

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

July 28, 2026

The North Ogden City Council convened on July 28, 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 23, 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
Ryan Nunn	Planner II
Timm Dixon	City Engineer
Brian Eynon	Chief of Police

VISITORS:

Rob Thornock	Brian Russell	Zach Ward
Jana Thornock	Jayce	Julie Anderson
Kevin Burns	Dave Ward	Tammy Josplin
Hunter Murray	Michael Miller	Jason Hurd
Brent Call	Phillip Swanson	

0:00:05 Mayor Barker called the meeting to order. Council Member Dalpiaz offered the invocation 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 JULY 7, 2026 AND THE JULY 14, 2026, MEETING MINUTES

0:02:31 Council Member Pulver moved to approve the June 7 and the June 14, 2026 City Council meeting minutes. The motion was seconded and passed unanimously.

ACTIVE AGENDA

3. PUBLIC COMMENTS

0:03:48 Jana Thornock, a North Ogden resident, expressed concerns regarding Ordinance 2026-22, a proposed zoning amendment. She stated that after attending the Planning Commission meeting, she researched the proposal and submitted a letter outlining her concerns to the City Council, Mayor, and Planning Commission. Jane explained that when she purchased her property approximately 21 years ago, the area was zoned HP-3, and the proposed change to HP-2 could increase the potential number of homes from approximately 15 to approximately 70. She characterized this as a significant zoning change and raised concerns regarding slope stability, mudslides, wildfire risks, impacts on neighborhoods below the development, and responsibility for future damage. She also expressed concern about the availability of water to serve additional homes and questioned how the proposed zoning change would benefit the community beyond benefiting the developer.

0:06:36 Brian Russell, a resident of North Ogden, expressed concerns regarding the proposed development and zoning amendment. He raised questions about the availability and source of culinary and secondary water and the potential effect on water pressure in surrounding neighborhoods. He noted that reduced secondary water pressure could require residents to make costly changes to existing sprinkler systems.

Brian also expressed concerns regarding changes to stormwater runoff and whether the existing storm drain system could accommodate additional flows, referencing flooding experienced in 1991. He asked that emergency and service access be maintained and expressed a desire for the existing hillside trails to remain accessible to the public. He requested that commitments made by the developer regarding water, drainage, access, and trail preservation be made binding before the proposal proceeds.

0:09:52 Jason Hurd, a North Ogden resident, expressed concerns regarding the pace and cost of growth within the City. He stated that continued development places additional demands on culinary water, secondary water, sewer, power, and other public utilities, which may require costly system expansions and contribute to increased taxes and utility rates. Jason asked the City to prioritize the needs of existing residents before approving additional development. He specifically expressed concern about current water restrictions and questioned the fairness of adding approximately 70 new homes while existing residents are being asked to reduce outdoor watering.

0:12:52 Brian Russell, a resident of North Ogden, recommended the Council not approve the zoning changes until all the concerns are resolved.

4. **ORDINANCE 2026-22 – ZONING MAP AMENDMENT - 1150 E. 3700 N**
Discussion and Consideration of Ordinance 2026-22, Zoning Map Amendment, Rezoning Property Located at 1150 E. 3700 N. from split zoning of Single-Family Residential (R-1-10) & Single-Family Residential (R-1-12.5) & Hillside Protection Zone (HP-3) to solely Hillside Protection (HP-2)

0:13:07 Ryan Nunn presented Ordinance 2026-22, a proposed zoning map amendment for approximately 31 acres located at 1150 East and 3700 North. The property is currently split-zoned R-1-10, R-1-12.5, and Hillside Protection HP-3. The applicant requested that the entire property be rezoned to Hillside Protection HP-2, which permits a minimum lot size of 12,500 square feet. Ryan explained that the applicant had participated in multiple discussions with City staff and the Planning Commission and had submitted preliminary geotechnical information. The Planning Commission recommended approval with consideration given to neighboring property access, wildfire mitigation, trail and drainage preservation, open space, home clustering, and transitioning to larger lots near the HP-3 property to the north. Staff also recommended that the Council consider the request.

Council Member Pulver expressed concern that the applicant's preliminary geotechnical report did not adequately address the City's 1997 Hillside Development Study or the maps and severe-development constraints identified within that study. He questioned the report's use of preliminary language and the limited groundwater review.

