NORTH OGDEN CITY

SETTLED 1851

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

May 26, 2026

The North Ogden City Council convened on May 26, 2026, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah Public Notice Website on May 20, 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 Dalpias	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member
Steven Nabor	Council Member

STAFF PRESENT:

Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner II
Scott Hess	Community and Economic Development Director
Timm Dixon	City Engineer
Katie Gerard	Human Resources Director
Casey Hunsaker	Treasurer
Bryce Nelson	Administrative Services Manager/IT

VISITORS:

Kevin Burns
Jason Westbroek
Genneva Blanchard
The Moorhead Family
David Hogan

0:00:01 Mayor Barker called the meeting to order. Council Member Nabor offered an invocation and expressed appreciation for the support and guidance he has received since joining the City Council. He thanked Mayor Barker for his leadership and assistance, fellow Council Members for their support and encouragement, and City staff, including City Manager/Attorney Jon Call, for their professionalism and helpfulness. Council Member Nabor also recognized Casey Hunsaker for receiving the President's Award from the Utah Association of Emergency Managers and for achieving emergency management certification, noting the City's commitment to safety and the contributions of public works staff. He concluded by expressing gratitude for the opportunity to serve and invited those present to join in the Pledge of Allegiance.

PRESENTATION

1. POND ENHANCEMENT PROPOSAL

0:3:18 Falcon and Titan Moorhead presented a proposal to enhance the pond near the North Ogden Equestrian Park at no cost to the City through a phased volunteer effort. Falcon explained the first phase would include removing cattails and weeds to clean the pond area, followed by efforts to improve water quality using vegetation, water treatment methods, and a portable solar aerator. They also proposed future fish stocking to create a small fishing opportunity and reduce mosquitoes. Council Members expressed appreciation for the initiative, commended the youth for their effort and presentation, and discussed the importance of ensuring compliance with applicable permits and regulations through the Utah Division of Wildlife Resources and Mosquito Abatement. Discussion included the pond's function as a storm runoff basin, potential concerns with fish migration during drainage events, and long-term sustainability of the project. Mayor Barker and staff encouraged Falcon and Titan to coordinate with the Utah Division of Wildlife Resources and return with updates before moving forward with fish stocking, while indicating support for beginning general pond cleanup efforts.

CONSENT AGENDA

2. CONFLICT OF INTEREST DISCLOSURE

0:12:53 No Conflict of Interest was disclosed.

3. DISCUSSION AND CONSIDERATION OF APRIL 28, 2026, AND MAY 5, 2026 MEETING MINUTES

0:13:30 **Council Member Nabor motioned to approve the City Council Meeting Minutes as presented. Council Member Pulver seconded the motion.**

All those in attendance voted aye.

4. POLICY – CASH RECEIPTING

0:14:03 Treasurer/Emergency Manager Casey Hunsaker presented revisions to the City's cash receipting and handling policy following prior Council discussion. Casey explained updates made in response to Council feedback, including revised language clarifying the City Treasurer's authority to designate approved transaction locations and the addition of provisions related to petty cash and impressed funds, which will be monitored and randomly audited throughout the year. Casey noted that internal cash-handling controls for security purposes would remain confidential and emphasized the importance of annual policy review and staff training to ensure proper cash handling practices amid employee turnover. Council discussion included employee training requirements, regular follow-up with staff handling cash, and ongoing random audits to ensure compliance. Council Members expressed appreciation for the revisions and discussed bringing the policy forward for annual review and adoption.

Council Member Pulver motioned to approve the Cash Receipting Policy. Council Member Nabor seconded the motion.

All those in attendance voted aye.

Council Member Dalpias motioned to recess the Public Meeting and Reconvene as the Redevelopment Agency. Council Member Watson seconded the motion.

All those in attendance voted aye.

