NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL MEETING AGENDA
MARCH 23, 2021 AT 6:00 PM
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND BY:
Click the link below to join the webinar: https://us02web.zoom.us/j/88228950131 Webinar ID: 882 2895 0131
Or Telephone Dial: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Rajan Zed, President, Universal Society of Hinduism, and Council Member Barker

CONSENT AGENDA

1. Reading of Determination regarding conducting City Council public meeting without anchor location
2. Call for conflict of interest disclosure
3. Discussion and/or action to consider February 23, 2021 City Council meeting minutes

ACTIVE AGENDA

4. Public Comments*
5. Discussion and/or action to consider accepting an annexation petition for a parcel located at 1700 North Fruitland Drive
   Presenter: Susan Nance, Deputy City Recorder
6. Discussion and/or action on Public Safety Building
   Presenter: Jon Call, City Manager/Attorney and Dirk Quinney, Police Chief
7. Discussion and/or action on Resolution 04-2021, City Council Rules of Procedure
   Presenter: Jon Call, City Manager/Attorney
8. Discussion and/or action on Major's Mini-Farm Subdivision
   Presenter: Brandon Bell, Associate Planner
9. Discussion and/or action regarding access easement request in North Ogden Cove
   Presenter: Jon Call, City Manager/Attorney
10. Discussion and/or action on Ranked Choice Voting
    Presenter: Katie Gerard, City Recorder
11. Council Department Reports:
    a. Council Member Stoker – Police
    b. Councilmember Cevering – Public Works
    c. Council Member Ekstrom – Parks and Recreation

Please see notes regarding Public Comments rules and procedure

The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 18th day of March, 2021 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at https://www.northogdencity.com. The 2021 meeting schedule was also provided to the Standard Examiner on December 12, 2020. Katie Gerard, City Recorder

12. Public Comments*
13. Adjournment

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.

b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and address.

c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.

d. The Mayor shall have discretion as to who will respond to a comment/question.

e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.

f. Some comments/questions may have to wait for a response until the next Regular Council Meeting.

g. The Mayor will inform a citizen when he or she has used the allotted time.

NORTH OGDEN CITY

SETTLED 1851

Mayor S. Neal Berube

Council Ryan Barker
Blake D. Cevering
Charlotte Ekstrom
Cheryl Stoker
Phillip D. Swanson

March 23, 2021

DETERMINATION OF NORTH OGDEN CITY REGARDING PUBLIC MEETINGS WITHOUT AN ANCHOR LOCATION

Pursuant to Utah Code Section 59-2-407, the Mayor of North Ogden City here by determines that conducting an electronic meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the November 8, 2020 declaration by the Governor of the State of Utah regarding the increase in COVID-19 cases and the need for caution in people meeting together.

The MARCH 23, 2021 meeting of North Ogden City will be held electronically and will not have a physical location. All attendees will connect remotely, and links for public participation are available on the North Ogden City Website

Mayor S. Neal Berube
North Ogden City

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

February 23, 2021

The North Ogden City Council convened in a virtual meeting on February 23, 2021 at 6:00 p.m. https://us02web.zoom.us/j/81590716624 Webinar ID: 815 9071 6624 Or Telephone Dial: US 1 669 900 9128 or 1 253 215 8782 or 1 346 248 7799 or 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on February 18, 2021. Notice of the annual meeting schedule was published in the Standard-Examiner on December 13, 2020.

PRESENT:	S. Neal Berube	Mayor
	Ryan Barker	Council Member
	Blake Cevering	Council Member
	Charlotte Ekstrom	Council Member
	Cheryl Stoker	Council Member
	Phillip Swanson	Council Member
STAFF PRESENT:	Jon Call	City Manager/Attorney
	Dave Espinoza	Public Works Director
	Lorin Gardner	City Engineer
	Katie Gerard	City Recorder
	Evan Nelson	Finance Director
	Dirk Quinney	Police Chief
VISITORS:	Julie Anderson	
	Brenda Ashdown	
	Dallin Barker	
	Robert Bolar	
	Stefanie Casey	
	Brian Child	
	Susan Clements	
	Steve Gibson	
	Cal and Sandy Heiner	
	Shawn Heiner	
	Terri McCulloch	
	Jaylene Redford	
	Julie	

Mayor Berube called the meeting to order. Council Member Stoker offered the invocation and led the audience in the Pledge of Allegiance.

NOT APPROVED

CONSENT AGENDA

1. READING OF DETERMINATION REGARDING CONDUCTING CITY COUNCIL PUBLIC MEETING WITHOUT ANCHOR LOCATION

Mayor Berube provided a reading of the determination of substantial risk to health and safety associated with holding in-person meetings amidst the COVID-19 pandemic.

2. CALL FOR CONFLICT OF INTEREST DISCLOSURE

Mayor Berube asked if any Councilmember had any conflict of interest to disclose. No disclosures were made.

3. DISCUSSION AND/OR ACTION TO CONSIDER JANUARY 12, 2021 CITY COUNCIL MEETING MINUTES

Council Member Swanson motioned to approve the January 12, 2021 City Council meeting minutes. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

4. DISCUSSION AND/OR ACTION TO CONSIDER JANUARY 26, 2021 CITY COUNCIL MEETING MINUTES

Council Member Cevering motioned to approve the January 26, 2021 City Council meeting minutes. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

NOT APPROVED

ACTIVE AGENDA

5. PUBLIC COMMENTS

Steve Gibson, 3141 N. 325 W. Pleasant View, stated he is a member of the Pleasant View City Council. He noted he has sent a letter to the Mayor and Council and he would like for that letter to be included in the record of this meeting. He summarized the letter to communicate that the Pleasant View City Council respectfully requests that the North Ogden City Council reconsider their decision to close a portion of Pleasant View Drive. He noted the Pleasant View Council recognizes the safety concerns that have been expressed and are appreciative of the efforts to eliminate the left hand turn option on Pleasant View Drive onto Washington Boulevard heading north; however, they are concerned about the closure as this street serves as a major artery road to Pleasant View. He stated that Pleasant View would like to work with North Ogden to explore a safe right-turn only option from Pleasant View Drive onto Washington Boulevard. He noted the letter is signed by four Council Members, with the fifth unable to sign because he is out of town. The entire Pleasant View City Council sees this is a serious issue and would appreciate consideration of the request to continue dialogue regarding this matter. He concluded that the Pleasant View Council was somewhat surprised by the decision to close the road.

Mayor Berube stated that he is willing to continue dialogue with Pleasant View City, however, he has already had several conversations with the Mayor, and one with the City Manager when he joined their conversation. He said that he is unsure why the Pleasant View City Council was caught off guard by the recommendation. He stated he will share the letter with the entire Council in case they have not already seen it. He noted that the recommendation made by the Council recently was conditional upon being able to secure a traffic signal at the intersection of 2700 North and 300 East; North Ogden wants to improve the safety of both intersections.

Brett Hamblin, 963 Deer Meadows Drive, referenced agenda item nine; he was first made aware of House Bill 98 during a television news broadcast and he also read more information in this morning's edition of the Standard-Examiner newspaper. He hopes that the Council will approve the request to send a letter to the State Legislature opposing the bill; he disagrees with reducing the city's control over the design and construction of new homes in the city.

Mayor Berube stated that he has had conversions with the state representatives to express his opposition to the bill; the City of North Ogden also works with the Utah League of Cities and Towns (ULCT) to negotiate adjustments to the bill. He understands it is being modified to give some concessions to cities across the State, but he has not yet seen the modified version.

Ann Arrington, 3256 N. 750 W., Pleasant View, stated she is also a Pleasant View City Council member and she wished to echo Mr. Gibson's comments about the closure of Pleasant View Drive. She noted she views North Ogden and Pleasant View as being

NOT APPROVED

sister cities and hopes that North Ogden will seriously consider the request to reconsider their decision. Pleasant View Drive is an access to Pleasant View City that many rely upon and she is hopeful North Ogden will consider a right-turn only configuration at the intersection of the road and Washington Boulevard. She also expressed her concern about a traffic signal at 2700 North and 300 East; she views 2700 North as the best route for North Ogden and Pleasant View residents to access Interstate-15 and if more traffic signals are added along that road, the easy flow of traffic will be impeded, and the road could eventually look like Riverdale Road. She asked if the North Ogden Mayor and Council were aware of Pleasant View's opposition to the road closure before making their decision. Mayor Berube answered no; he had conversations with the Pleasant View Mayor, and he gave no indication that the Pleasant View City Council was opposed to the closure. He added that the City's General Plan, since 2015, has shown that the road would eventually be closed. He reiterated his surprise that the Pleasant View Council was caught off guard. Ms. Arrington stated she is not saying she was caught off guard; however, the Pleasant View Mayor came to the Council a few months ago and asked their opinion on the closure and the Council unanimously expressed concern about the closure and their desire to keep the road open. She stated that communication has broken down somewhere and she feels the decision to close the road is a huge disservice to Pleasant View as a sister city to North Ogden. She reiterated she hopes that the Council will reconsider. Mayor Berube reiterated he and the Council are willing to continue discussions with Pleasant View but noted that the decisions that were made were based strictly upon safety of motorists that frequent the area.

Dave Marriott, 3420 N. 1100 W., Pleasant View, stated he is a former resident of North Ogden and is also a member of the Pleasant View City Council. He echoed the comments made by Mr. Gibson and Ms. Arrington. He stated he is aware of residents who live on Pleasant View Drive and those who own businesses on Pleasant View Drive who are very concerned about the closure. This includes Lee's Market; these business owners and residents to not feel they have had a voice in the discussion, and he hopes that the Council will reconsider their decision and allow for valuable public input.