He also expressed concern about reducing the applicable minimum lot size from approximately two acres under HP-3 to approximately 0.29 acres under HP-2. Council Members Pulver and Carney questioned what benefit or additional consideration the City would receive in exchange for allowing significantly more homes on the property.

Council Member Watson asked about the existing trail system, connections to neighboring properties, and whether the proposed trails would preserve the current hiking experience or primarily consist of sidewalks through the subdivision. Ryan stated that the concept plan showed trail connections through open space and along Mountain Road and that the applicant had been directed to coordinate with neighboring property owners. City Manager/Attorney Jon Call explained that a trail established through public use may generally be relocated and does not guarantee the continued use of its exact existing alignment unless a formal easement exists.

Hunter Murray, representing the Holland Group, stated that the applicant had worked closely with staff and the Planning Commission and believed the proposed zoning was consistent with the General Plan, eliminated split zoning, and created a transition between the surrounding zoning districts. He explained that the concept plan showed approximately 62 lots rather than the theoretical maximum of approximately 71 lots. He emphasized that the plan remained conceptual and would be subject to detailed engineering, geotechnical review, water and stormwater approvals, Fire District requirements, and the Wildland-Urban Interface Code.

Hunter stated that the proposed trail system included widened sidewalks and a separate trail through the subdivision's open-space area, with connections to the neighboring property to the north. He confirmed that the applicant had coordinated with the neighboring property owner regarding trail and access connections. Council Members discussed extending the natural trail to Mountain Road, maintaining the trail as a public amenity, and ensuring that trail connectivity was not limited to sidewalks in front of homes. Hunter stated that the applicant was willing to further refine the trail alignment. Council Members discussed wildfire hazards, defensible space, debris flows, slope stability, storm drainage, culinary and secondary water capacity, and the availability and cost of homeowners insurance in hillside areas. Mayor Barker stated that a regional firebreak project was being planned through the hillside area to improve wildfire access and mitigation.

Council Member Delpias and Jon also discussed the long-term cost of maintaining streets and utilities, noting that larger lots with greater road frontage generally result in more infrastructure being maintained per home, although residential development does not necessarily generate enough revenue to cover all long-term City costs. Bill Black of CMT addressed the Council remotely regarding the property's geology. He stated that he had not reviewed the City's 1997 Hillside Development Study but believed the property was located on an older portion of the alluvial fan and presented relatively limited debris-flow and geologic hazards. Council Member Pulver remained concerned that the current report had not been directly compared with the 1997 study and that the older study identified severe constraints and recommended larger lots in the area. Council Members discussed postponing the matter to allow the applicant's consultants to review and respond to the 1997 study. They also requested additional information regarding the proposed open space or neighborhood park, the final trail system, potential lot-size limitations, the number of lots, and whether a development agreement should be used to establish commitments before the zoning amendment was approved. Mr. Murray stated that the applicant preferred approval under the HP-2 zone without a development agreement but was willing to work collaboratively with the City and consider a development agreement if necessary. Council Member Delpias noted that the proposed HP-2 zoning was similar to zoning located to the south and west and that the Planning Commission had recommended approval. Council Members Watson, Nabor, Carney, and Pulver continued to express concerns regarding the property's slope, density, wildfire exposure, geotechnical information, trail preservation, and the lack of a clearly identified public benefit associated with the increased density.

Council Member Nabor moved to postpone consideration of Ordinance 2026-22 until additional information was provided, specifically regarding the City's 1997 Hillside Development Study. The motion died for lack of a second.

Council Member Pulver moved to deny the proposed zoning amendment and retain the property's HP-3 zoning. The motion died for lack of a second.

Following additional discussion with the applicant regarding trail connectivity, open space, geotechnical review, and the possible use of a development agreement.

Council Member Nabor moved to postpone consideration of Ordinance 2026-22 to a future meeting to allow further examination of the North Ogden City Hillside Development Study issued in January 1997. Council Member Watson seconded the motion.

Voting on the motion:

Council Member Dalpias	No
Council Member Pulver	No
Council Member Watson	aye
Council Member Carney	No
Council Member Nabor	aye

The motion failed 3-1

Council Member Pulver clarified that his concern extended beyond reviewing the engineering studies and included the increased density and the need for the applicant to provide additional consideration or benefit to the City in exchange for smaller lot sizes.

Council Member Pulver moved to postpone consideration of Ordinance 2026-22 to a future meeting to allow the 1997 Hillside Development Study to be reviewed and addressed, including areas identified as having severe development constraints, and to allow further consideration of the public benefit associated with permitting smaller lot sizes. Council Member Nabor seconded the motion.