REDEVELOPMENT AGENCY AGENDA

5. RDA GRANT AMENDMENT – BIG O TIRES AND LOCK IT UP STORAGE

0:19:48 CED Director Scott Hess presented proposed amendments to previously approved Redevelopment Agency (RDA) grant awards for Big O Tires and Lock It Up Storage to allow additional eligible project improvements while maintaining the intent of expending awarded RDA funds. Scott explained Big O Tires requested flexibility to use funds for exterior building improvements, drainage, and asphalt repairs, and secondary water-related improvements, while Lock It Up Storage requested modifications to allow enhanced landscaping and trail-related improvements associated with the Coldwater Creek Trail and adjacent property improvements. Board discussion focused on the original intent of the RDA awards, the economic development value of the proposed amendments, project delays, risks associated with leaving unspent RDA funds after the RDA sunset period, and uncertainty regarding guidance from the State Auditor related to project completion timelines and dormancy periods.
Big O Tires owner Jason Westbroek addressed the RDA Board regarding project delays caused by permitting, Utah Department of Transportation approvals, secondary water requirements, and seasonal business constraints, requesting additional time to complete the originally approved parking lot expansion project while retaining flexibility if circumstances required project modifications. Board Members discussed balancing the original economic development objectives of the grants with the need to maintain flexibility for project completion, concerns regarding state compliance requirements, and potential timelines for expenditure of the remaining funds.

Board Member Dalpias motioned to approve the RDA grant amendments for Big O Tires and Lock It Up Storage as presented by staff, with an expiration date of June 2027 for use of the funds. Board Member Carney seconded the motion.

Voting on the motion:

Board Member Dalpias	**aye**
Board Member Pulver	**aye**
Board Member Watson	**nay**
Board Member Carney	**aye**
Board Member Nabor	**nay**

The motion passed 3 -2.

Board Member Watson motioned to close the Redevelopment Agency Meeting and reconvene the Public Meeting. Board Member Pulver seconded the motion.

All those in attendance voted aye.

ACTIVE AGENDA

6. PUBLIC COMMENTS

1:19:16 No comment was made.

7. PERSONNEL POLICY – UTAH RETIREMENT SYSTEMS (URS) SERVICE CREDIT BUYOUT

1:19:37 Human Resources Director Katie Gerard presented a proposed personnel policy provision allowing the City to consider employer-paid Utah Retirement Systems (URS) service credit buyouts as part of retirement or separation agreements for eligible employees. Katie explained the proposal would allow a City contribution of up to $20,000 toward URS service credit purchases for employees within five years of retirement eligibility who have at least 25 years of service with North Ogden City, subject to budget availability, URS approval, and final approval by the Mayor and City Council. Discussion focused on how the policy could support succession planning, budgeting, and workforce transitions, while also benefiting long-term employees. Council Members discussed the potential need for notification deadlines during the budget process, differences between Tier 1 and Tier 2 retirement systems, public safety retirement eligibility, long-term employee tenure trends, and the importance of maintaining consistency and fairness if the benefit were offered to eligible employees. Katie noted the proposal would be included in the personnel policy and offered to provide additional workforce tenure information and URS guidance for future consideration.

Council Member Dalpias motioned to approve the proposed personnel policy provision regarding Utah Retirement Systems service credit buyouts as presented. 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.

8. CITY SERVER PURCHASE

1:29:49 Administrative Services Manager/IT Specialist Bryce Nelson presented a request to move forward with the purchase of a new City server during the current fiscal year rather than waiting until the next budget year. Bryce explained that server costs have increased by approximately $5,000 since January, and additional increases are anticipated before July 1. He noted that the purchase is already included in the tentative budget for the upcoming year, but purchasing the server now would help avoid further cost increases. Bryce stated the current equipment is at the end of its useful life and has already been extended for several years. Council discussion focused on smoothing technology costs across budget years, avoiding overlap with election-year expenses, and clarifying the City's server replacement cycle. Bryce explained that the City has two servers and is working toward a planned replacement schedule, with the second server anticipated for future replacement.