Mayor Berube asked Mr. Marriott who he has spoken with from Lee's Market. Mr. Marriott stated he has spoken with Jeff Price, the Manager of Lee's Market; when they spoke today, they reviewed the markings for the future closure and Mr. Price was surprised that the closure would be permanent as he understood it was temporary in nature. He stated that Mr. Price was very frustrated and planned to talk to upper management. He stated that he feels that more discussion and further vetting is appropriate before the decision is finalized. He stated he would hate for Pleasant View residents to decide not to do business in North Ogden based on difficulty in accessing the commercial areas of North Ogden. Mayor Berube added that the city has had conversations with other business owners on Pleasant View Drive, but he is happy to engage in continued discussion with them and with Lee's Market. He added that one of the reasons some choose not to shop at Lee's is because it can be dangerous to get in and out of the parking lot. Mr. Marriott stated that he appreciates the city's desire to improve safety, but the same could be said for access to Smith's Marketplace as well.

NOT APPROVED

Sara Urry, 930 W. 3550 N. Pleasant View, stated she is also a Pleasant View Council Member and she echoed the comments made by her fellow Council Members. She stated that this issue was brought to the Council's attention several months ago and the Council was told that this was a matter that North Ogden was considering, but that no decision was being made at that time. The Pleasant View Council unanimously concluded the closure would not be in the best interest of North Ogden or Pleasant View and they were opposed to it. She stated she understands that this is ultimately a decision for the North Ogden Council to make, but Pleasant View residents' shop and dine in North Ogden, which contributes to the city's tax base. Closing the end of Pleasant View Drive would be very impactful to Pleasant View and forcing traffic to 300 East without a traffic signal would also be very concerning as making a left-hand turn onto 2700 North is dangerous. Forcing a right-hand turn onto Washington Boulevard from Pleasant View Drive would be much better in terms of safe and efficient traffic flow. She stated she would like for the city to continue their discussion and consideration of this matter before making a final decision.

Brenda Ashdown, 193 E. Pleasant View Drive, stated she is offended by Mr. Marriott's comments and she feels they were threatening, and she does not appreciate that. As a resident on Pleasant View Drive, she understands that if the road is closed, she will be forced to drive to 300 East, make a left turn on 2700 North, and another left turn onto Washington Boulevard to travel northward on that road. She stated she does not feel this will put any business out as residents will have other options for accessing those businesses. Parking for the professional offices near the intersection of Pleasant View Drive and Washington Boulevard has already been addressed and those businesses will have adequate parking space and access. She reiterated the Mayor's comments that closure of Pleasant View Drive is contingent upon the installation of a traffic signal at the intersection of 2700 North and 300 East and she does not feel this will interfere with a motorist's direct line to the interstate because the speed limit in that area is just 40 miles per hour. She stated that the Pleasant View Council seems to be missing the point of the closure; it is based upon safety of motorists from both cities that frequent the area. She acknowledged that Pleasant View City is a sister city to North Ogden, but she is bothered that they feel they can ask the Council to reconsider the decision that has been made, though it is based upon a great deal of work and negotiations with businesses in the area. For Mr. Marriott to say that Pleasant View residents will no longer shop in North Ogden if the road is closed is an unfair threat. She appreciates that North Ogden is willing to discuss the matter further with Pleasant View, but she is hopeful that the final decision will be completely based upon safety of motorists regardless of the city they live in. She then asked why it is necessary for someone who speaks during public comments to give their address; she is concerned about retaliation from someone who may disagree with her comments.

Mayor Berube stated that he will look into the requirement for a speaker to provide their address. He then stated that one of the considerations of the Council related to the closure of Pleasant View Drive was the need for additional park space because of growth in the

NOT APPROVED

city; the closure would also allow for the expansion of Bicentennial Park near the intersection.

Stefanie Casey, 2444 Barker Parkway, thanked Ms. Ashdown for her comments; she had the same feeling when she was listening to the Council Members from Pleasant View. It seemed they were 'ganging up' on North Ogden, though North Ogden has been having conversations about this issue for several months. She stated that she is part of the Committee that is discussing economic development and park growth in the city and the expansion of Bicentennial Park would be a great benefit to the community. Additionally, the closure would increase safety of motorists in the area. She concluded she interpreted Mr. Marriott's comments as threatening and she wanted to voice her support for Ms. Ashdown in her comments about that matter.

6. DISCUSSION AND/OR ACTION TO APPROVE GOLDEN WEST CREDIT UNION AS BROKER FOR EMPLOYEE BENEFIT SERVICES

City Manager/Attorney Call explained the city periodically requests proposals for qualified individuals or firms to provide employee benefits insurance broker services. City staff has reviewed proposals by several qualified firms and is recommending the Council approve Golden West Credit Union (GWCU) as the broker for employee benefit services. Staff recommends acceptance of GWCU as the employee benefit broker for a term of five years; an agreement should be executed to formalize the terms.

Council Member Ekstrom stated she has worked with GWCU in the past as a member of a non-profit entity and she appreciated the service they provided.

Mayor Berube stated that Mr. Call has performed sufficient due diligence to vet GWCU, and he is comfortable with the recommendation to contract with them for this service.

Council Member Ekstrom moved to approve Golden West Credit Union as broker for employee benefit services. Council Member Cevering seconded the motion.

Mr. Call reported that a voice vote would be appropriate tonight and once Administration has finalized the contract, it will be brought back to the Council for consideration and a roll-call vote.

Mayor Berube called for a voice vote on the motion to contract with Golden West Credit Union as the City's employee benefit broker. All voted aye and the motion carried.

7. DISCUSSION AND/OR ACTION FOR RECOMMENDATION TO CONTINUE/EXTEND CONTRACT WITH OLYMPUS INSURANCE

City Manager/Attorney Call explained the city periodically requests proposals for qualified individuals or firms to provide commercial insurance brokerage services.

NOT APPROVED

Several firms reapplied to the RFP and three very qualified firms were interviewed. After considering all the options staff is recommending the city continue with the current broker: Olympus Insurance. Olympus has some specialization which helps the organization as well as some programs and other benefits which have helped the city elevate its risk management, including safety program upgrades. Staff recommends the Council approve an agreement with Olympus for continued brokerage services. Staff would also recommend the Council review the term of the contract and consider whether five years is appropriate. The minimum term the staff would recommend is two years and City Code requires a maximum term of seven years.

Mayor Berube stated he would recommend a contract term of no longer than three years.

Council Member Cevering inquired as to any losses the city has experienced during the time that Olympus has been the city's insurance provider. Mayor Berube stated that Mr. Call can comment on losses specifically, but he is aware of two major claims the city has had in the past two years. Insurance companies have been dramatically increasing premiums and the city has experienced an increased based on an increase in claims. Mr. Call stated that is correct; in addition to the two large claims, the city has also had several small claims. However, Olympus has offered tools aimed at increasing the city's risk management efforts and that has been very helpful. This includes a voluntary OSHA audit that has improved the city's insurance rating.

Council Member Swanson moved to approve Agreement A3-2021, a two-year agreement with Olympus Insurance for insurance brokerage services. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

8. BUDGET 2022 INTRODUCTION

A staff memo from Finance Director Nelson noted the intent of this agenda item is to serve as an introduction to the Fiscal Year (FY) 2022 budget process. This is an opportunity for the city to look to the future and establish priorities and plans for city services and programs. The memo referenced the budget calendar and outlined upcoming dates for Council discussion and approval of the budget. Each of these are public meetings and at each meeting opportunity will be provided for public comment on the budget. A formal public hearing will be held on May 25, 2021 to receive comments on

NOT APPROVED

the budget. The discussion at this meeting is for staff to hear initial Council budget priorities that can be incorporated into preliminary budget proposals. Staff is also seeking Council direction on employee compensation to guide budget proposals. The discussion may also reveal a needed budgetary analysis that can be initiated. More in-depth discussions will occur in subsequent meetings. Administration looks forward to a constructive and engaging process as they work with the Council to prepare the Fiscal Year 2022 budget for North Ogden City.

Mr. Nelson reviewed his memo and reviewed the status of the city's revenue accounts; he presented a sales tax revenue report, noting that revenues remain strong, and the city's total revenues are 18.4 percent higher than last year's sales tax. We anticipated that revenues would be lower due to the COVID-19 pandemic. At the end of January 2021, city sales tax revenues were $350,000 ahead of projections in the amended budget. Mr. Nelson also facilitated a discussion among the City Council regarding their ideas for employee compensation and any budget priorities they have; relative to employee compensation, Council Members Barker and Swanson communicated their support for analyzing a cost-of-living adjustment (COLA) city-wide, in addition to merit adjustments. Council Member Swanson also noted that he would like to allocate funding for the Barker Park Amphitheater to make it more useful for it to generate revenue for the city. Mayor Berube stated he understands that idea, but he would rather pursue private fundraising for the Amphitheater, as he feels the city's main priority in terms of capital improvements is the Public Safety facility project. He then noted that he would prefer compensation adjustments that are based upon the market and being competitive with other cities rather than offering a city-wide COLA adjustment; if employees are paid fairly and in line with the market, they will not be looking for employment elsewhere. He stated it is his opinion that a COLA is an arbitrary inflation of wages.

Council Member Cevering indicated that a priority for him is to make all parks functional; there has been a focus on parks infrastructure improvements in the past and he would like to continue those efforts. Mr. Nelson stated that Parks and Recreation Director Staheli is working to develop a list of capital projects in parks throughout the city and that will be analyzed in detail in future budget meetings. Council Member Ekstrom stated she also supports parks improvements, and she is aware that Ms. Staheli needs more storage space at parks throughout the city. Additionally, she wants to establish an identity for North Ogden City; she feels the city values residents and employees and investing in those things is good policy. She supports paying employees generously and listening to their input.

