

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

September 22, 2026

The North Ogden City Council convened on September 22, 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 September 17, 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	Zoom
Steven Nabor	Council Member	

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian-Paige Strand	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Scott Hess	Community and Economic Development Director
Timm Dixon	City Engineer
Brian Eynon	Chief of Police
Casey Hunsaker	City Treasurer
Ryan Nunn	Planner II

VISITORS:

Hunter Murray
Margaret Schvaneveldt
Petra Vanden Arend
Leann Russell
Shawn Strong
John Arrington
Kevin Burns
Julie Baldwin
David Resch
Ty Kendall
Trace Bassett
Doug Bassett
Teresa Taylor
Todd Taylor

Andrew Harris
Merrill Sunderland
Bianca Mittendorf
Kerry Wangsguard
John L Droogsman
Amy Douangdara
Rob Thornock
Jodi Jensen
Kirk Hasen
Bryan Crowell
Brenda Ashdown
Brent Call
Michael Miller
Brian Russell

OPENING

0:00:25 Mayor Barker called the meeting to order at 6:00 p.m. City Recorder Rian-Paige Strand shared a thought based on Dr. Martin Luther King Jr.'s observation that "whatever affects one directly, affects all indirectly." She reflected on how City decisions affect residents in different ways and why public participation, questions, and accountability matter. She encouraged respectful disagreement, a willingness to listen, and humility in considering perspectives one may not yet understand. She then led in the Pledge of Allegiance.

CONFLICT OF INTEREST DISCLOSURE

0:02:46 No conflicts of interest were disclosed.

PRESENTATION & RECOGNITION

1. FISCAL YEAR 2026 QUARTER 4 INVESTMENT REPORT

Presentation of the FY26 Q4 Investment Report

0:03:36 Treasurer Casey Hunsaker presented the City's investment results for the fourth quarter of fiscal year 2026. He reported that the City's managed investments earned a 4.05% return for the quarter, compared with 3.8686% for the Public Treasurers' Investment Fund (PTIF). Casey said he is refining cash flow projections to keep enough money available for operations while investing funds that are not immediately needed.

He also reviewed the City's two sales tax revenue bonds and explained that principal payments are made each November.

Council Member Nabor asked whether the City should continue holding the managed investments, given that the funds have not been used. Casey said the investments remain accessible and are currently earning a higher return than the PTIF. He agreed that the City should continue to monitor the returns and consider the long-term purpose of those funds. In response to Council Member Dalpiaz, Casey clarified the bond payment schedule.

CONSENT AGENDA

2. APPROVAL OF THE SEPTEMBER 1 AND SEPTEMBER 8, 2026, MEETING MINUTES

0:15:18 Council Member Nabor moved to approve the September 1 and September 8, 2026 Meeting Minutes. Council Member Pulver 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.

PUBLIC COMMENTS

0:17:03 Brian Russell, a North Ogden resident, spoke about the proposed hillside rezoning. He said the City's General Plan and the historical BioWest study identify concerns involving terrain hazards, drainage, groundwater recharge, fire protection, water pressure, and development near drainage channels. He noted that the City adopted the HP-3 designation for the area in 1999 after considering those concerns. Brian said he supports development under the existing HP-3 requirements but believes the developer should explain how each concern would be addressed before the City changes the zoning.

He asked the Council to deny the proposed change unless it is satisfied with the mitigation plans, and thanked the Council for hearing residents' concerns.

0:22:39 Margaret Schvaneveldt, a North Ogden resident, asked who is responsible for maintaining the walking path east of Smith's Marketplace and the brush and trees beside it. She said branches fell during a recent windstorm and a neighbor moved them off the trail, but debris remained. She expressed concern about future damage and asked the City to clarify the property boundary and maintenance responsibility.

0:24:51 Bryan Crowell, a North Ogden resident, spoke about the proposed hillside rezoning. He said the City's earlier study and Planning Commission records showed that the existing hillside zoning was adopted to address development risks. He expressed particular concern about groundwater recharge and asked the Council to identify the risks and understand the developer's proposed mitigation measures before approving additional development.

