

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

July 7, 2026

The North Ogden City Council convened on July 7, 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 2, 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:

Joyce Pierson	Deputy 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:

Brad Williams	Mike Brown
Carol Williams	Sharon Brown
Kellie Diersman	Brett Hamblin
RJ Morris	Lynn Satterthwaite
Kelly Carmichael	Gary Stuart
Kevin Burns	George Lenkersdorfer

Wendy Lenkersdorfer
Rebecca Judkins

Jon Troy Judkins
Merrill Sunderlund

0:00:11 Mayor Barker called the meeting to order. Pastor Eric Sitterud from Redemption Church North Ogden offered the invocation/thought. Council Member Dalpiaz led the Pledge of Allegiance.

PRESENTATION

1. PRESENTATION REGARDING ACCESSORY DWELLING UNITS (ADUS)

0:07:24 Lynn Satterthwaite, North Ogden resident, presented information regarding accessory dwelling units (ADUs). He explained that the City's current ordinance has generally contemplated situations where a primary dwelling already exists before an ADU is occupied. He discussed circumstances where a property owner may wish to construct both a primary residence and an ADU at the same time and occupy whichever structure is completed first. He stated that existing ordinance protections, including size limitations, placement, setbacks, parking requirements, and owner-occupancy requirements, should remain in place.

Lynn asked the Council to direct staff and the Planning Commission to review possible ordinance amendments related to ADUs, including language addressing hillside protection zones and an exception that would allow either the ADU or the primary residence to be occupied while the other structure is completed.

Council discussed potential concerns, including permit structure, County tax considerations, owner occupancy, timing requirements, and safeguards to prevent an ADU from being occupied indefinitely without completion of the primary residence. Council Members expressed general support for having staff and the Planning Commission review the issue further. Mayor Barker asked if there was any opposition to staff reviewing the matter. No opposition was expressed, and staff was directed to begin reviewing the issue without a formal vote.

CONSENT AGENDA

2. CONFLICT OF INTEREST DISCLOSURE

0:25:31 No Conflict of Interest was disclosed.

3. **APPROVAL OF THE JUNE 9, 2026 AND THE JUNE 16, 2026, MEETING MINUTES**

0:26:41 Council Member Nabor moved to approve the June 9 and June 16, 2026, City Council meeting minutes. The motion was seconded and passed unanimously.

ACTIVE AGENDA

4. **PUBLIC COMMENTS**

0:27:00 RJ Morris, North Ogden resident, asked whether the ADU and primary residence discussed during the previous agenda item would be handled under one building permit or separate permits. He also asked how occupancy would be handled if one structure failed inspection while the other was completed. City Manager/Attorney Jon Call stated that such projects are usually handled with two separate permits.

0:28:28 Kelly Carmichael, North Ogden resident, stated that she lives near the City-owned property on 450 East and had received a notice regarding the discussion. She asked what was being considered for the property and stated that she had heard concerns from neighbors about possible commercial use, including rumors of a gas station. She expressed opposition to commercial development in the area and stated that she would prefer the property remain residential due to neighborhood character, traffic, safety, and crime concerns.

0:30:45 Mike Brown, North Ogden resident, expressed concern about future development of the City-owned property on 450 East. He stated that 450 East is a major route for students traveling to and from the junior high school and emphasized the need for sidewalk improvements if the property is developed. He also expressed concern about driveway access, winter traffic conditions, and the potential for increased traffic and safety issues if commercial development were allowed in the area. He thanked the City for Cherry Days, including the parade and fireworks.

5. **DISCUSSION REGARDING HOUSING OPTIONS ALONG 450 EAST**

0:33:24 City Manager/Attorney Jon Call presented information regarding City-owned properties along 450 East/Washington Boulevard that were purchased as part of the road widening project.

He explained that the discussion was intended to receive Council feedback regarding possible future use of the properties, including attainable housing, restricted residential lots, a community land trust model, or possible neighborhood commercial use. Jon stated that the properties are limited by depth and configuration, but that several options could be considered, including adjusting lot lines and selling the properties, placing restrictions on future development to reduce impacts on neighboring properties and help maintain attainability, or working with a land trust or similar model.