Council Member Stoker agreed with Mayor Berube's assessment that the Public Safety facility project should be the top priority for the city. She wants to do whatever possible to support the Police Department by appropriately equipping them.

Mr. Nelson thanked the Council for their feedback and guidance and indicated he looks forward to further discussions on the FY 2022 budget. Mayor Berube thanked Mr. Nelson

NOT APPROVED

for his efforts and indicated he looks forward to hearing more information from Mr. Nelson as the budget process moves forward.

9. DISCUSSION AND/OR ACTION TO SUBMIT LETTER TO LEGISLATURE OPPOSING HOUSE BILL 98 (HB98)

A staff memo from City Manager/Attorney Call explained the state legislature is currently considering a bill which would allow for all residential home contractors to hire their own building inspectors to perform required inspections. Several cities are opposing this bill, and it is likely to be one of the most controversial bills in the legislature this year. The city has been asked if it would like to submit a letter to the governor expressing concerns over this type of legislation. If the Council would like to submit this letter or a letter similar to this one it should be discussed and approved by the Council prior to submitting this letter. Staff has some real concerns with the proposed language of House Bill 98 because it does not limit who the inspectors can be employed by or even require a third party to do the inspection. Staff would support sending an official communication to the Governor expressing concerns over this type of legislation.

Council Member Barker noted he expressed concern to the Council in a recent meeting regarding this legislation and he has been in communication with representatives of other cities who were seeking to join together in sending a message of opposition to the Legislature and the Governor. He summarized his concerns about issues that will arise if the bill is approved; private inspections will result in mistakes in construction throughout the city. The city will have just three days to respond to a request for an inspection before a developer can pursue an inspection by a third-party inspector and, for this reason, he feels the city needs to fund an additional inspector or plans examiner position.

Mr. Call added that he has been discussing the issue with City Managers throughout the State and all cities are opposing it; he is concerned that the legislation is being promoted under the guise of housing affordability. However, the private inspectors will not have governmental immunity, meaning they will need to have substantial insurance policies that will drive up the cost of inspections. This means that homes will be more expensive and contradictory to the position of housing affordability.

Mayor Berube stated that it is important to address staffing improvements that will help the city comply with the three-day inspection period included in the legislation. He stated that cross-training will be helpful, and Mr. Call has invited a retired inspector to provide support to the city. Mr. Call stated that is correct and three additional employees have indicated a willingness to being certified as inspectors to provide backup support when needed.

Council Member Barker added that the State Fire Marshall's Association is also opposed to the legislation and have communicated such to the State.

NOT APPROVED

Council Member Swanson stated it is interesting to note that the sponsor of this bill is also the Chief Executive Officer (CEO) of the Northern Wasatch Homebuilders Association. He stated he feels that is a conflict of interest. Another note of interest is that the legislation would also prohibit municipalities from requiring certain building materials and design standards in construction. This would limit the city's ability to employ a Development Agreement for certain projects as has been done in the past. He stated he feels the legislation is inappropriate and smells of deep-pocketed lobbying, which is very bothersome to him. Mayor Berube added a good number of the Legislature are employed in the development, homebuilding, and real estate fields; one Legislator even commented that the reason home prices are so high is because of the delay in permitting and inspections at the city level. However, the people working in these fields are making huge profits. He stated that the biggest concern is that the legislation will take authority away from local officials who know their community better than State representatives; additionally, protection for the consumer will also be negatively impacted. He then noted he is supportive of signing the letter and sending it to the Governor.

Council Member Ekstrom moved to approve a letter opposing House Bill 98 to be signed by the Council and sent to the Utah Governor. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion carried.

10. DISCUSSION AND/OR ACTION TO CONSIDER APPOINTMENTS TO THE ECONOMIC DEVELOPMENT COMMITTEE

Mayor Berube reported there exists a vacancy on the Economic Development Committee; he has met with the Chair of that Committee and they recommend the appointment of Dave Meents.

Council Member Cevering moved to appoint Dave Meents to the Economic Development Committee. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**

NOT APPROVED

Council Member Ekstrom **aye**
Council Member Stoker **aye**
Council Member Swanson **aye**

The motion carried.

11. COUNCIL DEPARTMENT REPORTS:

A. COUNCIL MEMBER STOKER – POLICE

Council Member Stoker reported on staffing changes in the Police Department; since November 2020 there have been two retirements and one resignation, and the department has been busy finding individuals to fill the vacancies created by these actions. Two Officers have been hired, one is in field training and the other in the Police Academy. The Police Chief hopes to have the vacancy filled by March. Additionally, the Code Enforcement Officer resigned in December 2020 and the Chief decided to combine the animal control, code enforcement, and evidence technician positions into one Division called the Community Service Division. Creating this Division will allow employees in the Division to work more as a team, provide extended enforcement coverage, and increase efficiencies. The Department is also internally filling two vacancies in the Investigations Division; Detective Rhoades recently retired, and the Division is down an additional officer due to his assignment to the Weber-Morgan Narcotics Strike Force. She noted that the Department asked her to remind the public that with warmer weather typically comes an increase in property crimes; she advised residents to remove valuables from and lock their vehicles, lock their doors on their homes, and report any suspicious activity. She added that the Department has seen an increase in scam phone calls to residents in the community; if someone gets one of these calls, they are advised to not provide private information and end the phone call. She concluded she has been happy to see an increased police presence in areas throughout the community and she thanked the department for all they do.

Mayor Berube noted that in a recent conversation with Weber County Sherriff Arbon, he commented that visibility of Police Officers is proven to deter illegal activities. He thanked Council Member Stoker for her report.

B. COUNCIL MEMBER CEVERING – PUBLIC WORKS

Council Member Cevering thanked the Public Works crews for their diligent service and keeping the city running well. They are preparing for the expansion of 450 East and are cutting down trees on the east side of that street. They will then begin infrastructure improvements. They are providing updated project information on the city's website and Facebook page and they have a hotline number that residents can call to report a problem or ask a question. He thanked Public Works Director Espinoza for his efforts to ensure that the 450 East widening project will run as smoothly as possible. He noted that he recently drove past a late-night water leak problem in the city and found that Mr.

NOT APPROVED

Espinoza was working alongside his crews to solve the matter; this shows that Mr. Espinoza is incredibly committed to making sure the city is taken care of.

Mayor Berube added his thanks to Mr. Espinoza and the Public Works Department for their efforts at removing snow following recent storms; they even worked to address snow issues in cul-de-sacs by hauling the snow out of those streets.

C. COUNCIL MEMBER EKSTROM – PARKS & RECREATION

Council Member Ekstrom reported that Parks and Recreation Director Staheli recently gave birth to her daughter; both the baby and mother are doing well, and she offered her congratulations to the Staheli family. She noted the department will be accepting applications for seasonal positions starting March 1. They are also working with the Arts Guild and will be developing some sub-committees that will be charged with focusing on specific arts programming. The Department has also begun work on the Cherry Days celebration; it is her personal opinion that it is worth moving the Cherry Days parade to 2600 North as an experiment this year; she would like to keep the entire celebration smaller to keep residents safe amid the COVID-19 pandemic and she would like to stream as many events as possible. She then noted she would like for the Council to consider the possibility of hiring a grant writer for the department; this would be helpful to the city as it seeks outside funding for certain projects.

12. PUBLIC COMMENTS

Brenda Ashdown, 193 E. Pleasant View Drive, asked that her comments be relayed to the Police Chief; at the crosswalk near the intersection of Pleasant View Drive and 400 East cars heading south on Washington Boulevard do not slow to 20 miles per hour when school zone lights are flashing. She wondered if a police presence at that location would help to address that matter.

Chief Quinney stated that his officers will monitor that area.

Susan Kilborn, 3370 N. 400 E., stated she and her husband live in a cul-de-sac and for so many years they were neglected in terms of snow removal and pothole repairs, but that has recently changed, and she thanked North Ogden City Public Works for their efforts. She noted that during the recent snowstorm one of her neighbor's cats was in the roadway when the snowplow driver entered her cul-de-sac and the driver exited his vehicle and made sure the cat was out of the road before clearing the snow. She offered kudos to the Public Works Department and declared 'they are stellar'. She then noted she does not believe North Ogden City effectively taps the human resources available in the community to help with city issues; North Ogden is made up of many professionals who are retired or even working from home due to COVID-19 and these people could provide support and assistance. She would like to see more women involved in the day-to-day operations and decision making in the city. She understands how much debt the city is in due to some of the things that have transpired in the past and she wondered if the city

NOT APPROVED

truly needs to hold the Cherry Days celebration this year. She noted that cancelling the event this year could help to save some money that could be allocated to an area where it is needed more. If the cancellation is presented to the community with that explanation, people will understand that accommodations need to be made for budget reasons and COVID-19 concerns. She would like to know what each Council Member feels about her proposal.

Mayor Berube stated that it may be most effective to include an item regarding that proposal on an upcoming meeting agenda to give the public the opportunity to listen to and participate in that discussion. Ms. Kilborn stated that is satisfactory; she would like the matter to be presented to the public in a way that communicates that an expenditure that covers entertainment and a non-essential program is being cut this year to help fund a public safety expense that will benefit the entire community for years to come. She stated she feels that the public will be understanding of skipping a tradition for one year in order to help the City in the long term. Mayor Berube noted that the celebration was cancelled entirely last year, and the city was considering a modified version of the celebration this year; this would give the public the chance to celebrate a very important event, but not be extravagant in difficult times amid the COVID-19 pandemic. He concluded he is happy to discuss that matter further in a future meeting. Ms. Kilborn thanked the Mayor and Council for their willingness to think outside of the box for the good of the city. She concluded by addressing the letter that the City Council has voted to send to Governor Cox about House Bill 98; she would like for the letter to also be sent to Senator John Johnson and for the City to extend an invitation for him to attend City Council meetings as many of his constituents live in this City.

