting the North Ogden Planning Commission first recommended that Monroe Boulevard be added to the Master Street Plan in 1959. Neighborhoods to the east and west of the Monroe Boulevard corridor developed according to the City's Master Street Plan and there is nowhere else a major collector would fit because of that residential development. Other options were considered, such as Fruitland Drive and Mountain Road, but neither of those roads has the capacity to handle additional traffic due to their lack of shoulders and curb and gutter. If Monroe Boulevard were taken off the City's plan, other roads would not be able to handle the displacement of traffic counts. Mayor Taylor then reviewed maps identifying City population for each traffic analysis zone and indicated the area

around Monroe Blvd. is already the highest density neighborhood in the city, and this will continue to be a very high density corridor as the city grows. A 'major collector' road is necessary in this area between Washington and Fruitland Drive or Mountain Road. He then reviewed maps summarizing traffic trips in and out of the City, after which he reviewed the existing level of service provided by the City's street system. The City enlisted a professional engineering firm to examine the City's roads and traffic counts in 2007; the City learned that certain roads are already overwhelmed, including 400/450 East above 2600 North, 2600 North east of Washington, and 1050 East. This traffic study is presented in greater detail in the 2008 North Ogden Transportation Master Plan. Additional maps identified projections for traffic patterns if no new roads are added to the City's transportation system compared to traffic patterns if the City's Master Transportation Plan is implemented. High traffic areas almost disappear by putting in the recommended roads. Mayor Taylor stated one question he is frequently asked is why Monroe Boulevard has not yet been built if it has been on the City's plan for so long. He stated that municipal roads have historically been built and paid for by the developers who create neighborhoods. This was and continues to be the plan for Monroe Boulevard. Most of the existing pieces of Monroe Boulevard were built by developers, and the City hopes this will continue to be the case as the land around the future Monroe develops. He stated the work that is being done now includes right of way purchases; the City is purchasing the right of way or the ground on which a future road will be built. The City is not building Monroe Boulevard now and landowners, in most cases, will still be able to use the land for agricultural purposes, until the time comes to build the road. The funds to purchase the right of way come from the Local Option Weber County Corridor Preservation Fund. Sources of funds include: a \$10 fee on all Weber County vehicles during registration passed by Weber County Commission with unanimous support from all municipalities, and a local option transportation sales tax approved in 2007 by Weber County Voters. The purpose of the fee is to create a Local Option Transportation Corridor Preservation Fund for the purpose of funding to preserve transportation corridors, promote long term statewide transportation planning, save on acquisition costs, reduce future taxes, and promote the best interests of the State in a manner that minimizes impact on prime agricultural land. Additional details regarding right of way acquisition will be provided by the City's Real Estate Professional during her presentation. The City obtained a \$2,064,000 grant from the Weber County Local Option Corridor Preservation Fund in 2012 to purchase the Monroe Boulevard right of way. The City Council voted unanimously on Dec 11, 2012 to accept this grant and to pursue the right of way purchase. The City is now attempting to purchase land from "willing sellers" now. Eminent domain will not be used at this point in the process. Purchasing the right of way in many ways is actually more beneficial to the landowner, because they are paid today for land that the City will not use for years. Furthermore, because Monroe is part of the City's master plan, the landowner would have to deed the land for the road to North Ogden City as part of any future subdivision without payment, therefore making the right of way purchase a win-win for the landowner. Mayor Taylor noted that in looking to the future many people ask when Monroe Boulevard will be constructed. He indicated Monroe Boulevard is already nearly thirty percent constructed, in several unconnected segments. Several sections of Monroe have already been built as those areas have developed. For now, that will continue to be the case. The City is not saving funds towards the construction, and we hope that developers will construct most of the road. At some point in the future, the city will likely need to complete some segments, to make the entire road complete. He stated that it is his estimate that it will not be possible to connect all completed sections of the

road for an additional 10 to 20 years. He then explained the Wasatch Front Regional Council (WFRC) Regional Transportation Plan, and the Utah Unified Transportation Plan have Monroe Boulevard listed as a “Phase 3” project, meaning it will not even be eligible for state or federal construction funds for many years. He concluded by summarizing additional questions he hears about the project, first is whether eminent domain be used to condemn land for Monroe Boulevard in the future. He stated the answer is that if eminent domain is necessary, it will be used. If the city is unable to purchase the entire right of way now, efforts will be made by future city leaders to purchase the right of way when it is time to complete the road. If those efforts are unsuccessful, eminent domain will be used to complete the road. The road will be completed. People also ask if they will have input in how the road is built and the answer is absolutely yes. The Mayor and City Council at the time of construction will incorporate resident input into the road design and construction.

### **B. SURVEY, ENGINEER PROCESS & THE PROPOSED ROAD ALIGNMENT – PRESENTER: MATT HARTVIGSEN, CITY ENGINEER**

Mr. Hartvigsen also used the aid of a PowerPoint presentation to provide the audience with information regarding the engineering process associated with the road as well as the proposed road alignment. He reviewed maps identifying the road alignment included on the City’s Master Transportation Plan and noted that many problems and issues will be solved if it is possible to coordinate the location of the road via the right-of-way acquisition process and design of the project. He reviewed diagrams detailing the proposed cross-section of the future road, noting various plans include bike paths and adequate parking areas.