CED Director Scott Hess stated that the City has owned many of the properties for several years and that there is not an immediate need to dispose of them. He explained that the City would need to coordinate with Weber Area Council of Governments (WACOG) because of funding obligations tied to the road project. Scott also clarified that the road widening project will include curb, gutter, and sidewalk improvements on the west side of the street.

Council discussed whether the properties should remain residential, be considered for attainable or workforce housing, or include limited neighborhood commercial opportunities. Council Members discussed the importance of considering the long-term use of the corridor, protecting nearby residents, limiting impacts from future development, and evaluating whether commercial uses such as offices, small neighborhood businesses, or other low-impact uses may be appropriate in certain areas. Council Members also discussed possible restrictions such as single-story construction, larger setbacks, smaller homes, deed restrictions, and limitations intended to preserve affordability and neighborhood compatibility.

Council also discussed the possibility of issuing a Request For Proposal to determine whether there is interest in residential or commercial concepts for the properties. Jon stated that any request for proposals could make clear that the City reserves the right to reject all proposals and could request conceptual proposals rather than full architectural drawings. Council generally supported staff continuing to explore options, including deed restrictions, physical development restrictions, economic development possibilities, WACOG coordination, and a possible request for proposals. No final decision was made, and no formal vote was taken.

6. DISCUSSION REGARDING THE BARKER PARK MASTER PLAN

1:26:00 City Engineer Timm Dixon and Marissa Pellegrini with Kimley-Horn presented an update regarding the Barker Park Master Plan. Marissa reviewed three concept plans that were developed based on public engagement, including feedback received during a community workshop and through online engagement.

She stated that the concepts generally included similar amenities, including multi-use fields, pickleball courts, group ramadas, a destination playground, multi-generational fitness areas, a dog park, trail connections, event space, and a possible pump track. She also reviewed proposed phasing, with Phase 1 generally including the larger park improvements such as fields, pickleball courts, playground, parking, and gathering spaces; Phase 2 including additional parking and dog park space; and Phase 3 including the island area.

Council discussed the proposed concepts, including parking needs, long-term maintenance costs, event functionality, trail connections, historical elements, food truck accommodations, utility infrastructure, restroom capacity, community garden possibilities, and whether the plan should include unique features that reflect the history and character of Barker Park. Council Members emphasized the importance of planning for Cherry Days and other large community events, while also recognizing that the park should not be designed solely around the City's largest annual event. Council also discussed the need for power and other infrastructure to support food trucks and events, possible pedestrian connections, bridge locations, and improvements to pedestrian crossings near the park. Council Members expressed interest in continuing to refine the plan before any final approval or construction decisions are made. Several Council Members indicated support for elements of Concept A for the upper portion of the park and Concept B for the island area, while also keeping the possible future acquisition of the remaining home near 2600 North on the table. Council also discussed whether Phase 3 could potentially be completed earlier as a lower-cost phase and whether additional parking should remain a priority. Staff stated that they would take Council's feedback and continue refining the master plan. No final decision was made, and no formal vote was taken.

7. PUBLIC COMMENTS

2:12:45 Gary Stuart, North Ogden resident, stated that he owns three lots on 450 East and expressed frustration with the 450 East road project. Gary stated that discussions regarding the project began several years earlier and that, in his opinion, the project has not proceeded as originally represented to nearby property owners. He expressed concern about road conditions during construction, damage to vehicles, difficulty receiving answers from the City, the remaining home near the roadway, setback concerns, and safety conditions along the corridor. Gary also stated that several residents had left before the end of the meeting and expressed frustration with the timing of public comments.

Mayor Barker and Council Members explained the City's public comment process and stated that the City would try to do better in the future. Mayor Barker stated that staff would have the City Engineer contact Gary regarding his questions.

2:20:39 Wendy and George Lenkersdorfer , expressed concern regarding the City-owned property on 450 East near their home. They stated that they had lived in the area for many years and were concerned about possible commercial development in what they described as a residential neighborhood. They stated that previous discussions with the City led them to believe that affected property owners may have options related to nearby property and expressed interest in purchasing a portion of the property if it becomes available. They also expressed concern about impacts to mountain views, property values, fencing or buffering, the proximity of future development to their property line, and the long-term effects on nearby residents. Council Members clarified that multiple options were being discussed and that allowing adjacent property owners to purchase portions of the property was still a possibility to consider.