Shawn Heiner, 681 E. 2600 N., stated that he knows there has been some discussion about moving the Cherry Days parade to 2600 North this year. He knows that Council Member Ekstrom is excited about the prospect, but there are many concerns that have not been addressed thus far. Having been in the parade on a fire truck over the years on Washington Boulevard, he can report that the decision was made to stop participating in the parade due to several safety concerns that could lead to possibly insurance claims and lawsuits. Moving the parade to 2600 North will make that issue worse because the route is steep and narrower than Washington Boulevard. He stated that a vehicle can be put in neutral at the intersection of 2600 North and 1050 East and travel on its own all the way to Washington Boulevard. This would necessitate a large vehicle operator using their brakes the entire way; brakes could fail, or vehicles could overheat, and this could cause them to run into the crowd or whatever is in front of them. Additionally, there are many trees and bushes lining 2600 North and this may cause kids to wander into the narrow street to see what is coming their direction. The Police Department does a great job of crowd control, but it is impossible to keep the crowd along the entire parade route from entering the street. He asked that the Council reconsider their decision on the parade route and perhaps opt for 3100 North, which is wider, less steep, and has accommodated other parades, such as the Weber High School homecoming parade.

NOT APPROVED

Stefanie Casey, 2444 Barker Parkway, also referenced the parade route and noted she has not heard any information about the city conducting a crowd safety study, but this is likely something the city should conduct before making the decision final. She is concerned about the availability of parking for parade entries or citizens looking for a place to park along the street to watch the parade; in the past, the LDS Church has prohibited parking on their property due to liability issues and she asked if the city has checked to see if they will allow parking for the parade. She is concerned about the approach of experimenting with a new route before asking necessary questions; this event will draw a huge crowd and a crowd safety study is appropriate in this instance.

13. COUNCIL/MAYOR/STAFF COMMENTS

Mayor Berube stated he is grateful for citizen participation in this meeting.

Council Member Swanson referenced House Bill 98, noting the Committee Hearing regarding the legislation will be held February 24 at 4:00 p.m. and the public can listen to the hearing and voice their opposition. He then addressed the comments from earlier in the meeting regarding Pleasant View Drive; this is an issue the North Ogden City Council has been talking about for nearly two years and the closure of the road has been on the city's Master Plan since 2015. The City has worked with private property owners and businesses to consider many different options and he did not hear a suggestion from the Pleasant View City Council Members that the North Ogden Council has not already considered. He is willing to discuss the issue with Pleasant View, but he does not want to spend a great deal of time rehashing something that has been discussed in depth for several years. He addressed Mr. Marriott's comments and wondered where the Pleasant View residents who will be boycotting North Ogden businesses will be shopping and how they will get there. He stated he was bothered by those comments. He concluded by noting he has spoken with the Mayor, Council, Mr. Call, Mr. Espinoza, and the City Engineer about the idea of restriping 2600 North for a year period of time as a trial for center turn lanes and left turn lanes at various intersections along the street, eliminating on-street parking, and shifting the travel lanes to the north and south. He would be curious to see how this impacts congestion, traffic flow, and residents and businesses. He asked if there are objections to including an item on a future agenda to discuss his proposal in depth. Mayor Berube stated he is supportive of studying the issue; no objections from other Council Members were voiced.

Council Member Barker also referenced the conversation about Pleasant View Drive and reminded the Council and those listening that the decision to close the road was conditional upon getting approval from the Utah Department of Transportation (UDOT) to install a traffic signal at the intersection of 300 East and 2700 North. Mayor Berube stated that he understands that and has asked Mr. Call to pursue that matter with UDOT. Council Member Swanson stated that UDOT has indicated there will be a light at the intersection as soon as traffic conditions warrant it. Council Member Barker stated that is correct and wondered if the city will move forward with closing Pleasant View Drive in hopes that will result in the warranting of a signal. Mayor Berube stated that he feels

NOT APPROVED

modeling can be done to determine how much traffic will be routed to 300 East as a result of the closure and work with UDOT to determine if that satisfies the requirement of a warrant study. Council Member Barker stated that is acceptable but noted that UDOT's processes move very slowly, and the city needs to keep that in mind. Mayor Berube reiterated that Mr. Call will work with UDOT to address the matter.

Mayor Berube then asked Council Member Barker how first responders from the North View Fire District would access certain residential areas in the case of an emergency during the parade if the parade route is moved to 2600 North. Council Member Barker stated the District no longer places all its fire apparatus' in the parade; there will be first responders available to respond to calls at all times. However, any apparatus that will be in the parade is typically at the front of the parade and can leave the route to respond if necessary. Mayor Berube stated that he is simply trying to get everyone to think about the potential of creating an unsafe situation in terms of medical emergencies that could occur during the parade. Council Member Barker stated that the first responders have the ability to use other routes to access areas of the city during the parade.

Council Member Barker then noted that Don Waite is no longer a member of the Planning Commission and he wondered if that also impacts his position on the General Plan Advisory Committee. He asked Mayor Berube to consider that issue and determine if a new individual should be appointed. Mayor Berube stated that Mr. Waite is building a home outside of North Ogden City so it will be possible to replace him on the Committee. He asked Council Member Barker to seek a recommendation from the Planning Commission regarding who should be appointed to fill the vacancy.

Council Member Cevering stated that he has not come to a complete decision regarding the closure of Pleasant View Drive; he feels the comments from the Pleasant View City Council have some merit and if North Ogden were on the receiving end of a decision they were making, this Council would want to have open discourse about how it would impact both cities. He would like to discuss the issue further with them as requested. He then stated that he has been somewhat nervous about moving the parade to 2600 North because of the narrowness of the roadway; he is concerned about safety and would like for the City Council to consider that issue further.

Council Member Barker stated he has had concerns about the parade route as well, but as an employee of the Fire District he has participated in the Pleasant View Parade, which travels along Pleasant View Drive, which is a two lane-road, has a center median in locations, and also a roundabout. The road is narrow and tight in locations. He noted that 2600 North is even narrower than that road, and the Cherry Days parade draws larger crowds and that is something to consider.

Council Member Ekstrom stated there is no perfect route for the parade and she is not opposed to considering another route, possibly 3100 North as suggested by Mr. Heiner. However, it is difficult when the Council's decisions are second guessed without the person first reviewing the deliberations of the Council that led to the decision. She

NOT APPROVED

acknowledged that the decision may not be perfect, but this is something that has been discussed over the past several years and was not a snap decision. She stated that she is willing to discuss the matter further, but she advised those that want to be involved in the discussion to get informed on the past deliberations of the Council.

Mayor Berube stated that no decision of the Council is perfect and he also expressed a willingness to discuss the matter further in order to address safety concerns related to the narrowness of the street and difficulty for spectators to socially distance along the parade route.

Council Member Stoker stated that 2600 North is a very narrow street, and with that in mind, safety needs to be discussed further. She then reiterated comments she made during the last City Council meeting that the city consider changing the name of the General Plan Steering Committee to General Plan Advisory Committee. She added that the Police Chief needs to be involved in any discussion of restriping 2600 North as recommended by Council Member Swanson.

Mayor Berube stated that he feels strongly that any decision made by the Council should be based upon research and careful consideration of the implications of an issue. He feels that additional discussion of both the Pleasant View Drive closure and moving the Cherry Days parade to 2600 North decisions is appropriate. He stated that everyone will not agree with one another on these issues, but it is important to be respectful.

Council Member Cevering asked that the Council take the next week to carefully consider the appropriate parade route for the Cherry Days parade and that an item be added to the agenda for the next meeting to discuss the issue further.

Mr. Call reported that curtains have been hung at the Barker Park Amphitheater. He then referenced a recent decision of the Council to grant an easement to a private property owner to construct an additional driveway on their property, noting the city has received a similar request from another resident in The Cove project. He stated that issue will be presented to the Council soon for review and discussion. He then addressed budget process and advised that each Council Member work with the team they have been assigned to in order to perform a detailed review of their budget before it is presented to the entire Council; this will make the group review of budget recommendations more meaningful as time will not be spent performing a line-by-line review of each budget. Mayor Berube added that he would also like Council Member Swanson, as the liaison of the Finance Division, to be involved in the review of the entire budget before it is presented to the Council.

Chief Quinney stated this will be his 26th year as an employee of the Police Department, and thus his 26th Cherry Days celebration; the number one concern of his Department is the safety of the kids that are chasing candy thrown during the parade. He stated he has recommended a barrier in the past. He knows this is expensive, but it is helpful to create a physical line that kids can not go past in order to ensure their safety. He asked that the

NOT APPROVED

Council consider this recommendation again this year. Mayor Berube added that another option is to prohibit candy throwing in the parade. He also wants to make sure the parade is as safe as possible.

Mayor Berube concluded by noting that it is important to keep in mind that decisions made by the Council impact city staff as they are charged with carrying out policies and decisions; if the Council reverses a decision made, that does impact staff, but he acknowledged the importance of carefully deliberating all issues they are being asked to decide upon.

14. ADJOURNMENT

Council Member Stoker motioned to adjourn the meeting. Council Member Ekstrom seconded the motion; all voted in favor.

The meeting adjourned at 8:24 P.M.