0:28:23 John L Droogsman, a North Ogden resident, expressed concern that hillside development could reduce the amount of water absorbed into the ground. He said he has observed cracks at his home change with the seasons and worried that drier ground could affect both the proposed development and homes below it. He asked the Council to retain the HP-3 zoning.

RESPONSE TO PUBLIC COMMENT

0:29:41 In response to Margaret Schvaneveldt, Mayor Barker said Smith's appeared to own the trail she had asked about and that Code Enforcement would look into its maintenance. The Council then moved to the development agreement amendment for 1651 North Washington Boulevard.

ACTIVE AGENDA

3. DEVELOPMENT AGREEMENT AMENDMENT FOR 1651 N. WASHINGTON BOULEVARD

Discussion and possible action on amending the development agreement to allow residential and commercial use on property currently approved for commercial use. The Council will review the Planning Commission's recommendation and staff information before considering approval.

0:30:42 Community and Economic Development Director Scott Hess presented the Planning Commission's recommendation to allow eight residential units above a commercial building at 1651 North Washington Boulevard. He reviewed the proposed parking, open space, and exterior materials. Scott also recommended adding language to Section 13 of the development agreement concerning a cross-access easement to the property to the south.

Council Member Pulver expressed concern that the commercial space could remain vacant after the residential units were occupied. Scott and applicant Shawn Strong explained that the entire building would be constructed together and that completed commercial units could be leased or sold individually. Council Members discussed the value of retaining commercial space and providing access to the southern property.

Council Member Dalpias moved to approve the development agreement amendment as presented, with an addition to Section 13 noting the cross-access easement on the plat and providing for the property owners to consider an agreement to share its costs. 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 5-0.

4. Ordinance 2026-22 – Zoning Map Amendment - 1150 E. 3700 N.

Council will consider changing the parcel's three existing zoning designations (R-1-10, R-1-12.5, and HP-3) to a single designation: Hillside Protection (HP-2). The item was postponed on July 28, 2026, to address concerns about housing density and trails. Council will review the Planning Commission's recommendation and may vote on the amendment.

0:49:00 Planner Ryan Nunn reviewed the proposed amendment to rezone the property from its existing R-1-10, R-1-12.5, and HP-3 designations to HP-2. He said the applicant had revised the plan following the Council's July 28 discussion and had provided an additional geologic reconnaissance study.

Hunter Murray, representing the applicant, introduced Andy Harris of CMT Technical Services. Andy summarized CMT's geotechnical and geologic work, including its comparison with the City's 1997 BioWest study. He said CMT had not identified geologic hazards requiring mitigation on the proposed site, but that the seasonal drainages would need to be addressed through civil engineering design. Council Members asked about groundwater, stormwater, nearby faults, landslides, and the scope of the earlier report. Several members said they needed time to read the new study before making a decision.

Hunter then presented a revised plan, now called The Highlands, with no more than 50 lots instead of the 62 previously proposed. He described larger lots, more than two acres of open space, and trails intended to connect with existing and future routes. The Council discussed trail continuity, maintenance, lot sizes next to existing homes, and drainage along the southern edge of the property. The applicant agreed that postponement would give the Council and public time to review the study.

Council Member Dalpiaz moved to postpone a decision on Ordinance 2026-22 until the Council and public had an opportunity to review the geologic report. Council Member Pulver 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.

5. **ARTIFICIAL INTELLIGENCE (AI) USE POLICY**

Council will consider adopting a policy for using artificial intelligence in City business. The policy establishes rules to protect sensitive information, require staff review for accuracy, and keep people responsible for City decisions. Council may vote to adopt the policy.

1:55:39 City Recorder Rian-Paige Strand presented the proposed Artificial Intelligence Use Policy, developed with assistance from the Police Department and examples from other agencies. She explained that the policy permits routine uses such as drafting, proofreading, and summarizing public information, while requiring human review, protection of sensitive information, and additional approval for higher risk uses. She clarified that language about connecting AI to City systems refers to allowing an AI product to access City email, shared drives, databases, or software. Council Member Pulver suggested that someone outside a department could offer a useful perspective when reviewing its AI practices. Rian-Paige noted that cross-department reviews could raise confidentiality and technical expertise concerns. Council Members expressed support for the policy, particularly its guidance on protecting sensitive information and checking AI-generated work. City Manager/Attorney Jon Call said staff would update the policy as needed and keep the Council informed.