### **C. RIGHT OF WAY PURCHASE PROCESS – PRESENTER: MAURINE BACHMAN**

Ms. Bachman also used the aid of a PowerPoint presentation to provide the audience with information regarding the right-of-way purchase process; she summarized the following steps in the process:

- Identification of the properties affected by the future project
- Drawings and deeds are prepared by the right of way engineers
- Appraisal
- Appraisal Review
- Offer to purchase will initiate acquisition
- After the contract is executed the property will be closed at a title company
- Property is owned by the City. Owners can lease back the property

She explained a licensed and prequalified appraiser will contact property owners to inspect their property. They will ask questions about it and if it has been for sale or sold in the last five years. The appraiser will take photos of the property. The appraiser will take this information and other sales information from the market and make an analysis to arrive at a market value for the property. The completed appraisal will be reviewed by another appraiser for accuracy and logic. The City will determine just compensation for properties to be purchased and the agent will prepare file with formal offer to be presented to the owner. The agent will give the owner the

offer along with other documents that are part of the acquisition such as a contract, deeds and maps. The agent will also discuss concerns and issues with the owner and if appropriate convey these concerns to the City. Acquisition of property will be on a willing seller basis. After making multiple contacts with the owner, if the agent cannot get an agreement then the negotiations will be dropped and referred back to the City for action at some future date. After the acquisition the agent will, if the owner wishes to continue to use the property, work out a lease agreement with the City. Since the project is not going to be built any time soon there are no relocation benefits. These will be closed at a title company and any mortgages will be partially reconveyed before money will be released to the owner. The title to the roadway will be conveyed to the City.

### **3. TOWN HALL Q&A (PUBLIC COMMENTS) WITH MAYOR, CITY COUNCIL AND PROFESSIONAL STAFF**

Mayor Taylor commenced the question and answer session of the meeting.

Cecil Rhoades, 3098 N. 750 E., thanked Mayor Taylor for his presentation and noted the information was helpful. He then stated the City of North Ogden is responsible for property zoning and he inquired as to the City's vision for the type of zoning that will be adjacent to the new Monroe Boulevard; he wondered if it will be single family, multi-family, or commercial development. Mayor Taylor referred to the City's General Plan, which lays out future zoning for all properties in the City. He stated the entire area around Monroe Boulevard is designed for single family or other low density housing development. Some properties currently used for agricultural purposes have not been assigned a future zoning designation, but the projection is for development along Monroe Boulevard to be low density housing.

Council Member Bailey added that the City is in the process of updating the General Plan and there is no intention to permit commercial development outside of the Washington Boulevard corridor. Council Member Satterthwaite agreed and noted all residents are encouraged to provide their input regarding the updates to the General Plan.

Barbara Parkinson, 2872 N. 750 E., stated the road will run through the middle of her property and she wondered if she will be obligated to install curb, gutter, and sidewalk if she sells the east portion of her property for the road. Mr. Hartvigsen stated the party responsible for developing the property would need to build the entire right-of-way, including the curb, gutter, and sidewalk on both sides of the road. Ms. Parkinson wondered which developer will be interested in the property if they understand they are required to build the entire road. Mr. Hartvigsen stated Ms. Parkinson's question is a policy question and all he can tell her is what the City's policy has been in the past; that is that the developer would be required to build the entire right-of-way for a 66 foot road, but if the plan calls for an 80 foot right-of-way the City has participated in the additional cost for the pavement construction. Mayor Taylor agreed that is how the City has generally handled similar situations in the past but agreed this is a policy issue and the seated Council at the time of the transaction may feel differently than past Councils. A visitor in the audience asked if Ms. Parkinson would be responsible for snow removal on the sidewalk on the west side of the road, to which Mayor Taylor answered yes and noted there are some properties in the City with sidewalks fronting agricultural land and snow removal is the property owners responsibility. Ms. Parkinson stated the sidewalk is the City's property. Mayor Taylor stated

that is true, but property taxes would need to be very high in order for the City to afford to perform snow removal on all sidewalks in the City.

Tony Aragon, 681 E. 1700 N., stated the east side of his property fronts the Monroe Boulevard corridor and he wondered if he would be responsible to install curb and gutter along his property fronting the road. He stated he was told it would cost him at least \$20,000 to install curb, gutter, and sidewalk along his property. Mr. Hartvigsen stated that the infrastructure requirements depend upon the circumstances of the development and the road would only be built by a developer if it was determined to be needed to access their development; in that case the developer would be responsible to install the road and all curb, gutter, and sidewalk. Mayor Taylor added that if the road is built up to a property line by a developer and the owner of the adjacent property has no intentions of developing their property further, they will not be forced to install the road or curb, gutter, and sidewalk; that is one of the segments that the City would be responsible to build the road that was not needed by a development. Mr. Aragon addressed Ms. Bachman and asked for her opinion regarding how Monroe Boulevard would impact the value of his property. Ms. Bachman stated she cannot answer that question and the value would need to be determined by an appraisal. Mr. Aragon stated he believes the road would decrease the value by several thousands of dollars. He then inquired as to the City's plans to get all the kids living on the east side of Monroe Boulevard across the street to the west side to access Green Acres Elementary School and the other elementary schools located along the corridor. Mayor Taylor stated that over the past five years the City has completed four or five safe sidewalk projects for elementary schools throughout the City; the purpose of safe sidewalks is to provide walking routes for school children in areas where none previously existed. He added crossing guards would also be used to assist children in crossing the street. Lieutenant Crowther also responded and provided a description of the manner in which the City decides where school crossings and crossing guards will be located. Council Member Swanson added that children attending North Ogden and Bates Elementary Schools must cross fairly large streets, including Washington Boulevard and the crossing guards do a wonderful job at protecting children to the point that there have been no incidents. Mr. Hartvigsen added that the road can be engineered in a manner that will provide for curb 'bump-outs' in the designated locations of school crosswalks so that the distance that a person must walk across the street is reduced. This would also limit on-street parking near crosswalks.