_____

S. Neal Berube, Mayor

_____

Katie Gerard, City Recorder

_____

Date Approved

NOT APPROVED

NORTH OGDEN CITY
SETTLED 1851

NORTH OGDEN CITY
STAFF REPORT

TO: MAYOR AND CITY COUNCIL

FROM: SUSAN NANCE, DEPUTY CITY RECORDER

SUBJECT: JEFFREY AND PADMA RANDALL ANNEXATION

DATE: 3/15/2021

Jeffrey and Padma Randall have submitted an application to petition for annexation of approximately 1.11 Acres located at 1700 North Fruitland Drive in Weber County, Utah. As required by Utah State Code the Weber County Surveyor is currently reviewing the annexation plat map and working with Landmark Surveying Inc. for corrections. The property being proposed for annexation is within the North Ogden City's Annexation Declaration Policy Map. The Petitioner is requesting an R-1-8 Zone, which the Planning Commission will review and make recommendation to the City Council at a later date. The petitioner meets all the requirements to start the annexation process and it is recommended that the City Council accept the petition to start the annexation process.

COPY

ORDINANCE NO. 2003- 03

AN ORDINANCE ADOPTING THE NORTH OGDEN CITY ANNEXATION POLICY PLAN DATED JANUARY 28, 2003.

WHEREAS, The 2001 Utah Legislature required a city to adopt annexation policy plan before such city annexes any property after December 31, 2002; and

WHEREAS, The annexation *policy* plan requirements are contained in §§10-2-401.5 Utah Code; and

WHEREAS, North Ogden City developed an annexation policy plan in accordance with in §§10-2-401.5 Utah Code; and

WHEREAS, The North Ogden City Planning Commission, after meeting with the Harrisville and Pleasant View Planning Commissions, negotiated future annexation areas; and

WHEREAS, The North Ogden City Planning Commission advertised in the official newspaper of general circulation, *Standard Examiner*, on October 28, November 4, and 11, 2002, for a public hearing held on November 13, 2002; and

WHEREAS, The North Ogden City Planning Commission held a public hearing on November 13, 2002, and received no public comments; and

WHEREAS, The North Ogden City Planning Commission did not receive any written comments during the 10-day waiting period after the public hearing; and

WHEREAS, The North Ogden City Planning Commission recommended to the North Ogden City Council approval of the North Ogden City Annexation Policy Plan without any modifications;

WHEREAS, The North Ogden City Council advertised in the official newspaper of general circulation, *Standard Examiner*, on December 30, 2002, for a public hearing on the annexation policy plan to be held on January 14, 2003; and

IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF NORTH OGDEN CITY:

SECTION 1. The North Ogden City Annexation Policy Plan dated January 28, 2003 is hereby adopted.

PASSED AND ADOPTED this 28th day of January 2003.

FOR NORTH OGDEN CITY:

Lynn C. Muirbrook, Mayor

ATIEST:

S. Annette Spendlove,
City Recorder

NORTH OGDEN CITY

ANNEXATION POLICY PLAN

January 28, 2003

NORTH OGDEN CITY
Annexation Policy Plan

I. Introduction.

The North Ogden City Annexation Policy Plan is developed in accordance with Utah Code §10-2-401.5. In developing this plan, the North Ogden City Planning Commission and the North Ogden City Council considered all unincorporated areas between the City corporate boundaries and its neighboring communities. This plan attempts to avoid any overlaps with the expansion areas of other municipalities. The Planning Commission met with Pleasant View Planning Commission on September 5, 2002 and met with the Harrisville Planning Commission on September 25, 2002.

In developing this Annexation Policy Plan, North Ogden City considered the population growth projections for the city and adjoining areas for the next 20 years. Consideration was also given to the current and projected costs of infrastructure, urban services, and public facilities necessary.

The North Ogden City Annexation Policy Plan is to facilitate full development of the area within the current city boundaries and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area. This plan is developed in conjunction with the North Ogden City General Plan, and the need over the next 20 years for additional land suitable for residential, commercial, and industrial development. Included in this plan are the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in and around the city.

The proposed annexation boundaries are drawn, as practicable and feasible, along the boundaries of existing special districts for sewer, water, and other services, along the boundaries of school districts whose boundaries follow city boundaries or school dishicts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities. This plan is to eliminate islands and peninsulas of territory that are not receiving City services. The plan analyzed any overlapping functions to consider the consolidation of such functions so there is an efficient delivery of services and the City is equitable in its distribution of community resources and obligations.

II. Criteria For Granting Future Annexation Petitions.

A. Character of the Community.

Historically, North Ogden City was an agricultural community settled in the mid-1800s. The community had many fruit orchards, but as time has moved on either the farmers have tired of fanning or their heirs do not desire to farm. As a result, the orchards have been sold for residential development and North Ogden has become a bedroom community with its residents being employed in various employment centers along the Wasatch Front.

Today, North Ogden City is an open-space suburb and community that provides housing for people of all income levels and styles of living. The City's housing stock is largely single-family detached housing, however there is adequate attached housing to meet affordable housing needs. The community has two senior single-family detached housing subdivisions, a senior twin-home development, and one senior multi-family housing project.

The City has a commercial core that provides retail services for the community's daily needs. However, clothing and large item purchases, such as furniture, appliances, new vehicles (an used car lot does exist in the city), recreational vehicles, etcetera, must take place out of the city.

North Ogden City has very little industrial activity. Only one industrial operation, Slik-Pak, exists in the city.

B. Municipal Services In Developed And Undeveloped Unincorporated Areas.

North Ogden City provides culinary water, sanitary sewage collection, solid waste collection, and storm water drainage infrastructure services. The City also provides public safety services through its own police department. Fire safety and emergency medical services are provided by the North View Fire Department, which is a three-city fire department governed by the mayors of Harrisville, North Ogden, and Pleasant View. North Ogden City has a parks and recreation system operated by its own parks and recreation department. North Ogden also provides land use planning and protection services through its Planning Department.

The expansion and extension of municipal services are based on the following standards:

1. Adequate culinary water pressure and storage capacity is required for development to take place.

2. Along with the culinary water pressure and storage demands, fire flow standards in accordance with the Uniform Fire Code must also be met.

3. North Ogden City requires all sanitary sewer collection to be gravity flow. Individual homeowner owned and operated pump stations are permitted, but the City's wastewater collection system is to be free of pumping or lift stations.

4. Every development must accommodate the storm drainage demands for a five-year storm.

5. Every subdivision must have a second-access when at least one of the following exists:

   A. A residential lot is more than 1600-feet from a through street;

B. More than 60-single-family residential lots, or 60-residential units; or 100,000 square feet of commercial or industrial space, whichever is less, are platted or developed.

6. North Ogden City wants land use control of the land fronting all streets in its corporate boundaries.

C. Financing of Services.

The developer of the land pays for the new public infrastructure. Impact fees are collected on building permits for new structures to pay the proportionate share of the impact new development has on capital improvements. The expansion of public services, such as the law enforcement, fire, and emergency medical services, administrative, and parks, and community development are paid through the property taxation of the land.

D. An estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area.

North Ogden City has performed studies to identify the impact of new development on the City. As a result of these studies, the City Council has adopted impact fee schedules to avoid the financial impact of new development on the existing residents. The impact fee studies also assure that the new development impact fee funds do not subsidize existing development. The monthly fee schedules on culinary water, sanitary sewer, and storm water provides for the on-going replacement costs, system upgrades, and maintenance of the respective infrastructure systems.

III. Special District and Public Service Franchise Area Boundaries.

Special districts serving the North Ogden City area are:

1. Weber County School District.

2. Ben Lomond Cemetery District.

3. Weber County Mosquito Abatement District.

4. Pine View Water Systems District.

5. North View Fire Department.

6. Central Weber Sewer Improvement District.

7. Bona Vista Water Improvement District.

Public service companies serving North Ogden City are:

1. Utah Power Company for electrical power.

2. Questar Gas Company for natural gas service.

3. Qwest for telecommunications service.

4. AT&T Broadband for cable television and telecommunications service.

All but two of the public service providers and special districts serve North Ogden City and the areas it plans to annex in the next 20-years. The two agencies having boundaries that do not include all of the present North Ogden City jurisdictional boundaries and the areas the City plans to annex are the Ben Lomond Cemetery District and the Bona Vista Water Company.

The Ben Lomond Cemetery District covers all of North Ogden City and its intended annexation area, except the Silver Springs Subdivision located west of Mountain Road at the 1510 North Street and 1525 North Street. The Silver Springs Subdivision is already located in North Ogden City. Annexation plans do not conflict with the Ben Lomond Cemetery District.

The Bona Vista Water Improvement District serves the Harrisville area, but its storage facilities are located east of Mountain Road in North Ogden City. Some residents south of 1700 N01ih Street in North Ogden City are connected to the Bona Vista waterline, but since 1990, all new developments in the Bona Vista Water Company service area that is located in North Ogden City, must be connected to the North Ogden City Culinary Water System.

Justification for excluding from the expansion area any area containing urban development within one-half mile of the city boundary.

No unincorporated area within one-half mile of the North Ogden City boundary and not located in another incorporated city, is proposed to be excluded from this annexation po licy plan, except land owned by the United States Department of Agriculture – Forest Service located north and east of North Ogden City.

III. A statement addressing any comments made by affected entities at or within ten days after the public meeting.

On November 13, 2002, the North Ogden Planning Commission held its public hearing and no comments were received. During the 10-day written comment period Pleasant View City submitted its annexation policy plan. The Pleasant View Annexation Policy Plan is in harmony with the boundaries agreed upon by both planning commissions on September 5, 2002.