Voting on the motion:

Council Member Dalpias	no
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed 4-1

5. **ORDINANCE 2026-23, AMENDING CITY CODE 11-21**

Discussion and Consideration of Ordinance 2026-23, amending North Ogden City Code 11-21 to reduce setbacks from front and street side property lines

Presenter: Ryan Nunn, Planner II

1:38:42 Ryan Nunn presented Ordinance 2026-23, a proposed zoning text amendment resulting from the Planning Commission's site plan approval for a new Panda Express. He explained that the City Code permits dual drive-through lanes and up to two menu boards; however, one proposed menu board could not meet the required setback from the public right-of-way. The applicant initially requested that the setback requirement be removed, subject to maintaining clear views and access. Following staff review, a reduction of the front and street-side yard setback from 30 feet to 20 feet was proposed instead. The Planning Commission held a public hearing and recommended approval, and the applicant agreed with the revised setback.

Council Member Nabor asked whether reducing the setback would create a safety concern. Mr. Nunn stated that staff did not believe it would and explained that retaining a 20-foot setback provided greater protection than eliminating the requirement entirely. He noted that other municipalities had varying requirements and that Logan City also required a 20-foot setback.

Council Member Pulver stated that the primary considerations were whether the menu board would interfere with sightlines or create excessive lighting that could distract drivers. He indicated that neither concern appeared applicable to the proposed location.

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.

6. **CITY COUNCIL PILLAR ASSIGNMENTS UPDATE**

PUBLIC SAFETY:

1:42:27 Council Member Carney reported that Sergeant Rhodes was recently promoted and recognized the support shown by his family, City employees, and Public Works staff who attended the ceremony. She congratulated Sergeant Rhodes on his promotion. She reported that a conditional job offer had been extended to a Community Service Officer candidate, who may begin employment within approximately two to three weeks if all requirements are completed. She also stated that the Police Department currently has three open police officer positions and that several lateral officer candidates are in various stages of the background investigation process.

Council Member Carney reported that Officer Bergstrom would return from military leave the following month and was expected to resume his regular patrol assignment near the end of August. She thanked him for his military service.

She also reported that the North Ogden, Pleasant View, and Harrisville Police Departments would conduct active-shooter training the following week as part of the development of the Tri-City Response Team.

ECONOMIC DEVELOPMENT:

1:43:42 Council Member Watson reported that building inspection activity continues to increase as additional lots in new subdivisions become available for permitting, resulting in a growing inspection workload. She also reported that Jersey Mike's was scheduled to open on July 29, with a ribbon-cutting ceremony at 9:45 a.m. Sherwin-Williams was progressing toward completion, and a proposed Panda Express remained under development adjacent to Café Rio.

FINANCE:

1:44:46 Council Member Nabor reported that he continues to attend monthly meetings with the financial management team, where he provides professional guidance and mentors staff. He also reported that the Audit Committee is now following a process flowchart to coordinate preparation of the financial statements with the external CPA firm and the independent auditing firm.

The established goal is to complete the audited financial statements by December 15, present them to the Audit Committee on December 17, present them to the City Council on December 22, and submit them to the Utah State Auditor's Office before the December 31 deadline. Council Member Nabor stated that he would remain actively involved in supporting the process.

Council Member Nabor also reported that he completed an internal financial review after joining the Council in January. He reviewed the resulting report with City Manager/Attorney Jon Call, and the identified items had been addressed.

The Council then discussed the development of performance metrics for the Council's assigned strategic pillars. Council Member Nabor thanked Recorder Rian Santoro for providing guidance regarding the purpose of the pillars and the development of useful metrics. The Council discussed preparing proposed metrics, sharing them with the Recorder and other Council Members, and identifying measurable information that would demonstrate progress toward each pillar's goals.

Rian clarified that staff needed Council Members to identify the information and measurements they wanted to receive for their respective pillars. She explained that staff could use previously suggested metrics or develop alternatives based on Council priorities and resident interests. She emphasized that identifying the desired information would allow staff to provide meaningful data rather than compiling numbers that were not useful to the Council or the public.

Council Members discussed reviewing examples from other municipalities, accepting suggestions from staff and other Council Members, and considering both numerical measurements and completion of policy or process improvements. A goal was discussed for submitting proposed pillar metrics to the Recorder by the end of September.

