

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

August 25, 2026

The North Ogden City Council convened on August 25, 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 August 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 Dalpiaz	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member
Steven Nabor	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Scott Hess	Community and Economic Development Director
Nate Boyette	Police Lieutenant
Timm Dixon	City Engineer
Brian Eynon	Chief of Police
Peter Brown	Finance Director

VISITORS:

Kevin Burns
Deann Burns
Lynn Satterthwaite
Sandy Cochran
Terri McCulloch
Kerry Wangsgard
Kellie Diersman

Kelly Carmichael
Nicole Shane
Mike Shane
Merill Sunderlund
Brent Call
Michael Miller

0:00:00 Mayor Barker called the meeting to order at 6:00 p.m. Council Member Pulver shared a thought from George Washington's Farewell Address regarding unity, shared principles, and the importance of Americans remaining united through both challenges and successes. Council Member Pulver then offered an invocation, followed by the Pledge of Allegiance.

CONSENT AGENDA

1. **CONFLICT OF INTEREST DISCLOSURE**

0:02:15 No disclosure was made.

2. **APPROVAL OF THE AUGUST 11, 2026, MEETING MINUTES**

0:02:52 Council Member Pulver moved to approve the August 11, 2026, City Council meeting minutes. Council Member Nabor seconded the motion. The motion carried unanimously.

3. **DISCUSSION AND/OR ACTION TO CONSIDER A RESOLUTION 07-2026, ACKNOWLEDGING THE LEGAL NAME CHANGE OF THE NORTH OGDEN CITY RECORDER**

0:03:24 City Manager/Attorney Jon Call explained that Resolution 07-2026 formally recognizes the City Recorder's legal name change from Rian Santoro to Rian-Paige Strand. He noted that because the City Recorder is appointed by resolution and the Recorder's name appears on permanent City records and election-related documents, staff felt it was appropriate to formally document the change.

Council Member Pulver moved to approve Resolution 07-2026 recognizing the City Recorder's legal name change to Rian-Paige Strand. Council Member Carney seconded the motion. The motion passed unanimously.

ACTIVE AGENDA

4. PUBLIC COMMENTS

0:05:43 Sandy Cochran, a North Ogden resident, requested an update regarding planned improvements near Lock It Up Storage. She stated that the work had originally been anticipated for the summer and asked for clarification on the current plan, including whether available space for the sidewalk had affected the project.

0:06:45 Deann Burns, North Ogden resident, expressed concerns regarding maintenance at the North Ogden Senior Center. She reported that paper towel dispensers in the women's restroom were not functioning and that a restroom fan had reportedly been running continuously for an extended period. Deann encouraged the City to address the maintenance issues and urged the Council to visit other senior centers along the Wasatch Front to consider opportunities for maintaining and improving the City's facility for its senior residents.

5. ORDINANCE 2026-24, FIRE CODE APPENDIXES

Discussion and Consideration of Ordinance 2026-24, adopting the Fire Code Appendixes which are adopted by the Northview Fire District.

0:11:33 City Manager/Attorney Jon Call presented Ordinance 2026-24 regarding Fire Code amendments. He explained that the revised ordinance clarifies the City's adoption of Fire Code Appendices A, B, C, and D as adopted by the Northview Fire District. The ordinance also provides that future updates adopted by the State of Utah and Northview Fire District will automatically take effect within the City without requiring separate Council action each time.

Mayor Barker explained that the State does not automatically adopt Fire Code appendices and that cities may adopt or modify them based on local standards.

He noted that the appendices address items such as fire flow requirements, fire hydrant locations, and fire apparatus access roads, and that the City may continue to apply more restrictive local standards when appropriate.

Council Member Dalpias moved to approve Ordinance 2026-24, Fire Code Amendments. 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 5-0

6. ORDINANCE 2026-25, ZONING TEXT AMENDMENT, 11-9M-9: ACCESSORY DWELLING UNITS

Discussion and Consideration of Ordinance 2026-25, addressing Utah State Code amendments regarding lot size for detached accessory dwelling units, as well as to correct missing references to Hillside Protection Zones.

0:16:03 CED Director Scott Hess presented Ordinance 2026-25 regarding amendments to the City's accessory dwelling unit (ADU) regulations. He explained that the proposed amendments addressed three primary issues: bringing the City's minimum lot-size requirement into compliance with State law by allowing detached ADUs on lots of at least 11,000 square feet; clarifying that detached ADUs are permitted within the HP-1, HP-2, and HP-3 zones; and considering whether a detached ADU may be occupied before completion of the primary residence when both structures are being constructed simultaneously. The Planning Commission recommended approval of the State-required lot-size amendment and hillside-zone clarification but forwarded a negative recommendation regarding occupancy of a detached ADU before completion of the primary residence.