IV. Map of The Expansion Area.

Attached is a map showing the proposed annexation area for North Ogden City. A narrative explanation of each area is provided below. No area outside of Weber County is proposed for annexation.

The Planning Commission reviewed the proposed annexation policy plan on September 24, 2002. Because Ogden City and North Ogden City have no unincorporated area between it's

borders, a meeting between the two cities did not take place. The Pleasant View Planning Commission and the North Ogden Planning Commission met on September 5, 2002 and mutually agreed on what areas would be annexed into the respective cities. Because there are no cities north or east of North Ogden City within one-half mile of its current corporate boundaries, no other cities have been consulted.

Pleasant View City

The two areas of unincorporated property between North Ogden City and Pleasant View: (1) the unincorporated island located north of 3425 North and 3275 North, from 225 West Street to 100 East Street; and (2) the area north of the power line. The Pleasant View City Planning Commission and the North Ogden City Planning Commission met on September 5, 2002. Both Planning Commissions agreed with the following:

1. North Ogden City will annex the portion of the unincorporated island located north of 3425 North and 3275 North, from 225 West Street to 100 East Street, from the center of the canal, south. It is intended that Pleasant View City will annex north of the canal.

2. The second area of unincorporated land is located at the point where the two cities meet at the Utah Power Company power line parcel. Along with the Utah Power Company, there is private land located north of the power line parcel and south of the U.S. Forest Service land. North Ogden City plans to annex that area from its current northwest corner, north to the United States Department of Agriculture – Forest Service property, and east to the Forest Service property east of North Ogden City.

Harrisville City

Between Harrisville and North Ogden are two unincorporated areas. The first area is located along 2000 North Street and west of 400 East Street (Washington Boulevard). The second area is located west of 400 East Street at the 1500 North Street alignment north to approximately 200-feet south of 1900 North Street, and west to the 150 East Street alignments.

The Harrisville Planning Commission and North Ogden City Planning Commission met on September 25, 2002 to discuss the respective annexation policy plans. In the first area, North Ogden City intends to annex from the west of its present corporate boundaries as far west as the natural drainage will drain to the east. This area will be the area along the east and west of 150 East Street, from the Ben Lomond Golf Course to 2550 North Street.

In the second area, North Ogden City intends to annex all of the unincorporated area located west of 400 East Street, west to its present corporate border at the 150 East Street alignment, from approximately 1525 North Street, north to the present North Ogden City corporate boundaries south of 1900 North Street.

The North Ogden Planning Commission was unanimous on these areas intended for annexation. The North Ogden Planning Commission agreed with the Harrisville Planning Commission that any residential development in the area south of 1900 North Street, south

to the present Harrisville corporate boundary at approximately the 1500 North Street alignment, and from the 150 East Street alignment, east to 400 East Street should be commercial development and single-family residential lots with a minimum of 10,000 square foot lots. The North Ogden Planning Commission is recommending this stipulation if Harrisville City agrees to not place this area in its annexation policy plan.

Because there is no unincorporated private land between North Ogden City and Ogden City, there are no annexation plans between North Ogden City and Ogden City.

PROCESS

The North Ogden City Planning Commission held a public hearing on November 13, 2002 and provided notice by advertising for at least 14-days. This public hearing allowed Harrisville, Ogden, and Pleasant View and Weber County to examine this proposed annexation policy plan and provide input on it. No input was provided at the public hearing.

Following the public hearing, the North Ogden Planning Commission will accept and consider any additional written comments from affected entities until November 25, 2002. No comments were received during this written comment period, therefore no modifications were made and subsequent public hearing held. The Planning Commission recommended approval of the Annexation Policy Plan to the City Council.

On January 14, 2003, the City Council held a public hearing, after advertising for at least 14-days and notifying Harrisville, Ogden, Pleasant View, and Weber County, on the planning commission's recommended annexation policy plan. The City Council adopted this plan without modification on January 28, 2003 by adopting ordinance #2003-02.

North Ogden City submitted a copy of this annexation policy plan to the Weber County Board of Commissioners of this annexation policy plan January 29, 2003, which was within 30 days of adoption.

Annexation to North Ogden City Ordinance No. __

PART OF THE NE 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

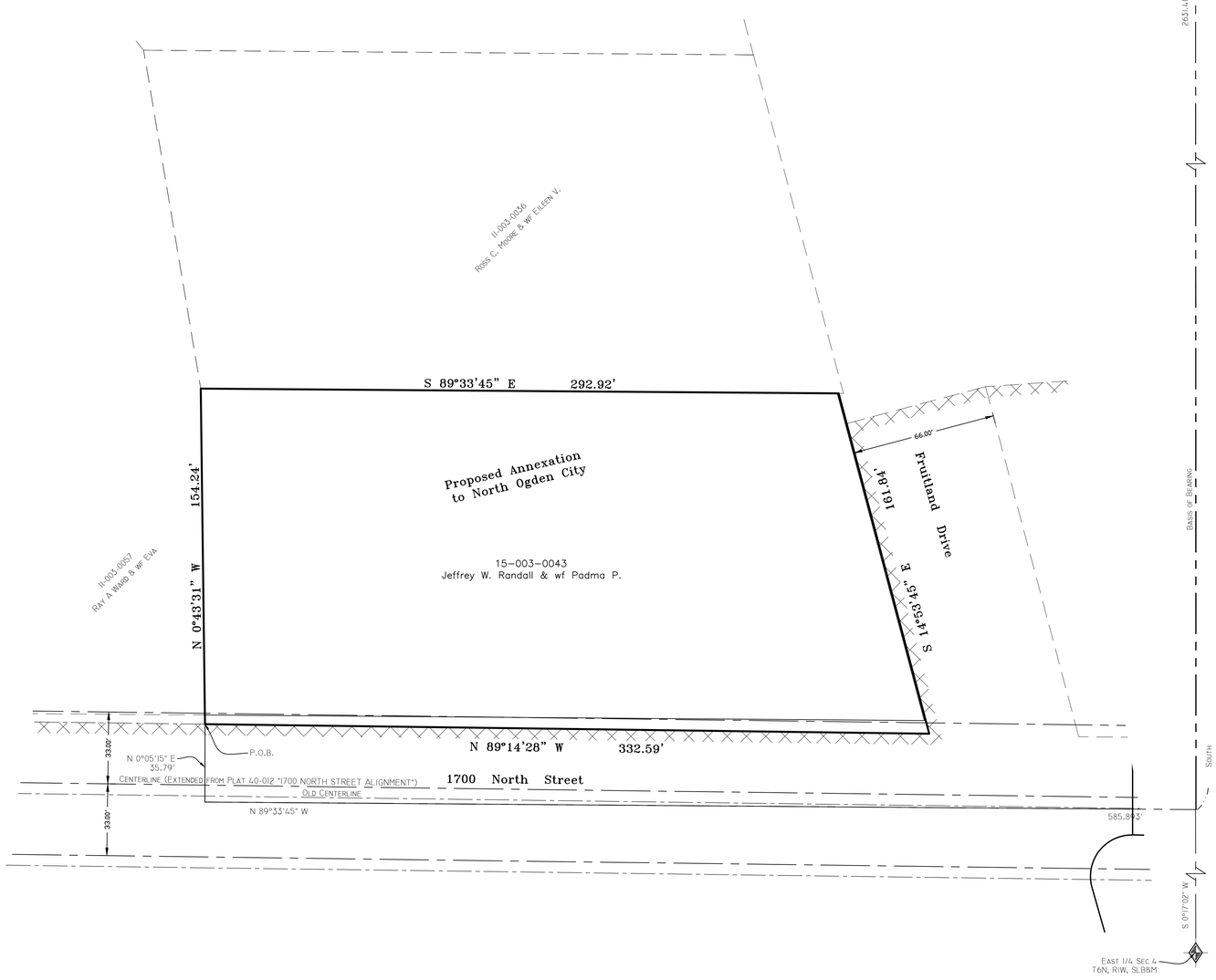
WEBER COUNTY, UTAH – PREPARED 2021

Scale ~ 1" = 30'

Legend

- EXISTING CITY BOUNDARY
- PROPOSED ANNEX LINE
- STREET CENTERLINE
- SECTION CORNER

r and/or ( ) RECORD DATA



ANNEXATION BOUNDARY DESCRIPTION

A tract of land containing Parcel 11-003-0043 as described in Warranty Deed Entry #1082023, recorded June 22 1989 in Weber County Records and any portion of the current 1700 North Street not previously annexed into North Ogden City.

A part of the Northeast Quarter of Section 4, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the existing North Ogden City Limits, which is South 1160.496 feet, North 89°33'45" West 583.893 feet and North 00°05'15" East 35.79 feet more or less to the old North right-of-way line of 1700 North Street, from the Northeast corner of said Section 4, and running thence North 0°44'53" West 154.24 feet along a fence line, thence South 89°33'45" East 292.92 along another fence line more or less to the West right-of-way of Fruitland Drive, thence South 14°53'45" East 161.84 feet more or less to the intersection of said West line of Fruitland Drive and said old North line of 1700 North Street, thence along said old North line North 89°14'28" West 332.59 feet to the point of beginning.

Containing 1.11 acres, more or less.

NARRATIVE

This survey was requested by the property owner of shown property for the purpose of preparing an annexation plat of their property into the City of North Ogden as shown and described.
The basis of bearing is as shown between two Section Corners.
No survey of this property has been done in this work. The records of Weber County have been utilized in preparing this plat.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384–2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have prepared this plat in accordance with UCA 17–23–20. That this plat and the description hereon are sufficient to enable the county surveyor to establish the boundary on the ground and sufficient to enable the county recorder to identify, for tax purposes, each tract or parcel included within the boundary.