7. PUBLIC COMMENTS

1:51:48 Brent Call, a North Ogden resident, commented regarding the Council's discussion of Ordinance 2026-22. He stated that he had previously expressed concern to the Planning Commission that compelling evidence should be required before departing from the recommendations of the City's 1997 hillside study. He thanked the Council for postponing the matter and requesting additional review of the study.

Brent expressed concern that, in several recent rezoning matters, the Council's decisions had differed from the recommendations of the Planning Commission. He stated that he did not believe the Planning Commission was consistently considering concerns raised by residents.

He also expressed concern that staff reports frequently concluded that proposed rezones were consistent with the General Plan, including the proposed change from HP-3 to HP-2. He thanked the Council for its careful consideration of public concerns and land-use matters.

1:55:50 Tammy Josplin, a North Ogden resident, expressed concerns regarding City enforcement related to yard sales and the placement of a tent on her property. She stated that she had conducted yard sales for many years and had held them at her current residence for approximately three years. She explained that neighbors attended the sales and that others provided unwanted items to be sold rather than discarded. Tammy stated that an officer had recently come to her residence and that she had been directed to remove the items and tent from the property by August 2. She explained that she had received an extension but did not believe she could complete the required cleanup by that date due to work obligations, physical limitations, and hot weather. She asked whether she should request an additional extension while the matter was reviewed. Mayor Barker explained that the Council generally does not engage in discussion with speakers during the public-comment period. Council Member Dalpiaz stated that the Council had not previously been aware of the situation and would request additional information from staff. Recorder Rian Santoro explained that the Council would have an opportunity to ask staff about the matter during the Mayor, Council, and staff comments portion of the meeting.

1:59:34 Julie Anderson, a North Ogden resident, expressed concerns regarding the proposed zoning map amendment discussed earlier in the meeting. She urged the Council not to approve increased density without first receiving complete information and necessary preliminary approvals. She referenced previous developments that she believed had changed from their original plans and raised concerns regarding the potential construction of approximately 62 homes in a hillside area subject to flooding, avalanches, and other natural hazards. She thanked the Council for postponing the matter to allow additional review.

Julie also expressed concerns regarding the City's support of the North Ogden Senior Center. As chair of the Senior Center Board, she stated that requested repairs and maintenance had not been completed and asked how the Senior Center would be incorporated into the Council's priority pillars.

She described the Senior Center as a well-attended community resource, including Thursday evening activities attended by approximately 50 to 60 people. She raised concerns regarding the cleanliness and maintenance of the facility, including access through the kitchen by individuals renting the building.

She stated that the Senior Center Board was working to improve the interior but needed City assistance with repairs and ongoing maintenance. Julie encouraged Council Member Dalpiaz to attend future Senior Center Board meetings and identified the next meeting as September 15.

8. MAYOR/COUNCIL/STAFF COMMENTS

2:03:38 Police Chief Brian Eynon addressed Tammy Josplin's concerns regarding the code-enforcement action at her property. He explained that City ordinances regulate property appearance and that the tent and accumulation of items associated with the ongoing yard sale violated those ordinances. He stated that code-enforcement staff had provided Tammy with more than the original 10-day compliance period and would grant an additional extension to allow her time to remove the items. He explained that continued noncompliance could result in additional citations and increasing penalties. Tammy asked why tents or similar structures were permitted on other properties. Brian explained that some structures may be allowed when the required permits have been obtained and that the enforcement action was based on the amount of material stored on the property, the applicable City ordinances, and multiple complaints received regarding the property. Tammy explained that some of the items had been donated for a charitable sale. Brian acknowledged the charitable purpose but stated that the property must still comply with City Code.

Council Member Carney asked whether the activity was an occasional yard sale or an ongoing business operating from the residence. Brian stated that the matter was still being investigated and that staff was allowing Tammy time to address the applicable requirements. He explained that operating a business from a residential property may require permits and a business license and that code enforcement was currently focused on bringing the property into compliance.

Tammy asked whether the items and tent could be moved to the backyard. Brian stated that he would need to review the applicable code before answering that question.

Council Member Christina Watson stated that Tammy could continue operating an otherwise lawful business provided that she complied with City ordinances and obtained any required business license or approvals. Mayor Ryan Barker explained that home-based businesses generally submit a site plan and work with the Planning, Building, Licensing, and Police Departments to ensure compliance. He encouraged Tammy to work with City staff through the established process. Brian confirmed that staff was willing to assist her in addressing the requirements.