Susan Clements, 668 E. 3125 N., asked for clarification regarding the Monroe Boulevard route; she wondered if the road was always meant to extend to 3100 North or if that is a more recent change. Mayor Taylor stated the road was initially planned to extend to 2600 North, but later in the 70's or 80's the plans were extended to 3100 North. Mr. Hartvigsen agreed and noted that until now the alignment has been conceptual; the City is now trying to determine the exact properties that will be impacted by the road in order to proceed with property acquisition. Council Member Swanson stated that because plans to extend the road have been in place for several years, some portions of the street are already 80 feet wide.

Ms. Woelich, 742 E. 2700 N., stated that all she cares about is finding out when the road will be constructed; she has a toddler and one of the reasons she purchased her property is because it is in a quiet location near a field. She does not want her toddler living on a busy road and she wondered when the road will be built. Mayor Taylor stated the construction of the road depends

upon development and it is not possible for the City to say when the project will commence. There is a rough guess that the road will be completed in 20 years, but it could be sooner depending upon development. Ms. Woelich asked if the project will be halted if there is another recession. Mayor Taylor stated that would probably happen because developers will not be building homes as rapidly. Council Member Swanson agreed and reiterated the key to the timeline of the road project is the rate at which vacant ground develops. Ms. Woelich asked if the City has an agenda for which landowners will be approached first. Ms. Bachman stated she will get to all property owners regarding right-of-way acquisition as quickly as possible within a fairly consolidated timeframe. Council Member Bailey suggested that Ms. Woelich approach the owner of the vacant ground and ask about their intentions about selling their property for development. Ms. Woelich stated she does not want her way of life to change because of the road.

Ron Storey, 2882 N. 750 E., stated he owns property that is in a trust and he asked if survey stakes will be placed to indicate where the right-of-way for the road ends and begins. Mr. Hartvigsen stated that once the location of the right-of-way is decided upon, the City will install temporary stakes in order for property owners to see the potential location of the road on their property. A plat showing the exact location of the corridor would be recorded at the Weber County Recorder's Office. A representative of Meridian Engineering, Darrell Finn, agreed this is the method that will be used. The stakes will be placed at the request of property owners during property acquisition negotiations.

Kathy Aragon, 681 E. 1700 N., stated the road would go along the side and back of her home and it may even require a traffic signal or round-a-bout in front of her home. One of her biggest concerns as a resident on 1700 North is that she will not use Monroe Boulevard to go south and she feels most residents will feel the same; users of the road will turn in front of her home when they hit 1700 North. She stated there are five school buses that have stops along 1700 North; there is also a new subdivision proposed for 1700 North that will include 87 new homes and she wondered what will happen to 1700 North when traffic impacts increase. Mayor Taylor stated that the 2008 traffic plan lays out the future potential locations of street lights and there are two projected along Monroe Boulevard: one at 2600 North and one at 3100 North. This does not mean that one will not be needed at 1700 North depending upon future traffic demands, but the City actually feels that Monroe Boulevard will actually reduce traffic on 1700 North. Council Member Urry agreed and stated he feels many people will use Monroe Boulevard as an alternative to Washington Boulevard because the congestion is lower as are the speed limits.

Jim Barnes, 1081 E. 3400 N., stated the future plans of many landowners in the area may be disrupted in order for the City to acquire a right-of-way; he wondered why it is necessary to acquire the right-of-way now rather than waiting until a developer is seeking to develop property along the perceived corridor. He suggested the right-of-way acquisition money be turned back to the State rather than pursuing right-of-way acquisition and disrupting the community. Mayor Taylor stated there are many reasons local governments are pursuing right-of-way acquisition, the main reason being so that homes are not built in the corridor. If the right-of-way is purchased and the corridor is preserved, people can plan on the future route. He stated he feels it is more disruptive for the corridor to be uncertain and for people to have questions about the future of the road. Mr. Barnes stated the City could follow its transportation plan and hold to the

corridor that has been identified and it would not be necessary to purchase property for the right-of-way; instead, developers can be made aware of the location of the corridor and they will still be required to pay for the construction of the road. Council Member Swanson stated that the current City Council and Planning Commission may follow the plan, but there is no way to control future City Councils and Planning Commissions and ensure they follow the plan without the corridor being preserved through right-of-way acquisition. Council Member Bailey added that there may also be parcels of ground through the corridor that do not lend themselves to development and it will be more beneficial to those property owners for the City to purchase the property and they will not be required to pay for construction of the road at some point in the future.