PROFESSIONAL LAND SURVEYOR
TYLER D. KNIGHT
9008384
STATE OF UTAH

NORTH OGDEN CITY ACCEPTANCE

I hereby certify that this annexation to the corporate limits of North Ogden City has been accepted by the Mayor and the City Council by Ordinance passed on the _____ day of _____, 20__.

In witness hereof I hereby set my hand and affix the corporate seal of the City of North Ogden.

Approved this ___ day of _____, 20__.

_____
Mayor

_____
Attest: Katie Gerard, City Recorder

WEBER COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this_____day of_____, 20___.

_____
Weber County Surveyor

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: *Jeff Randall*
1700 N. Fruitland Dr.
North Ogden UT 84414

1

NW 1/4 of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Annexation Plat

Revisions	
	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 1/20/2021
	PROJ: 4149Annex

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

Weber County Recorder

Entry no. _____

Filed for record and recorded

_____day of _____ 20 ___.

at _____

in book _____ of official records, on page_____

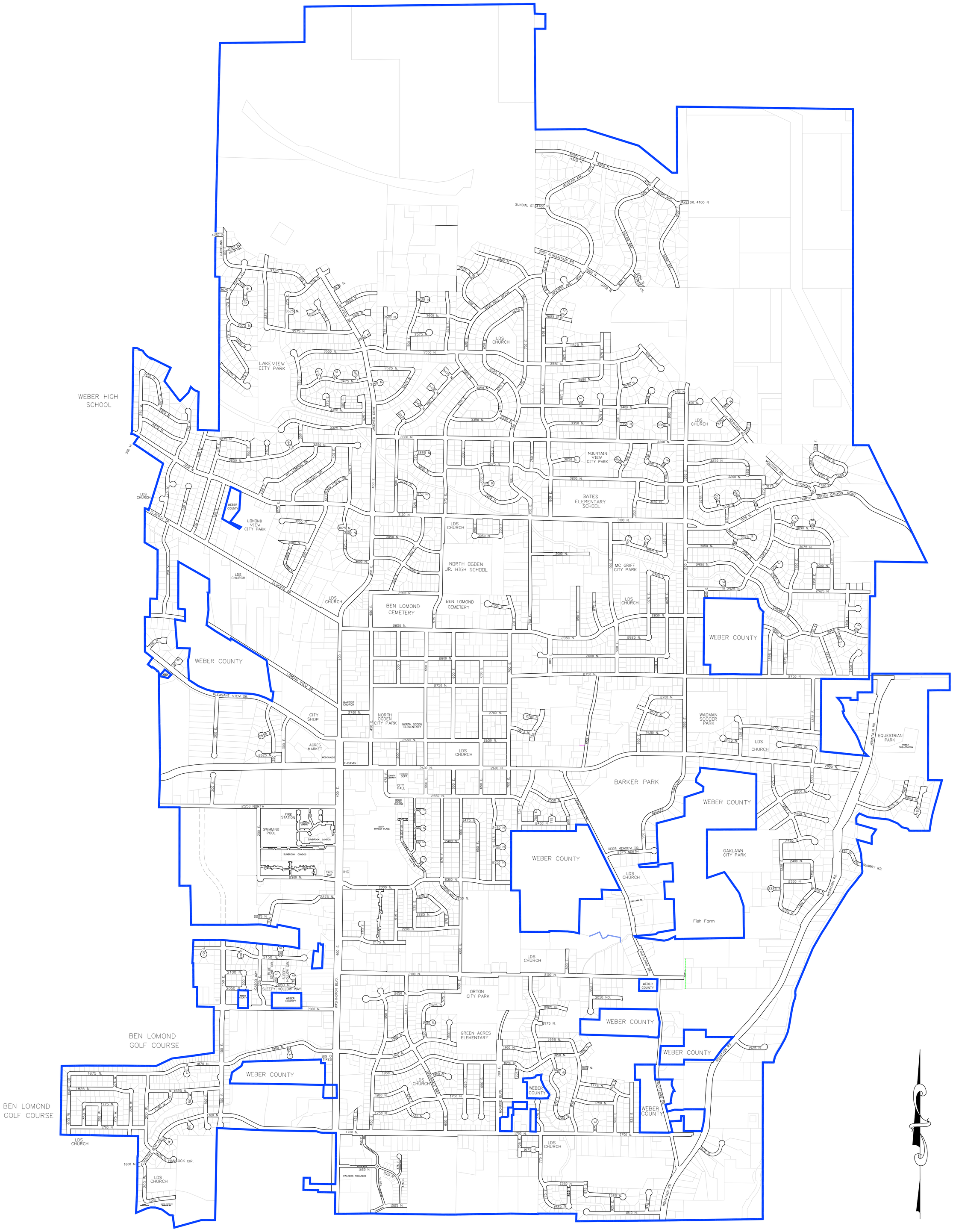
County Recorder: Leann H Kilts

By Deputy: _____

Fee paid _____

This Plat is the Intellectual Property of Landmark Surveying, Inc. all legal rights are reserved.

Project Name: 4159annx.dwg Save Date: February 24, 2021 11:02 AM Sheet: ###



ANNEXATION AREA

North Ogden City

SCALE: NONE

REVISED March 18, 2015

NORTH OGDEN CITY
SETTLED 1851

NORTH OGDEN CITY
STAFF REPORT

TO: MAYOR AND CITY COUNCIL
FROM: **JON CALL, CITY MANAGER/ATTORNEY**
SUBJECT: PUBLIC SAFETY DISCUSSION
DATE: 3/16/2021

The City has been evaluating the need for a new public safety building over the past several years. The City put together a Committee to review and analysis Committee members and Council have been working on what is the best decision for the City. There have been eight committee meetings, some Council meeting discussions and several joint meetings between the two groups to help hone-in on the needs and goals of this potential project.

Part of the feasibility study from JRCA gave a total cost estimate for the project of just over $11,000,000. The City has had discussions with additional contractors and other individuals and concluded that more than likely the cost would be in that general ballpark, with cost reductions achievable by removing certain facilities included in the JRCA assessment. I do not recommend the elimination of items from the JRCA assessment without specific involvement of those who understand and know how these types of facilities should work and function.

The goal for this Council meeting and discussion is to determine if the City should move forward with the plans to construct the facility. If the decision is to move forward then the Council will need to direct staff to prepare RFP's for an architect, contractor, and then determine the funding mechanism to pay for the project. The City does not have the type of funds to pay for this building out of funds available and on hand. The Council can either look into bonding, loans, or potentially save up funds until the project can be paid for with cash.

I am recommending the Council consider a cash down payment along with and appropriate bond to fund the project and start construction in the next 6 to 9 months.

- **CASH** - The cash only option is not feasible give the market increases in construction and other associated costs. Assuming the City had $2,000,000 it could spend today on a public safety building the City would still need to save an additional $9,000,000 to fund the project. With the average construction inflation (4.2%) considered the City would need to save $462,000 just to keep up with inflation to construct the building next year. By year ten the cost of the project would have risen to almost $16,000,000 meaning the City would need to average saving $1,400,000 per year for ten years to pay for the building with cash including the $2,000,000 currently on hand.
- **BONDING** - The bonding estimate would show a total cost of just under $11,950,000 if the City financed the entire project over 20 years. If the City put $2,000,000 down the total cost bond and down payment would be around $11,775,000. These bonding numbers are estimates based on the current bonding rates. Those rates will not be locked in until the Council passes an official resolution to initiate the bond, or a General Obligation Bond election is held.
- **LOANS** - Occasionally, the State or other organizations authorize low interest loans for projects like our Public Safety Building, however, to date we have not found any programs which North Ogden City would qualify.

I understand this is a sensitive topic given the additional expense which could be added to the City's underlying budget for the next 20 years. The Public Safety Committee and Council have put a lot of time and energy into this project. There is a frequently asked question document which has been linked in the staff report compiled by Chief Quinney.

There will be other questions which will come up during this discussion and I can agree that this is not the cheapest option the City could pursue. As identified in the previous discussion in April I believe the benefits of continuing to provide police services via our own internal police department provides the community with safety; a personal touch that the residents and officers can take pride in; and the control over the destiny of public safety in North Ogden. There are other valid concerns and benefits associated with all the options for this facility. The purpose of this discussion is to give the Council a chance to listen to those concerns, answer some questions, and then hopefully make a decision on the recommended direction for this project.

NORTH OGDEN POLICE

"Committed to Provide a Safe and Secure Community"

Dirk R. Quinney
Chief
Clark K. Crowther
Lieutenant
Jeremy P. Hindes
Lieutenant

STAFF REPORT

To: MAYOR AND CITY COUNCIL
FROM: DIRK QUINNEY, POLICE CHIEF
SUBJECT: NEW PUBLIC SAFETY BUILDINGPUBLIC SAFETY BUILDING
DATE: MARCH 18, 2021

For several years there have been on and off again discussions regarding the need and timing of a new Public Safety Building, as the current facility is reaching the end of its life. Our current building, which houses the police and justice court, was never built or designed to function as a police department and the portion dedicated to the court has long been out of compliance with State regulations. This makes for a facility that is unsafe for staff, visitors, and detainees.

In April 2019 talks became more serious. The police administration toured several new facilities to learn more about the project steps, the execution of the project, as well as to see what new Public Safety Buildings looked like and were utilizing in the application of current and best practices. During these tours we saw several public safety buildings and Public Safety Buildings which had common features and characteristics. The emphasis in these new buildings was first and foremost to provide the users of the facilities a safe and secure place to conduct business. Another noticeable concept was how the layout and flow of the buildings were conducive to a functional and efficient work process.