Council Member Nabor moved to approve the Artificial Intelligence Use Policy as presented. 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.

COUNCIL PRIORITY UPDATES

2:02:02 Public Safety - Council Member Carney welcomed newly sworn-in Police Officer Arellano and Officer Bergstrom, who had returned to duty following military leave. She announced that Coffee with a Cop would be held on October 29 from 8:30 to 10:00 a.m. at Beans & Brews on Washington Boulevard. She also noted the Police Department's continued code enforcement work and encouraged drivers to slow down and watch for children, particularly near construction.

2:03:35 Economic Development - Council Member Watson reported that she had visited the Altura property and observed areas with mild slopes as well as steeper sections. She said the proposed park location appeared promising and anticipated further discussion as the project moves forward. She also noted that Sherwin-Williams had opened on Washington Boulevard, construction was underway on the Cooperstown commercial building, and construction on the Fast Stop gas station near 1700 North was expected to begin before the end of the year.

2:05:41 Finance - Council Member Nabor reported on the Finance Department's work to complete the City's financial statements by December 15. He encouraged department heads to review the remaining items on the audit tracking list and provide the information needed to keep the work on schedule. He also reported that he had arranged a meeting with a university representative, the Mayor, and City Manager/Attorney Jon Call to discuss fundraising opportunities for the City. Council Member Nabor asked about the financial pillar metrics he had prepared. City Recorder Rian-Paige Strand asked him to send her his draft so it could be included with the metrics being gathered from staff for a future Council presentation.

2:10:17 Community Unity – Council Member Dalpías asked about the agreement with the North Ogden Historical Museum. City Manager/Attorney Jon Call said he was reviewing the draft agreement, and Council Member Dalpías said he would update the museum representative who had asked about it. He also reported that exterior lighting at the Senior Center remained a concern for its board. He encouraged Council Members to view the lighting after dark so they could consider whether further improvements should be included in a future budget.

Council Member Pulver briefly reviewed staff follow-up items, including the welcome signs, code enforcement, a recycling service proposal, and work related to North Shore.

PUBLIC COMMENTS

2:14:34 Merrill Sunderland, a North Ogden resident, thanked the Council for its service and urged members to continue examining hillside development proposals carefully. Recalling flooding and debris on the bench above the City in past decades, he expressed concern about the Huntington Heights proposal and asked the Council to require additional flood mitigation before development proceeds.

2:19:20 John Arrington, a North Ogden resident, expressed appreciation for the City Council and staff, including Public Works, Parks and Recreation, Finance, public safety, and administrative employees.

He praised the condition of the City's parks and the assistance he had received from staff. He suggested that presenters use a mouse pointer or laser pointer when referring to material on the screen so they can remain at the microphone and be heard.

MAYOR/COUNCIL/STAFF COMMENTS

2:23:48 City Manager/Attorney Jon Call reminded the Council of the upcoming daylong annual meeting, tentatively scheduled for November 6. He said it would be a public meeting and would be noticed accordingly.

2:24:19 Council Member Pulver reported that he attended a legislative meeting where potential changes to property taxes and other issues affecting cities were discussed. He said he was independently researching the cost of an electronic City sign. He also planned to review the geologic information presented earlier in the meeting with Council Member Nabor.

2:25:33 Council Member Delpias discussed the proposed Altura development and encouraged residents to consider the property's existing zoning alongside the proposed plan and its potential park and trails. He emphasized that the City had not designated zoning for the property proposed for annexation. He also expressed concern about the traffic that additional homes could bring and the timing of future Mountain Road connections. City Manager/Attorney Jon Call said the developer of Northview Estates was aware of the road obligation, but that construction timing was a factor because of its cost.

Council Member Watson agreed that public discussion should consider what may be built under existing property rights as well as the proposed development and its amenities.

2:34:15 Council Member Nabor reported that the City's July sales tax receipts had increased substantially; Finance Director Peter Brown said the reason for the increase was not yet known.

ADJOURNMENT

Council Member Watson moved to adjourn the meeting.

The meeting adjourned at 8:34 p.m.



Ryan M. Barker, Mayor



Rian-Paige Strand
City Recorder



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Date Approved