Dave Hulme, 513 E. 1700 N., asked where the money is coming from to pay for the acquisition process (engineering and real estate services) aside from the money that will actually be used to acquire property. Mayor Taylor asked Doug Larsen from Weber County to answer that question. Mr. Hulme asked if the \$2.64 million is enough to pay for all of the right-of-way that needs to be purchased and, if not, what money will be used to pay for the rest of the property. Mr. Larsen provided the audience with a brief education regarding that makeup of the corridor preservation fund and noted the funds awarded to North Ogden can be used to purchase the right-of-way for the road as well as cover the engineering services, etc. If there is no sufficient funding to complete the right-of-way acquisition, the City has the opportunity to come back to the County and ask for an amendment in the form of more money to complete the project.

Ms. Parkinson re-approached and asked how eminent domain would be used for properties whose owners refuse to sell. She asked if the amount the property owner would be paid for their property would be less through the eminent domain process. Ms. Bachman stated that under the eminent domain process an appraisal would be conducted and the property owner would be paid the value at the time; property owners can choose to take the money now or take money in the future depending upon a future appraisal. Council Member Swanson stated eminent domain does not provide the City the opportunity to pay a lower amount for property acquisition.

Mr. Aragon re-approached and asked why the road from 1700 North southward is much wider than the rest of the corridor; this will require the taking of more of his property and other property owners in that area. Mr. Hartvigsen stated the right-of-way for the road in Ogden is 100 feet and the width of the portion of the road east of Green Acres Elementary is already 100 feet, so it is natural to provide the same width on the distance of the road between 1700 North and the Ogden City border. The width of the road from 2100 North northward will be 80 feet.

Ms. Woelich re-approached and stated that she understands the appraisal process that will be used to determine the purchase offer that will be made by the City, but she wondered what negotiating ability the landowner has and who will represent them. Ms. Bachman stated that landowners can use another real estate professional or an attorney to represent them. She stated she represents the City, but her goal is to reach a good agreement for everyone; sometimes a property owner knows something about their property that makes it more valuable than was determined through the appraisal process. Ms. Woelich suggested that the landowners are at a disadvantage. Council Member Swanson stated it is important to keep in mind that this process only applies to willing land sellers and the City is not forcing anyone to sell their home or

property at this point in time. He reiterated property owners have the ability to hire someone to represent them. Ms. Woelich stated she understands what is being said, but many people do not want to sell their land but feel they have no choice but to do so. Council Member Satterthwaite stated he feels there are restrictions in place that ensure Ms. Bachman will offer a fair price to all property owners. Mayor Taylor agreed. He stated the process is not perfect, but it is necessary to provide reasonable transportation accommodations when living in an urban environment. The City wants to be fair to the landowner when purchasing property that will improve the quality of life in the City.

Max Barker, 2387 N. Fruitland Drive, stated his property has been designated greenbelt and he wondered if the road will impact that designation. He stated he has been told in the past that if part of his ground is sold he will be required to subdivide the remainder. Ms. Bachman stated that typically the entity purchasing the property will pay the rollback taxes for the portion of property that will no longer be greenbelt and that could amount to a fair amount of money. She inquired as to the size of Mr. Barker's property, to which he answered 20 acres. Ms. Bachman stated she suspects the remainder of the property will still qualify to be designated greenbelt. Discussion ensued regarding whether the remainder of the property would need to be subdivided if a portion were sold, with the Council concluding they did not feel that would be the case.

Susan Riggs, 710 E. 2100 N., stated that when North Ogden applied for corridor preservation funds the application expressed that the City was most interested in developing the connection between 3100 North and 2600 North because it would be the greatest value to the City and she asked if that is still the feeling of the City. Mayor Taylor stated that the current Governing Body was not seated at the time of the application and currently there are no plans in the City to build segments of Monroe Boulevard at this time or at any time in the future. Ms. Riggs then stated that when the application was approved, the estimated cost to construct Monroe Boulevard was \$12,609,000; the City only received \$2 million for corridor preservation and she asked if North Ogden has received the remaining \$10 million for roadway construction costs and, if not, who will pay for the road. Ms. Riggs stated the developers will pay for the construction of the road; the City has not asked for any money to build the road because the City has no current plans to finish the road. Council Member Swanson stated that even if the City were to set a priority for the sections of road to be developed, it would have no control over the project because the road will only be built as development occurs.

Deborah Barnes, 1081 E. 3400 N., addressed eminent domain; the City has said no one will be forced to sell their property, but the Council has also said eminent domain may be used at a point in the future. She stated she considers eminent domain to be a hammer; she worked for a municipality that used eminent domain and fair market value is subjective. She never saw someone get fair market value for their property when selling it under eminent domain. She cautioned the residents to be aware and leery; eminent domain is a scary thing and should not be used lightly. Council Member Swanson stated that eminent domain is only a tool that would be used as an absolute last resort; the City will negotiate as much as possible to avoid using eminent domain. Ms. Barnes stated she has heard that many times. Mayor Taylor added that eminent domain is a tool that has been used in the City in the past when purchasing property to construct 2700 North, which is a road that nearly every citizen likely uses on a daily basis. Government

entities have the ability to use eminent domain for the public benefit and it is not possible to say with certainty that it will not be used in the future for the Monroe Boulevard project.