Council Member Nabor motioned to approve moving the server purchase from the upcoming budget year into the current fiscal year and authorize the purchase of a new City server. 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.

9. ZONING MAP AMENDMENT – ORDINANCE 2026-13 REZONING PROPERTY LOCATED AT 1155 E 2750 N

1:33:29 Planner Ryan Nunn presented Ordinance 2026-13, a proposed zoning map amendment for property located at 1155 East 2750 North. Ryan explained the property was split-zoned, with the northern portion zoned Rural Residential RE-20 and the rear portion zoned Single Family Residential R-1-10, even though the rear portion contained existing agricultural uses. He stated the zoning inconsistency appeared to have resulted from two previously separate parcels being combined without the zoning being updated. The property owner requested the rezone to make the entire property RE-20 so the agricultural uses could continue consistently across the property. Ryan noted the Planning Commission held a public hearing and recommended approval. Council Members expressed support for the request, noting it would clean up the split zoning and preserve the rural residential/agricultural use of the property.

Council Member Watson motioned to approve Ordinance 2026-13, rezoning property located at 1155 East 2750 North from Rural Residential RE-20 and Single Family Residential R-1-10 to solely Rural Residential RE-20. 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.

10. PUBLIC HEARING – VACATION OF PUBLIC STREET

1:36:59 CED Director Scott Hess presented the proposed vacation of a portion of Jake Drive located near approximately 3900 North and 1060 East. Scott explained that the right-of-way had originally been dedicated as part of the Chad Stevens one-lot subdivision to provide frontage for a single-family home that is now under construction. The property owner later acquired additional surrounding property and proposed a small subdivision on a private drive, which required vacating the previously dedicated portion of Jake Drive. Scott stated that, under State code, the Council needed to consider whether good cause existed for the vacation and whether the vacation would materially injure the public interest or any individual property owner. Staff indicated that good cause existed because the vacation would return the area to private ownership and remove the City's obligation to maintain that portion of right-of-way, and that no surrounding property owner appeared to be materially injured because the requesting property owner owned the affected surrounding property.

Council Member Pulver motioned to open the public hearing. Council Member Watson seconded the motion. The motion passed unanimously.

1:40:44 Dave Hogan, a North Ogden resident, asked questions regarding snow removal, snow storage, and emergency access if the road became private and a gate was installed. Staff explained that the public road would remain public up to the gate and that the City would continue snow removal on the public portion using a combination of regular plows and smaller equipment as needed.

Mayor Barker also explained that emergency access would be maintained through required fire department access equipment, such as a lock box or gate access system.

Council Member Pulver motioned to close the public hearing. Council Member Carney seconded the motion. The motion passed unanimously.

Following the closure of the public hearing, the Council discussed whether to proceed with the vacation by ordinance or through recordation of the final subdivision plat. Staff noted that the vacation could be completed through the plat process, and the Council expressed support for proceeding in that manner.

Council Member Pulver motioned to approve the vacation of the applicable portion of Jake Drive as discussed, by recordation of the new subdivision plat. 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.

11. DEVELOPMENT AGREEMENT – ORDINANCE 2026-14, ADOPTING A DEVELOPMENT AGREEMENT FOR THE HIDDEN HILLS SUBDIVISION

1:49:44 CED Director Scott Hess presented Ordinance 2026-14, adopting a development agreement for the Hidden Hills subdivision.

Scott explained that the subdivision is located in the same general area as the Jake Drive vacation and had received preliminary subdivision approval from the Planning Commission on May 6, 2026, with conditions requiring the Jake Drive vacation and a development agreement approved by the City Council. He described the proposed subdivision as an eight-lot, large estate-style private subdivision with development agreement provisions addressing building height, setbacks, accessory dwelling units, street length, utilities, and private street standards.

