



NORTH OGDEN CITY

— SETTLED 1851 —

NORTH OGDEN CITY COUNCIL MEETING MINUTES

July 14, 2026

The North Ogden City Council convened on July 14, 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 July 9, 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:

Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Scott Hess	Community and Economic Development Director
Timm Dixon	City Engineer
Casey Hunsaker	Treasurer
Brian Eynon	Chief of Police
Peter Brown	Finance Director

VISITORS:

Mike Mabey	Lisa Arner
Reed Miller	
Diana Lea	

0:00:01 Mayor Barker called the meeting to order. Council Member Dalpiao offered the invocation/thought and led the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:01:40 No Conflict of Interest was disclosed.

2. APPROVAL OF THE JUNE 23, 2026, MEETING MINUTES

0:02:09 Council Member Pulver moved to approve the June 23, 2026, City Council meeting minutes. The motion was seconded and passed unanimously.

3. CONDITIONAL APPROVAL OF SUBDIVISION IMPROVEMENTS AT PT ESTATES

0:02:43 Public Works Inspector Dylan Hill presented the conditional acceptance of subdivision improvements for PT Estates, a three-lot subdivision recorded in August 2025. He reported that the sewer, culinary water, and secondary water connections had been completed, along with curb and gutter repairs. The roadway improvements were coordinated with the City's road project and had been chip sealed and slurry sealed. Sidewalk installation remained outstanding and would be completed before final approval or issuance of a certificate of occupancy with the building permit. Dylan stated that the completed improvements met City standards and recommended initial acceptance to begin the one-year warranty period. In response to a question regarding the possibility of future road widening, the Council noted that no current widening plans were in place.

Council Member Dalpiao motioned to approve the conditional acceptance of the subdivision improvements for PT Estates. Council Member Pulver seconded. The motion passed unanimously by voice vote.

ACTIVE AGENDA

4. PUBLIC COMMENTS

0:05:13 Reed Miller, a North Ogden resident, commented on the proper role of government in protecting individual rights, including life, liberty, property, and the pursuit of happiness. He encouraged the Mayor and Council to carefully consider the effect of government actions on personal freedoms and cautioned against prioritizing safety or convenience in ways that could gradually limit those rights.

0:06:45 Diana Lea, a resident of North Ogden, requested that the City encourage a locally owned restaurant offering wholesome, home-cooked food rather than additional fast-food establishments. She also expressed concern regarding continued residential development, population growth, traffic, and the availability of water to serve future residents. Diana strongly opposed the proposed Project Stratos development in Box Elder County and raised concerns regarding its potential effects on water resources, the Great Salt Lake, air quality, agriculture, and the environment. She emphasized the importance of addressing climate change and protecting natural resources for future generations. Mayor Barker explained that the Council generally listens to comments during the public comment period and may discuss the issues at a later time.

0:14:33 Lisa Arner, a North Ogden resident, expressed support for the proposed residential fence regulations, stating that some properties need additional security, privacy, and visual screening. She encouraged the Council to approve the item.

5. ZONING TEXT AMENDMENT TO 11-9M-15 RESIDENTIAL FENCE REGULATIONS

0:15:53 CED Director Scott Hess presented Ordinance 2026-21, amending the residential fence regulations to allow increased fence heights adjacent to retaining walls located along property lines. Scott explained that the amendment was requested by a resident and reviewed by the Planning Commission during a public hearing on July 1, 2026. The Planning Commission recommended approval with language clarifying that fence height would be measured from finished grade and that the retaining wall must average at least four feet in height to qualify for the exception. Scott described the different retaining wall and property-line configurations found throughout the City's hillside neighborhoods and explained that downhill property owners are often most affected visually by retaining walls they may not own or have the ability to maintain.

Under the proposed amendment, a downhill property owner could install an eight-foot fence when the adjacent retaining wall averages at least four feet in height, providing additional privacy, security, and visual screening. Council Member Pulver expressed support for the amendment, stating that downhill property owners are generally more affected by retaining walls. Council Member Dalpías also supported the proposal and stated that he had considered possible unintended consequences but had not identified any significant disadvantages. In response to questions from Council Member Watson, Scott clarified where fences could be installed, the responsibilities of retaining wall owners, and the potential liability of an uphill property owner if a retaining wall failed and damaged a downhill property or fence.

Council Member Pulver moved to approve Ordinance 2026-21, amending Section 11-9M-15 regarding residential fence regulations. Council Member Carney seconded the motion.

Voting on the motion:

Council Member Dalpías	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed unanimously.

6. INTERLOCAL AGREEMENT WITH WEBER COUNTY FOR SURVEY-RELATED SERVICES

0:23:36 CED Director Scott Hess presented an interlocal agreement with Weber County for survey and plat review services related to new subdivisions. Scott explained that final subdivision plats are currently reviewed by City staff, including the City Engineer, Planning Department, and Public Works Department, and developers are encouraged, but not currently required, to obtain review by the Weber County Surveyor. Approval of the agreement would not immediately make the County review mandatory; however, staff intends to incorporate it into the City's subdivision review checklist. Scott stated that County review would help identify ownership, title, signature, and other survey-related

errors before the final plat is printed, signed, notarized, and submitted for recording. The review fee is \$900 plus \$25 per lot and would be paid by the developer. Any applicable monument fee of \$400 per monument would also be paid directly to the County Surveyor's Office by the developer. Scott explained that the additional review would save time, reduce the need to reprint and re-sign plats, and involve the County earlier in the process. Rian Santoro agreed that Scott had accurately summarized the recording issues encountered by the City. In response to questions from Council Member Nabor, Scott clarified that the City would not be responsible for the review or monument fees and that other cities within Weber County have similar interlocal agreements allowing the County Surveyor to perform services within their jurisdictions.