Doug Bronson, 2363 N. 575 E., asked if the road is only being considered for traffic relief or if there are other reasons, such as traffic diversion. Mayor Taylor stated there is a grid system that has been laid out for the City to try to distribute traffic relatively evenly; the center strip of the City around the Monroe Boulevard corridor has the highest density in the City and the road is needed. Mr. Bronson asked who will actually use the road; North Ogden is spread fairly wide and he expects the only people that will use the road are those living on the northeast side of the City. Mr. Bronson stated the road will truly not benefit the entire City if only the people living close to it will use it. Council Member Bailey stated that Monroe Boulevard will benefit the City by relieving traffic issues on Washington Boulevard or Mountain Road. He referenced the traffic study that has examined traffic patterns and noted it concluded that it indicates how that relief will take place. Mr. Bronson stated it will be necessary to make the road attractive in order to drive traffic to the road; the road will likely be a thoroughfare with a speed limit of 35 miles per hour or higher and that will degrade the value of the properties along the road. Mayor Taylor stated that he lives on a major collector street and he personally loves his home and his neighborhood; he does not feel that living on a thoroughfare is a death sentence for property owners. Council Member Satterthwaite stated the City regularly hears complaints from people driving on east/west streets trying to access Washington Boulevard and the traffic study indicates that Monroe Boulevard will help address those problems.

Duane Parker, 777 E. 3000 N., stated he attended the last meeting regarding Monroe Boulevard and there were concerns expressed regarding connecting North Ogden to Ogden, which will invite crime from the Ron Claire neighborhood into the City and he asked if that is still a concern. Council Member Urry stated he feels those concerns were put out by people that did not know the actual crime statistics for the Ron Clair neighborhood. He stated he asked the Police Chief to check into the number of crimes that are committed in North Ogden by non-residents and he will report back once he receives that information. He stated that there is plenty of crime in North Ogden already. Mayor Taylor stated that the City is already connected to the Ron Claire neighborhood by Mountain Road and Washington Boulevard and there has not been much crime associated with that connection; he does not feel the connection of Monroe Boulevard will increase the crime rates in the City. He then asked how the North Ogden residents who do not live on the hill would feel if those living on the hill said they do not want to be connected by a street; he personally feels that mentality is elitism and he does not believe crime rates will increase. Mr. Parker stated he would be concerned if the City chose to do something that will increase the City's exposure to additional crime. He stated when driving the section of Monroe Boulevard that runs through Ogden it is possible to see drug deals and other crimes happening all the time. Council Member Urry asked Mr. Parker if he knows who the drug dealers are that live on Monroe Boulevard, to which Mr. Parker answered no. Council Member Urry asked Mr. Parker how he knows drug deals are going on. Mr. Parker stated he has seen exchanges. Council Member Urry stated he drives Monroe Boulevard three to five times per week and he has never seen what he has perceived to be a drug deal and he is tired of people saying things that they have no proof of. Mr. Parker stated he has no proof, but he has concerns. Council Member Urry stated that he has concerns as well, but he will not cast aspersions upon people when he does not know what is happening; most of the time when he drives Monroe

Boulevard he does not even see people outside of their homes. Mr. Parker inquired as to the time of day Council Member Urry drives Monroe Boulevard, to which Council Member Urry responded all hours of the day. Council Member Swanson echoed Council Member Urry's comments and noted that due to his profession he visits the homes of Ron Claire residents on a very regular basis and he has never seen a drug deal happening the way Mr. Parker is described. He added that if Mr. Parker were to speak to the Police Chief to learn about drug deals happening in North Ogden he would likely be quite surprised at what is happening in his own community. He cautioned everyone to be very careful not to buy into the elitism mentality because it does not accomplish anything and will, instead, divide the community and create fear. Council Member Satterthwaite agreed.

Peggy Barker, 2553 N. Fruitland Drive, stated she sees this issue as a struggle between quality of life and values. She stated that progress is seen as more growth, more houses, and less open fields and wildlife. If that is the direction the City wants to go it is necessary to build more roads. She stated that if people do not like what development brings with it, they should be encouraged to move elsewhere because North Ogden is moving into the future. Mayor Taylor stated that it is not the City's decision to push development; all residential properties have been developed at the decision of private property owners. Council Member Swanson stated that he loves open spaces and will miss seeing open space as it disappears, but the only way to preserve the open space would be to purchase the property and disallow against development and it would not be possible for anyone to do that.

Cindy Smoot, 2930 N. 750 E., asked who will pay the utility bills for property that is sold but leased back to the former property owners. Ms. Bachman stated that would be worked out in the lease agreement for the property. Ms. Smoot asked who will take care of weeds on the property. Mayor Taylor stated that the City will maintain the properties and response from the City will be complaint driven. Ms. Smoot then stated that she taught in a school in Ron Claire and she has been in a lot of the homes in the neighborhood and she is surprised by the comments that have been made; there is a huge difference between North Ogden and Ogden residents and she believes people have seen drug deals on Monroe Boulevard. Council Member Urry stated he grew up in inner City Ogden and neither he nor any of his siblings did drugs; he does not think that where a person lives will cause them to do drugs and those decisions come from the values children are taught in their homes.