2:09:36 City Manager/Attorney Jon Call reported that a site visit was scheduled for August 18 to review a potential request involving master planning of approximately 500 acres on the North Bench. He stated that the request was expected to come before the Planning Commission and City Council within the next several months. The public and Planning Commission would be invited to participate, and the property owner would provide information regarding the proposed plans.

The visit was tentatively expected to begin at approximately 6:00 p.m., with participants meeting at a lower location and traveling to the hillside viewpoints in City vehicles. Additional details would be provided. Jon stated that the City was attempting to eliminate the work session scheduled for the following week to avoid requiring the Council to attend four meetings during the month.

2:11:24 Council Member Watson asked how the Senior Center fit within the Council's priority pillars and liaison assignments. Council Member Dalpiaz confirmed that he was the Senior Center liaison and stated that Senior Center updates could also be included under the community pillar. Council Member Pulver offered to assist as needed. Council Member Dalpiaz acknowledged that he had missed a Senior Center meeting and committed to improving his attendance. Mayor Barker stated that City staff monitored the Senior Center and maintained a schedule for facility repairs and maintenance. He explained that the City must prioritize needs among all municipal facilities and complete work within available budget and staffing resources. Council Member Dalpiaz stated that he was tracking maintenance requests and communications from Gordon Robson and would follow up with staff regarding the status of outstanding items.

2:13:17 Council Member Carney reported receiving two compliments regarding the Police Department. A mail carrier who found a weapon in a gutter praised the officers' prompt and professional response. Another individual complimented the manner in which Officer Strong and Sergeant Briggs treated him during a traffic stop and subsequent arrest. Council Member Carney commended the Police Department for its professionalism and community-service approach.

Council Member Carney also reported receiving a concern regarding access to the mail collection boxes located in the City Hall parking lot. She stated that the boxes could be difficult to access when nearby parking stalls were occupied. Mr. Call explained that the location and orientation of the boxes had historically created challenges and that altering the parking-lot configuration could result in the loss of several parking spaces.

2:15:10 Council Member Nabor asked that the Aquatic Center staff receive recognition for positive comments made by an American Red Cross auditor who visited the facility while off duty. Jon stated that the auditor had taken the time to express how impressed they were with the facility and its operations.

Mayor Barker and Jon also discussed the upcoming Benny's Boat Race at the Aquatic Center. Jon stated that the event would be held during the evening in August to encourage greater community participation and invited the Council to construct and enter a cardboard-and-duct-tape boat. Additional event details would be distributed.

2:16:26 Council Member Pulver thanked Council Member Nabor for his assistance and involvement with the City's audit process. Council Member Pulver also discussed concerns regarding excessive sound levels during an amphitheater practice. He stated that the issue appeared to have been addressed but emphasized the need to appropriately manage sound levels during rehearsals, particularly during later hours.

2:17:30 Council Member Dalpiaz thanked staff for preparing and presenting the staff report associated with the zoning request discussed earlier in the meeting. He stated that the report was thorough and contained valuable recommendations. He asked that his appreciation be conveyed to Ryan Nunn and clarified that the Council's additional questions and decision to postpone the matter were not intended to disregard staff's work or presentation.

2:18:20 Council Member Pulver moved to recess the public meeting and enter a closed meeting for a strategy session to discuss the purchase, exchange, or lease of real property, including water rights or water shares, as permitted by Utah Code. Council Member Dalpiaz seconded the motion.

The motion passed unanimously.

9. **CLOSED MEETING - PERMITTED UNDER UTAH CODE ANNOTATED §52-4-205(1)(B)**

Strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision

Council Member Watson moved to close the closed meeting and reconvene in the Public Meeting. Council Member Dalpiaz seconded the motion.

The motion passed unanimously.

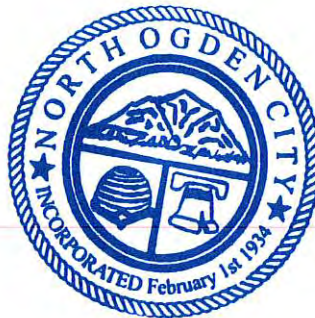
10. ADJOURNMENT

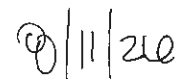
Council Member Carney motioned to adjourn the Public meeting.

The meeting adjourned at 9:07 p.m.


Ryan M. Barker, Mayor


Brian Santoro
City Recorder




Date Approved