Scott explained that due to significant hillside elevation changes, the development agreement would allow home height to be measured from the average grade at the building footprint rather than from the top back of curb. The agreement would also allow flexibility for rear yard setbacks and accessory dwelling unit placement due to the property's slope and utility limitations. Scott further explained that the private street would exceed the City's standard block length, but the development would include a fire turnaround and remain subject to City Engineer and Fire Marshal approval before final plat acceptance. Utilities and streets within the development would be privately owned and maintained, and a gate would be placed at the end of the public portion of Jake Drive.

Council discussion focused heavily on trail preservation and public access through the area. Council Members expressed concern that existing user-created trails could be lost or disrupted as homes are constructed, particularly because the subdivision will be gated. Staff recommended that the development agreement require a trail easement and trail construction coordinated with the neighboring Wasatch Hills property to provide a future connection to Forest Service land.

The applicant's representative, Genneva Blanchard, stated the development agreement already included trail language and that the applicant intended to construct the trail with the subdivision improvements, post signage, and reroute users for safety during construction. Council also discussed hillside height standards, the reason for the City's current height ordinance, water service, and possible future water tank needs in the general area. Staff requested approval with authority for minor non-substantive edits before final execution of the agreement.

Council Member Watson motioned to adopt Ordinance 2026-14, adopting a development agreement for the Hidden Hills subdivision, including the minor revisions provided by City Manager/Attorney Jon Call and protection of the trail as outlined during the meeting. Council Member Watson amended the motion to also include minor non-substantive edits by staff. Council Member Dalpias 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.

12. LAND USE DISCUSSION – 3100 N 450 E

2:10:23 CED Director Scott Hess presented a land use discussion regarding City-owned property near 3100 North and 450 East. Scott explained that staff were seeking Council direction on whether to continue exploring small-scale commercial use at the intersection, particularly due to the major transportation improvements occurring on Washington Boulevard and the high traffic volume at 3100 North. He noted that the City owns the property, which gives the City significant control over any future use, including the ability to determine whether to surplus the property, issue a request for proposals, and select a development concept that aligns with the City's goals.

Scott stated that staff were interested in whether the property could support a small commercial node that would improve the City's tax base, capture existing trips, and serve residents traveling through the area.

Council Members discussed the City's need to increase sales tax revenue and reduce reliance on property tax, while also acknowledging that nearby residents would likely have concerns about commercial development in the area. Discussion included potential uses such as a small market, coffee shop, barber shop, dental office, professional office, or convenience-related use. Council Members also discussed whether a gas station would create the greatest sales tax benefit, while recognizing that it would likely generate the strongest neighborhood opposition. Staff explained that even a quieter commercial use, such as an office or service business, could increase property tax revenue if the property were commercially zoned. Council Members discussed the possibility of issuing a request for proposals to better understand what types of businesses or developers may be interested, without committing the City to a specific project.

Public Works Director/ Assistant City Manager Dave Espinoza explained that staff needed timely direction because utility infrastructure decisions for the road project would need to be made soon.

If the Council wanted to preserve the option for future commercial development, staff could install larger utility stubs and infrastructure now, rather than having to cut into a newly completed road later. Council Members expressed support for preserving the City's options and directed staff to continue exploring the potential for commercial use at the property, including planning for appropriate utility infrastructure.
No formal motion was made. The Council gave direction for staff to continue pursuing the option of future commercial development at the City-owned property near 3100 North and 450 East.

13. CONTRACT – ADMINISTRATIVE HEARING OFFICER SERVICES

2:32:39 CED Director Scott Hess presented a proposed two-year administrative hearing officer services contract with Roger Baker. Scott explained that the administrative hearing officer serves as an independent third party for certain land use matters, including variances, appeals, and other appealed administrative decisions. He noted that Meg Ryan, with the Utah League of Cities and Towns, had previously served in this role for the City but did not renew her contract, and despite the City issuing requests for proposals twice over the past two years, no responses were received. Scott explained that, after seeking recommendations from the Utah State Land Use Ombudsman, staff contacted Roger Baker, a retired civil attorney, who submitted a proposal.
Scott stated that the City does not have a high volume of these hearings, averaging approximately one per year over the last five years, but the City is required to have a qualified hearing officer available.
Council discussion included clarification that the hearing officer would handle land use-related administrative appeals and variances, rather than general City administrative matters, and that hearings could be conducted virtually. Scott noted that the proposed cost would be higher than the prior contract and that staff may review the consolidated fee schedule to ensure those costs are appropriately passed on to applicants or appellants.