Matt Smoot, 2930 N. 750 E., agreed this is a quality of life issue. He wondered if the majority of the residents in the City want open space and are willing to handle more traffic if the City Council is willing to support that desire. He asked each Council Member to respond. Mayor Taylor stated that even if people want open space, the City cannot prevent property owners from developing their property, which requires the construction of roads. He stated the City is not forcing anyone to turn their property into a subdivision even if a road is running through it. Mr. Smoot asked if the Mayor and City Council are willing to follow the will of the people if they want open space preserved. Mayor Taylor asked how such an action would be established. He also wondered how other residents feel about the road running through their neighborhoods being used to handle traffic that should have otherwise been fairly and evenly distributed. He stated he feels traffic should be evenly distributed, which includes throughout the neighborhoods around the Monroe Boulevard corridor. He stated the idea that roads should be located

everywhere else for Mr. Smoot to use, but not near him does not work. Mr. Smoot stated he is not talking just about himself, but rather he is talking about the entire City and he asked if the Mayor and Council would be supportive of an action if the entire City declares they do not want a new road running through the middle of the City.

Council Member Satterthwaite stated the City's General Plan has included the roads that have been discussed this evening for some time. He added the transportation plan and traffic study provide compelling reasons as to why the road is needed. He stated that everyone in the City has the ability to provide input regarding the update of the General Plan and to state what kind of development and growth they would like to see in the City. It is important to keep in mind that roads are integrated into quality of life, as are many other amenities in the City and some give and take is necessary. Mr. Smoot stated his question has not been answered.

Council Member Swanson stated there are several problems with the question; one is that it is an oversimplification of a complex issue. He asked how the feeling of the citizens would be measured. Mr. Smoot stated this is not a political question. Council Member Swanson stated that he is trying to answer the question. Mr. Smoot challenged Council Member Swanson and Mayor Taylor declared him out of order. Council Member Swanson stated he is simply trying to understand how the feeling of the entire citizenry would be gauged. The simple answer is that of course the City Council would listen to the majority of residents, but the question is much deeper. Anyone that has ever formed a survey or asked a question knows that how the question is asked will greatly determine the results of the survey. He stated it is not a simple question and it is not easy to answer. Mr. Smoot stated he is trying to understand what is in the City Council members' hearts. Council Member Swanson stated his heart is in doing what is best for the 18,000 residents of North Ogden City and if all 18,000 residents said they were willing to wait for an extra 10 minutes at the traffic signal at 2600 North and Washington Boulevard because Mr. Smoot does not want traffic near his property he will support that desire. He stated the reality of the situation is not that simple and the metric is not as easy as Mr. Smoot is indicating. Mr. Smoot stated that he feels the fair way of taking action on the issue is to let the majority of the residents' voice be heard. He stated he feels the decision is being made without any care being given to what the people want and just because a road is on the master plan does not mean it needs to be built.

Council Member Bailey stated that his experience on the Council over the past three years has been taking great care in making the best decisions as possible for the entire City; there are limitations because it is not possible to poll the entire citizenry regarding every issue being decided upon by the City Council. He stated he feels this decision has not been short sided or short circuited and it certainly has not been made without a great amount of thought from every involved party. He has heard from many residents and the feedback he has experienced is that by a ratio of 10 to 1 the citizens favor the road being extended and continuing to upgrade the transportation in the City.

Council Member Urry stated that if the Council did not care about how the citizens feel they would not be having this meeting. The Council is charged with being visionary. When he campaigned for election to the City Council his campaign literature explained that he was in

favor of Monroe Boulevard and he won his seat by 38 votes. He stated he will vote his conscience on this issue.

Council Member Stoker stated in her heart she is in favor of Monroe Boulevard; she has always known that the road was on the future plans for the City. She stated many people do not like the idea of the road and they may not deal with change well, but growth is in the future for North Ogden and she asked if any consideration has been given to whether future residents will want the road.

Mr. Smoot stated he simply wanted to see how each Council Member would answer the question.

Mary Beus, 1996 N. 700 E., stated there is a handful of people in the audience that have attended every meeting where Monroe Boulevard has been discussed and they are people that do not want the road to go through because it will negatively impact them; most of them are older people that wanted to retire and settle down in their final home in North Ogden. She stated she received an email from Mayor Taylor about the process to update the General Plan encouraging residents to get involved in how they want the City to look in the future. She was so upset that he took the time to send an email regarding a survey that asks residents how they want the face of buildings in the City to look, but he could not take the time to send an email about Monroe Boulevard. Half of the people do not like Smith's Marketplace; they do not want to live in Riverdale or Layton, but she was told that at least 600 people voted for it. She wondered how people voted for it because the rest of the thousands of people did not know they had an opportunity to vote. Residents want to come home to their quiet neighborhoods and this road will disrupt the entire City. She is very upset about the jokes that are being made because this is very serious to her and it is her life; she stated the residents in North Ogden should be given the opportunity to vote and, at the very least, a survey should be conducted.