The Council discussed the practical and administrative issues associated with allowing the ADU to be occupied first, including certificates of occupancy, utility accounts and metering, addressing and emergency response, parking, construction-site safety, enforcement, and whether a primary residence could later be redesignated as an ADU.

Lynn Satterthwaite discussed proposed safeguards, including occupancy deadlines, safety requirements, parking standards, utility provisions, and enforcement measures.

Council members also discussed whether the existing code and building-permit process may already provide a practical way to address the situation without creating additional regulations.

Following discussion, the Council determined that additional information from the Building Official would be helpful before taking action.

**Council Member Watson moved to postpone consideration of Ordinance 2026-25.
Council Member Carney seconded the motion.**

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Council Member Nabor	aye

The motion passed 5-0

Mayor Barker stated that the ordinance would return for consideration on September 8, 2026.

7. CITY COUNCIL PILLAR ASSIGNMENTS UPDATE

Public safety:

1:18:46 Council Member Carney provided an update regarding the North Ogden Police Department. She reported that Officer Gonzalez, a recent Police Academy graduate, had been hired and would soon begin his probationary training. A conditional offer had also been extended to Officer Sexton, an experienced lateral officer relocating from Nevada. She noted that the Department currently had three officer vacancies, with an additional candidate undergoing a background investigation. Council Member Carney also reported that the recent Night Out Against Crime event was well attended and successful.

Economic Development:

1:19:52 Council Member Watson reported that the Cannery Creamery is temporarily closed during remodeling and is expected to reopen once the work is complete. She also provided updates on redevelopment activity near Coldwater Creek Trail and 1900 North, as well as construction of the Ben Lomond Fitness Center at Washington Boulevard and 1900 North. Council Member Watson noted that the Planning Commission and City Council continue to address significant growth and housing issues, including future development of more than 500 acres along the hillside above Mountain Road. She emphasized the importance of working with the property owner and developer to plan appropriately for the future of the area.

Finance:

1:21:13 Council Member Nabor reported that the Finance Pillar is focused on completing the City's financial statements before the end of the year in accordance with the previously presented schedule. He also reported that he is developing performance metrics for the Finance Pillar, with the goal of having them prepared in September.

8. PUBLIC COMMENTS

1:22:01 Terri McCulloch, a North Ogden resident, asked for clarification regarding the upcoming trail construction and expressed concern about whether existing trees would be removed. CED Director Scott Hess explained that the project had been delayed while awaiting an Army Corps of Engineers stream alteration permit. He stated that the trail would generally be approximately eight to ten feet wide, narrowing where the stream approaches the roadway, and would connect toward the existing trail system. Scott confirmed that the existing trees would remain, although some grass would be replaced with rock landscaping and the irrigation system would be rerouted.

The Council also discussed the remaining connection toward 1150 East. Scott explained that the RDA funding covers the portion of the trail along the Lock It Up Storage property and that staff has discussed using other available funding to complete the remaining connection across City-owned property.

1:24:52 Nicole Shane, North Ogden resident, expressed frustration regarding the extended duration of the roadway construction project affecting residents above 3100 North. She requested a realistic completion date and clarification regarding the contractor's schedule and accountability.

Nicole also expressed concerns about increased neighborhood traffic, safety near children, and other impacts caused by the prolonged detours. Mayor Barker indicated that additional information regarding the project would be provided later in the meeting. Nicole also commented on the earlier accessory dwelling unit discussion, noting that ADUs may provide additional housing options for families and aging parents and encouraged the City to continue considering ways to accommodate them.

1:28:29 Kerry Wangsgard, North Ogden resident, thanked the Mayor and Council for their service and commented on the accessory dwelling unit discussion. Kerry agreed that the City should avoid creating unnecessary complexity for an issue that has not yet arisen and expressed concern about reducing the minimum lot size for detached ADUs from 20,000 square feet to 11,000 square feet. Kerry discussed potential unintended consequences related to density, multiple dwelling units, future property sales, and the challenges associated with rental properties. Kerry encouraged the Council to carefully consider the long-term impacts of expanding ADU allowances before making changes to the City's regulations.