2:26:12 Brett Hamblin, North Ogden resident, commented on the Barker Park Master Plan. Brett stated that he lives near the amphitheater and has seen the parking and traffic impacts during events. He expressed support for Concept A, particularly because of the additional parking shown in the plan, and stated that he would like to see parking improvements completed as soon as possible.

2:27:16 Kevin Burns, North Ogden resident, commented on the City-owned property along 450 East. Kevin stated that previous discussions had referenced the possibility of adjacent property owners having an opportunity to purchase portions of the property. He expressed concern that State law or other legal requirements may limit how City-owned property can be sold and whether adjacent property owners could receive a first opportunity to purchase. He suggested that the City Attorney clarify the applicable requirements for nearby property owners so they understand the process and do not have false expectations regarding the sale or disposition of the property.

2:29:09 RJ Morrison, North Ogden resident, commented again regarding the City-owned property along 450 East. RJ asked whether the City would review existing commercial vacancy rates in North Ogden before considering any rezoning of the property for commercial use. He stated that if property on one side of 450 East is rezoned for commercial use, he believes properties across the street should be considered for the same zoning. RJ expressed concern about introducing neighborhood commercial zoning into an otherwise residential area and stated that residents purchased homes with the understanding that the area was residential.

He also asked whether plans or additional details regarding the proposed property discussion are available on the City website and expressed concern about the timing of notice to nearby residents.

RJ also commented on the Barker Park Master Plan and suggested that, if a new dog park is included in Barker Park, the existing dog park area could potentially be reconsidered for another use, such as a community garden or Barker Park annex.

2:32:21 Kelly Carmichael, North Ogden resident, commented again regarding the City-owned property along 450 East. Kelly asked whether staff could provide information regarding commercial vacancy rates before any commercial rezoning is considered. She also asked whether there are any plans to rezone homes on the east side of 450 East to commercial and suggested that the question may need to be addressed at a future meeting.

2:33:11 RJ Morrison, North Ogden resident, commented again regarding the remaining home along the 450 East project area. RJ stated that, based on information he received when purchasing his home, property had previously been acquired from homes on the east side of the road for road widening. He stated that the existing home may have met setback requirements before earlier road widening occurred, but that it no longer appears to meet those setbacks.

2:34:07 Kelly, North Ogden resident, stated that she lives north of the cemetery and asked whether the road project or future improvements would encroach toward the cemetery or impact homes on the east side of 450 East. City Manager/Attorney Jon Call explained that the road has been designed to serve future buildout and that the design had been reduced from earlier concepts in order to avoid taking homes on both sides of the road. Kelly stated that nearby residents value their view and do not want to move.

8. MAYOR/COUNCIL/STAFF COMMENTS

2:36:29 City Manager/Attorney Jon Call responded to a prior public comment regarding the sale of City-owned property. Jon stated that state law changed approximately two years ago and that cities are now generally required to list property at market rate for 45 days before selling it. He explained that the City would need a valid reason not to accept the highest offer, while also noting that property may still be rezoned or deed restricted before sale.

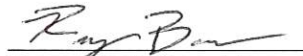
Council Member Pulver stated that restrictions could include additional setbacks or other limitations to help protect neighboring properties from impacts. Jon confirmed that, as the landowner, the City could place restrictions on the property that would apply to future owners.

During Council comments, Council Member Pulver thanked staff for Cherry Days and stated that the event was successful. He also requested a future report or update regarding code enforcement, particularly related to properties with unfinished yards and fire/life safety concerns. Council Member Watson also thanked staff for their work on Cherry Days and stated that she had received many compliments from residents. Council Members discussed the success of the rodeo, parade, and City float, and expressed appreciation for the work staff put into the event.

9. **ADJOURNMENT**

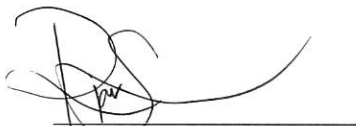
Council Member Carney motioned to adjourn the meeting.

The meeting adjourned at 8:42 p.m.

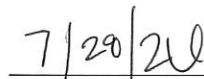


Ryan M. Barker, Mayor





Rian Santoro
City Recorder



Date Approved