Mayor Taylor echoed Council Member Urry's comments that the fact that the City Council is holding this meeting proves they care about the citizens' opinions. This issue has been voted upon by previous City Councils. The City has held an open house regarding the Monroe Boulevard project and all adjacent property owners received notification of that meeting personally delivered to their home. The meeting was also publicized on social media and in the newspaper to get the community involved. He referenced the recommendation to put the road to a vote and noted that has never been done with any other road project in the City. He again referenced 2600 North and wondered if that project would have been approved by a vote of the people and how the City would be functioning today without that road. He stated the City follows a system where representatives are elected and the representatives of the City for the past several decades have put the planning for the road in place. He stated there may be some humor to lighten the mood in this painful process, but everyone takes this issue very seriously; he knows many people in this room personally as all of the Council Members and they do not take this decision lightly. They know this project will affect the lives of those in the room tonight, but it will also affect the lives of everyone living in the City if roads are not built to accommodate the traffic in the City. All residents care about their children and their safety, but pushing the burden from one neighborhood to another is not right. It is necessary to build roads throughout the entire City to carry the traffic throughout the entire City and that is what the people have

elected the City government to do. It is not a decision that is made lightly and the road will not even be constructed while the current Council is in office.

Council Member Satterthwaite stated that he and one other member of the City Council were elected just over a year ago and during election debates they were asked if they were in favor of the Monroe Boulevard project and their answer was yes; the fact that they were elected is some indication of how the residents of the City feel about the project. He stated he has watched with some disdain as former members of the City's governing body have said that this is not a democracy and they would make decisions that they were elected to make without input. He stated the current City Council is asking for input to make a decision. He stated the Council and Mayor are concerned about doing what is in the best interest of the City.

Council Member Swanson stated that it is important to understand what the Council has the power to control; the Council cannot stop development based solely on the desire to maintain open space. The private property owners are the only party that can control development and development necessitates roads. He stated he would be perfectly happy to see North Ogden stay as it is now; he feels it is wonderful, but the reality is that people will continue to develop their land, which will require additional infrastructure improvements. The Council is charged with looking at what must be done in the future to make North Ogden stay as nice as it possibly can while development continues.

Council Member Urry stated that there are many people that live in the City, including himself, that would not otherwise live here if previous City Councils halted development. Like it or not the City will continue to grow because landowners will continue to sell their land for varying reasons.

Randy Wind, 2412 Barker Drive, stated the group present this evening is not representative of the entire City of North Ogden. He stated he has watched the City Council work over the past year and he admires what they are doing; the City is blessed to have a Council with their vision and that will show the residents the plans that will provide for the City now and into the future. As the Mayor pointed out, the City Council and Mayor will not be in the same positions in 10 years when Monroe Boulevard is constructed, but the future elected officials and residents will benefit from the work that is being done today. He stated he has seen cities that fail to plan and they end up with awful traffic and infrastructure problems. He stated the City is so fortunate to have a group of people that is willing to spend the time to study the issue and make these difficult decisions that will benefit the entire City.

Steve Rasmussen, 1092 E. 3250 N., stated he moved to North Ogden 44 years ago and has lived in different neighborhoods; he moved to the City because he liked the rural atmosphere and the fact that he did not feel like he was living in a big city. He stated he would like for the City to stay more rural rather than continue to develop to the point that the rural flavor is lost, but one of the other reasons he moved to North Ogden is because he does not like traffic. He stated he knows it is not practical to stop development and stop people from moving to a place that is a good place to live. He knows there is a lot of concern about Monroe and the impact it will have on property owners, but he understands that things need to be done to relieve existing and ever growing traffic congestion in the City. If Monroe is not built, something else will need to be

built or traffic conditions will continue to degrade and in 10 years the City will be in a much worse position than today.

Mr. Hulme re-approached and stated that he appreciates the City Council and Mayor are in a difficult position relative to this decision and that is what they have been elected to do. He discussed development around him and stated he was originally opposed to it, but he understands that people have the right and freedom to develop their property. He stated he prefers freedom to open space. He addressed Mayor Taylor's earlier comments regarding the use of the corridor preservation funds for the project and noted it is important that no one forget where the money came from; North Ogden is one of the wealthiest communities in Weber County and he is sure the residents paid a disproportionate share of the money that makes up corridor preservation funding. He stated he wants to make sure the City's landowners that will be asked to sell their property for the right-of-way are fairly compensated. He stated that the entire County would be better off if entities chose not to take tax dollars that they do not truly need and he suggested that as the road extension is further investigated that the City make every effort to minimize the impact on the landowner. He stated Mr. Aragon's comments reminded him that it is important to only take what is needed and no more; on 700 East where the road is 100 feet wide it would be a good idea to install a landscaped median in the middle of the road that would beautify the neighborhood and improve the ease of the transition from a 100 foot road to an 80 foot road near Mr. Aragon's property. It would also make street crossing for school children easier. He concluded that he appreciated the sacrifice of the residents and the sacrifice the Council and Mayor are making at this point in time and he agreed that something needs to be done now before traffic problems get worse.