1:33:32 Merrill Sunderlund, North Ogden resident, thanked the Mayor and Council for their public service and commented that public input from engaged residents can provide valuable perspective for Council consideration. Merrill asked about the status and phasing of improvements at Barker Park and encouraged the Council to prioritize the most important and broadly beneficial elements of the project in its early phases. Merrill also commented on potential business zoning along the 400 East corridor, stating that while not opposed to some form of business zoning, the Council should consider the concerns of nearby residents who do not want additional commercial development in the area.

1:38:37 Nicole Shane, North Ogden resident, relayed concerns raised by parents regarding pedestrian and child safety at intersections along routes affected by current traffic detours. Nicole stated that residents had requested additional police presence at intersections to help vehicles and children move through the area safely.

9. **MAYOR/COUNCIL/STAFF COMMENTS**

1:39:41 Public Works Director Dave Espinoza responded to concerns regarding the 450 East roadway project. Dave explained that the current delays are primarily related to utility companies relocating infrastructure and coordinating work with one another, rather than delays caused by the City's contractor.

He stated that multiple utility providers, the contractor, Pineview Water, and City crews are currently working in the same area, which has contributed to the complexity of the project. Dave reported that the City is still targeting mid-September to reopen the intersection and that the remaining portion of 450 East is expected to open shortly thereafter. He stated that the overall project, including sidewalks and other finishing work, is anticipated to be completed around mid-October. Dave acknowledged the difficulty of the detours and thanked residents for their patience while staff continues working with the utility companies to move the project forward.

1:43:36 Police Chief Brian Eynon addressed concerns regarding traffic and pedestrian safety near the junior high and other schools. Brian explained that the Police Department is currently short on crossing guards and is using Community Service Officers, patrol officers, and command staff to assist with traffic control when available. He stated that school crossings remain a priority and asked for patience while the Department works with limited staffing. Brian also encouraged interested residents to apply for crossing guard positions.

Council Member Dalpiaz asked whether overtime could be used to provide additional officer coverage. Brian stated that the Department is already offering overtime when staffing permits but is also managing vacations and other calls for service.

1:45:51 CED Director Scott Hess responded to earlier questions regarding the reduction of the minimum lot size for detached accessory dwelling units. Scott explained that recent State legislation requires Utah cities to permit detached ADUs on lots of at least 11,000 square feet. He also noted that State law permits an internal accessory dwelling unit within single-family residences regardless of local ordinance provisions.

City Manager/Attorney Jon Call clarified that the City's code generally permits only one accessory dwelling unit per property in single-family residential zones, meaning a property owner could not have multiple detached ADUs or both an internal and detached ADU under those provisions.

1:47:07 Council Member Carney expressed appreciation for City staff, Public Works, and the Police Department for their efforts during the ongoing construction and traffic disruptions. She acknowledged residents' frustrations but noted that staff is managing construction, water breaks, traffic, and other City responsibilities simultaneously and encouraged residents to recognize the efforts being made to address the challenges.

1:48:17 Council Member Dalpiaz responded to earlier concerns regarding maintenance at the Senior Center.

He reported that he had recently worked with Senior Center representatives on a list of maintenance issues and stated that the reported paper towel dispenser problem had not previously been included but would now be submitted to staff for attention. Council Member Dalpiaz also explained that staff had inspected the restroom fan and determined that it is functioning properly, although it is louder than a typical fan. He stated that staff would continue monitoring it and address replacement if necessary.

1:51:38 Council Member Pulver commented on the traffic impacts caused by current road construction and encouraged residents to consider alternate routes while the work continues. Council Member Pulver clarified in response to earlier public comments that decisions regarding the future development and phasing of Barker Park have not yet been finalized.

1:52:00 Council Member Dalpiaz addressed public discussion regarding the proposed development of approximately 500 acres in the north bench area above Washington Boulevard. He clarified that the proposal originated with the property owner/developer and that the Council has not predetermined approval of the project. Council Member Dalpiaz stated that the property currently has development rights under its existing zoning and that any request for additional density would involve further Council consideration and potential requirements from the City. Council Member Dalpiaz stated that Council members are reviewing the property and proposal carefully.

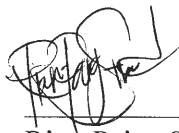
He also suggested that, if the development moves forward, consideration could be given to providing a smaller neighborhood park within the development while requesting a developer contribution toward completing Barker Park rather than creating another large park with significant future maintenance obligations.

10. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:55 p.m.


Ryan M. Barker, Mayor



Rian-Paige Strand
City Recorder



9/9/26

Date Approved