Council Member Dalpias moved to approve Interlocal Agreement with Weber County for survey and plat review services related to new subdivisions. 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.

7. INTERLOCAL AGREEMENT WITH WEBER COUNTY SCHOOL DISTRICT FOR LAW ENFORCEMENT SERVICES

0:28:34 Police Chief Brian Eynon presented a proposed five-year interlocal agreement with Weber School District for school resource officer services. Chief Eynon explained that the agreement would continue SRO coverage at North Ogden Junior High while allowing the officer to visit and provide support to other schools within the City. Under the agreement, the School District's contribution toward the agreed portion of the SRO's wages and benefits would increase during the five-year term until the District pays the

full amount. In exchange, the City would assume responsibility for certain vehicle, equipment, and maintenance costs. Chief Eynon stated that the agreement would provide financial savings to the City and reduce the frequency of contract negotiations. Council Member Nabor asked about the phased increase in the District's contribution, compensation for officers working school special events, and the financial responsibilities associated with mutual-aid assistance at events outside the City. Chief Eynon explained that the District would pay officers for school-related special events, while assistance provided to neighboring law enforcement agencies would continue under existing mutual-aid practices.

Council Member Dalpías expressed support for the agreement and stated that he preferred having a North Ogden sworn officer serving in the school.

Council Member Carney motioned to approve the Interlocal Agreement with Weber School District for law enforcement services. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpías	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed unanimously.

8. CITY COUNCIL PILLAR ASSIGNMENTS AUPDATE

COMMUNITY UNITY:

[0:37:24](#) Council Members Dalpías and Pulver provided an update on the Community Unity pillar. Council Member Pulver reported that staff had been working on several community projects, including the pool bubble, dog park, and improvements to North Ogden entrance signs. Council Member Dalpías discussed the City's invitation to

participate in the Pioneer Days parade, and the Mayor, Council Members, and staff confirmed that the City would have sufficient representation.

EMPLOYEES:

0:38:58 Mayor Barker provided an employee update on behalf of Human Resources Director Katie Gerard, noting that the City was recruiting for a community service officer and lateral police officers or applicants nearing completion of the police academy. Mayor Barker also recognized Public Works, Parks, and other City staff for their work during Cherry Days, recent waterline breaks, and extreme summer temperatures. He reported that nine water leaks had occurred in one area and that the affected waterline was being replaced.

0:40:35 Council Member Pulver requested that the City develop measurable metrics for each community pillar rather than relying solely on verbal status updates. City Recorder Rian Santoro explained that the pillars were intended to encourage Council Members to engage with departments and evaluate how City activities support the community, employees, public safety, and other identified priorities. Rian stated that metrics previously tracked through Monday.com could be compiled and asked the Council to provide specific information and measurements they would like staff to prepare for the planned November discussion. Council Member Nabor supported establishing metrics, stating that measuring the City's efforts would improve focus, accountability, and future decision-making.

9. **PUBLIC COMMENTS**

0:43:08 No Public Comment was made.

10. **MAYOR/COUNCIL/STAFF COMMENTS**

0:43:45 City Recorder Rian Santoro reported that staff held a Cherry Days debrief meeting and finalized the Cherry Days binder with staff notes and after-action feedback. Rian invited the Council to review the binder and submit any additional comments for inclusion. She stated that a full Cherry Days debrief, including attendance information, financials, and other requested data, would be presented during the first work session in September. Council Member Pulver asked whether Placer.ai data would be included, and Rian confirmed that Scott was preparing that information. Mayor Barker recognized Rian for coordinating and documenting the post-event review process.

0:44:08 Public Works Director/Assistant City Manager Dave Espinoza thanked residents for their patience during ongoing road closures and construction. Dave stated that significant roadway improvements were underway and that staff hoped to reopen the affected intersection before school began, with the goal of reopening the entire section of 400 East if construction proceeded as planned.

0:46:15 Council Member Pulver requested an update regarding the City's code enforcement efforts and the work of the recently formed volunteer committee. Dave stated that staff had begun meeting with the group, which was developing lists of concerns, and that an update would be scheduled for a future work session.

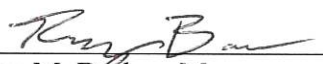
0:47:43 Council Member Nabor commented on the dry conditions and recent wildfire activity and thanked first responders and fire personnel for their service. The Council discussed whether additional restrictions would be needed for Pioneer Day activities and noted that guidance from the State Forester was expected soon.

0:49:00 Council Member Dalpiaz thanked the public for attending. He addressed Diana Lea's comments and explained that some matters raised, including the proposed data center in Box Elder County, were outside the City's authority and encouraged residents to contact state and federal representatives. Mayor Barker responded to concerns regarding new development and water availability, explaining that developments must provide the required culinary and secondary water rights before receiving approval and that North Ogden currently had sufficient water to support approved development. Mayor Barker also reviewed the City's participation in the Pioneer Day parade and stated that the float needed to arrive near Washington Boulevard and 32nd Street by 7:00 a.m. on July 24. Additional parade information would be emailed to participants.

11. ADJOURNMENT

Council Member Carney motioned to adjourn the meeting.

The meeting adjourned at 7:57 p.m.



Ryan M. Barker, Mayor



Ryan Santoro
City Recorder



7/20/20

Date Approved