Council Member Nabor motioned to approve the two-year administrative hearing officer services contract with Roger Baker. Council Member Dalpias 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.

14. CITY COUNCIL PILLAR ASSIGNMENT UPDATE

Public Safety: Council Member Carney

2:37:07 Council Member Carney provided an update from the North Ogden Police Department. She reported that the department currently has one candidate in the background process for an open lateral police officer position. Council Member Carney also announced that the 40th annual North Ogden Police Department Golf Tournament will be held on Friday, June 12, at the Barn Golf Course. She explained that contributions from the tournament directly benefit families and individuals in North Ogden and the surrounding community by providing monetary support throughout the year and through the Sub for Santa program. The Police Department expressed appreciation to those who donate to and participate in the tournament.

Economic Development: Council Member Watson

2:37:56 Council Member Watson provided a Community and Economic Development update.
She reported that she contacted Building Official Nate Davis and that permits have now been issued for almost every building in Cooperstowne. She also noted that the apartments at Prominence Point are currently in the framing stage. Council Member Watson stated that the Fast Stop project, located at the corner of 1900 North and Washington Boulevard, is expected to come before the City Council soon.

Finance: Council Member Nabor

2:38:26 Council Member Nabor provided a Finance Department update. He stated that he is continuing to meet with and integrate with the City's financial team by attending monthly meetings. He noted that another meeting is scheduled for the following day and that he will continue supporting the finance team and assisting where needed.

15. PUBLIC COMMENTS

2:38:41 No comment was given.

16. MAYOR/COUNCIL/STAFF COMMENTS

2:39:33 Council Member Carney relayed a resident suggestion related to Earth Day and park tree donations. The suggestion was to explore whether the City could place donation boxes or signs with QR codes in parks to allow residents to donate toward trees for specific parks. Council Members discussed that staff could look into whether such a program would be feasible and how donations would be handled through City funds.

2:40:10 Council Member Dalpias commented on the pool season, noting that Memorial Day fell earlier and Labor Day falls later this year, which may provide additional operating time and an opportunity to increase pool revenue, depending on weather and operations.

Council Member Dalpias also raised concerns regarding the City's green waste burn, noting that smoke from the burn has generated complaints in prior years and appeared to have a greater impact this year due to weather and wind conditions. Council Members discussed resident health concerns, smoke impacts on homes and vehicles, and the possibility of exploring a chipper as an alternative to burning. Discussion included potential costs, removal or resale of chipped material, whether the expense could be funded through a budget amendment or phased capital planning, and whether other cities use green waste fees to fund similar services.

Public Works Director/Assistant City Manager Dave Espinoza stated staff could gather information on the cost of a chipper, chip removal, and related operational options and bring that information back to the Council.

Council Members also discussed the value of creating public information materials, such as a video or webpage, explaining the green waste process, constraints, and alternatives that have been considered.

2:47:55 Mayor Barker explained that the City burns only when authorized based on air quality guidance, but weather patterns can shift unexpectedly and affect smoke movement. He acknowledged the impacts experienced by residents and noted that the City tries to manage the burn as responsibly as possible.

Mayor Barker also provided an update regarding the Randalls' development agreement contribution to Green Acres Elementary. He reported that the developer had already paid the required playground contribution, Green Acres had reached its funding goal, and the playground would be installed.

17. ADJOURNMENT

Council Member Carney motioned to adjourn the meeting.

The meeting adjourned at 8:48 p.m.

Ryan M. Barker, Mayor

Rian Santoro
City Recorder

6·23·26

Date Approved