Bob Buswell, 962 E. 3025 N., stated that when he returned from his LDS mission he was surprised to see new homes between his property and Ben Lomond. His father told him a story about another family whose son returned from his mission and was upset to find that his family had sold their property, which allowed the Buswell family to build their home and block their view of Ben Lomond.

Brent Anderson, 709 E. 2100 N., stated Monroe Boulevard will affect he and his family greatly, but sitting through this meeting and listening to both sides has allowed him to understand the conflict. It is his feeling that the City Council already knows the project is going to happen and what is frustrating to many of the people that will be impacted by the project is that it seems the Mayor and City Council do not care. He stated he has many friends that live along Monroe Boulevard and he does believe that extending the road will be an avenue to allow many undesirable behaviors to seep into North Ogden. He reiterated he will be directly affected by the project because the road will run east of his property and his question is how the City will ensure safety for the kids that need to cross a 35 mile per hour road to get to school.

Mayor Taylor stated that he respects Mr. Anderson's opinion that he or the Council may not care about the people that will be impacted by the road, but he assured him that they do care. If the measurement of caring is that the road project will be stopped, he does not think that measurement can be met. The fact that the Council has spent hundreds of hours researching and discussing the project proves that they care. They must also think about what is best for all other citizens in the City; it is necessary to try to balance traffic throughout the entire City. He then

noted there will be many different safety measures used to ensure kids are able to cross the street to get to school, such as safe sidewalks, signalized crossings, raised crosswalks, crossing guards, etc.

Council Member Swanson encouraged the citizens to provide suggestions or ideas regarding improvements that can be made to the road to ensure safety. Mr. Anderson stated he will do that. Mr. Hartvigsen referenced some of the traffic calming measures that will be used on the road.

Council Member Urry suggested that further investigation be done regarding the design of the road, specifically related to street crossing methods and aligning road widths. He added that many schools in Ogden City are located on busy roads and they have found ways to safely cross students to and from school.

Mike St. James, 3644 E. 575 E., stated he has lived in many communities and has been in North Ogden since 2002; he feels North Ogden has one of the finest local government cores that he has seen in his life. People are willing to listen and accept input and he feels the Mayor and Council has a lot of integrity. He thanked them for not 'kicking the can down the road' for another 10 or 20 years, which would be the easy thing to do. It is not possible to keep people from moving to North Ogden; all the City can do is decide if the layout of the City will be messy or well thought out. He stated he has seen the Council and Mayor take a lot of abuse about this issue and he appreciates the tough job they are doing. He is gratified that he voted for the people he voted for and he feels the Council is doing a fine job. The City owes something to its future generations and they will benefit by the work the City is doing now. The kids that grow up in this community will be able to look back and be grateful for the work being done and the decisions being made.

#### **4. COUNCIL/MAYOR/STAFF COMMENTS**

Council Member Stoker appreciated everyone that has been willing to voice their thoughts and opinions. She stated the City Council may not always agree with one another, but they find a way to discuss and listen to one another and reach a resolution. She stated that everything that has been said will be taken into consideration and she encouraged everyone to stay involved in the process.

Council Member Urry stated that he campaigned hard against Mayor Taylor, but he wants everyone to know that he has been very pleased with the job he is doing as Mayor and how he has worked with the Council. The Council does not always agree, but they find a way to come to a consensus and do what is best for the City. He concluded the decisions the Council will make will be made for the best of the entire community.

Council Member Bailey stated he is sorry the Council is charged with making hard decisions, but that is part of their job. No decision is made for personal reasons and he has never worked with a harder working group of people that takes so much time to discuss and investigate all issues to make the right decisions.

Council Member Swanson thanked everyone for their attendance and stated he is grateful they attended and voiced their opinion no matter what side of the issue they are on. This is what makes America and this form of government great. The opportunity for him to serve has been wonderful and he is grateful he has had the chance to get to know so many different people, even if he disagrees with them.

Council Member Satterthwaite also thanked everyone for attending and stated he appreciates all input that has been offered as it is extremely important to help government function. He added the Mayor has made efforts to get the word out to everyone that will be impacted by this decision and it is a credit to North Ogden City that there are so many people in attendance this evening.

Mayor Taylor stated that he spent three years of his life in other countries like Iraq and Afghanistan where meetings like this do not take place. That is why he loves this country and the ability for everyone to disagree and express their opinions and hopefully still be able to shake hands at the end of the night as fellow North Ogden citizens and Americans. He stated he respects everyone and what they said and he appreciates everyone that has been involved.

## **5. ADJOURNMENT**

**Council Member Satterthwaite motioned to adjourn. Council Member Bailey seconded the motion.**

### **Voting on the motion:**

<b>Council Member Bailey</b>	<b>aye</b>
<b>Council Member Satterthwaite</b>	<b>aye</b>
<b>Council Member Stoker</b>	<b>aye</b>
<b>Council Member Swanson</b>	<b>aye</b>
<b>Council Member Urry</b>	<b>aye</b>

**The motion passed unanimously.**

**The meeting adjourned at 10:35 p.m.**

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Brent Taylor, Mayor

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S. Annette Spendlove, MMC  
City Recorder

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Date Approved