In June of 2019, the Council took another step forward when the funds were approved to have a feasibility study done regarding the need for a new Public Safety Building. Later that summer JRCA Architects was hired to complete the feasibility study and needs assessment. JRCA spent the next several months working on the study. They conducted site visits with staff, council members, and other city administrators to learn as much as possible about the current and future needs. JRCA conducted interviews with police and court staff and administrators to learn where the needs were from the perspective of the various functions. JRCA presented their final report to the Council in May of 2020 in which they concluded that North Ogden City needs a new facility.

About the same time JRCA began their study, the Public Safety Building Committee was formed. The committee consists of key members of our community, including residents, police and court personnel and current and past city leaders. The committee was an important part of the feasibility study as they were able to provide JRCA with input from many different perspectives from both staff and citizen views. The committee has also been an important part in providing information to the Council and citizens regarding the project and its progress. Some of the outreach work the committee has done includes personal contacts, open houses, virtual tours, photographs, and videos. There has been an overwhelming show of support from most in the community regarding the need for the new facility.

USEFULL LINKS

Frequently Asked Questions
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/project/7691/public_safety_building_faq.pdf

Staff video
https://www.youtube.com/watch?v=hwXc02hYL3E

Virtual Tour Through PowerPoint
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/project/7691/pd_virtual_tour.pptx

JRCA Architects Final Report
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/project/7691/jrca_2020-05-05_no_ps_final_report_1.pdf

Public Safety Building Committee Minutes
January 5th, 2021
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/10801/signed_-_approved_cc010521.pdf

September 9th, 2020
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/9191/090920_draft.pdf

May 13th, 2020
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/7451/signed_-_approved_psbc51320.pdf

April 8th, 2020
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/7212/draft_040820.pdf

February 12th, 2020
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/7171/approved_-_signed_psbc021220.pdf

January 29th, 2020
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/7159/approved_-_signed_psbc012920.pdf

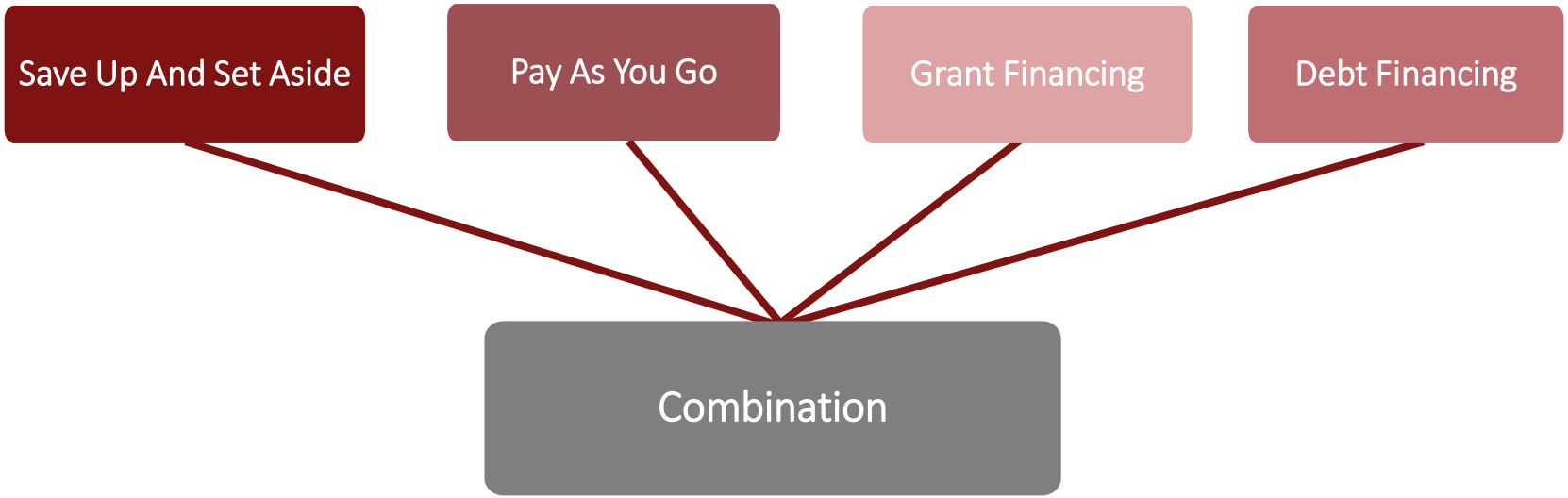
January 8th, 2020
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/7139/approved_-_signed_psbc_010820.pdf

December 11th, 2019
https://www.northogdencity.com/sites/default/files/fileattachments/city_council/meeting/7831/approved_signed_121119.pdf

NORTH OGDEN CITY BONDING OPTIONS

METHODS OF FINANCING PUBLIC PROJECTS

METHODS OF FINANCING PUBLIC PROJECTS



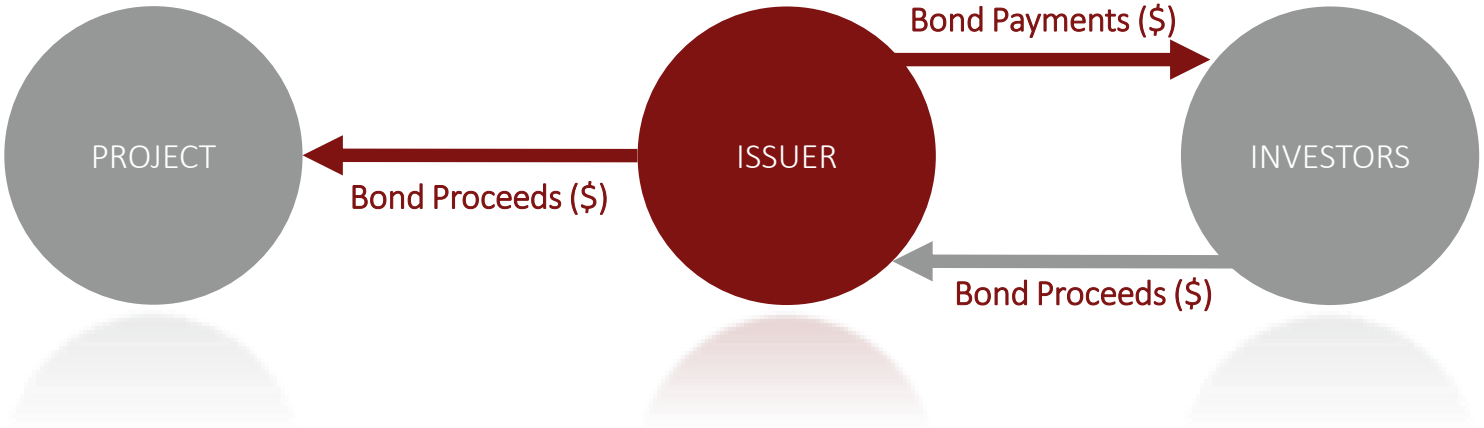
METHODS OF FINANCING CAPITAL PROJECTS

	Pay-As-You-Go Revenue	Save-Up-and Set-Aside Revenue	Grants	Debt Financing
Positives				
Interest is earned		▬		
No interest paid	▬	▬	▬	
Those who use the project pay for it (Aligns project users and payers at the same time)				▬
The project is completed immediately			▬	▬
Negatives				
Requires interest payment				▬
Long wait time to complete project	▬	▬		
Risk of inflation costs	▬	▬		
Possible conditions for use			▬	
Arduous qualification process			▬	

Source: Zions Public Finance, Inc.

What Are Municipal Bonds?

Bonds - Long term "IOUs" that governments sell to borrow money for a capital project



TYPICAL TYPES OF BONDS FOR PUBLIC SAFETY FACILITIES

Type of Bond	Security	Repayment Source	Authority	Interest Rare
General Obligation	Property Tax & Taxing Power	Any Legal Source	Election	Lowest
Excise Tax Revenue	Excise Tax	Any Legal Source	Resolution	Higher
Lease Revenue*/Capital Lease	Annual Appropriations & Improvements	Any Legal Source	Resolution	Highest

*Lease Revenue Bonds require the creation of a Local Building Authority

Advantages to holding a General Obligation Bond Election:

- Provides the lowest interest rate
- Does not necessarily impact existing City revenues
- Tax impact to taxpayers decrease as City taxable value increases
- Allows for voter input

Disadvantages to holding a General Obligation Bond Election:

- The Bond Election can only be held once per year which increases interest rate risk
- They are hard to pass
- If the bond election fails, the City may still need to move forward with the project
- Allows for voter input

Advantages to issuing Excise/Sales Tax Revenue Bonds

- Usually meets coverage requirements to issue bonds for General Fund related projects
- Is seen as reliable source of revenue and demands a competitive interest rate
- Is authorized by a Resolution adopted by the Council

Disadvantages to issuing Excise/Sales Tax Revenue Bonds

- Pledges tax revenues that will not be available for other financing needs the City may have
- No new revenues are generated to aid in the payment of debt service
- Higher interest rate than a GO Bond

Advantages to issuing Lease Revenue Bonds

- Does not pledge specific revenues of the City which gives more flexibility for financing other future projects
- Works well when the project is funded by several sources (e.g. Public Works building)
- Is authorized by a Resolution adopted by the Building Authority and Council

Disadvantages of Issuing Lease Revenue Bonds

- Because the lease is subject to annual appropriation, interest rates are higher than GO or Revenue Bonds
- Title insurance is required because the asset is the collateral for the loan
- Lease agreements between the City and the Building Authority are prepared by bond counsel that increase the costs of issuance
- No new revenues are generated to aid in the payment of debt service

Zions Public Finance, Inc.

One South Main Street, 18th Floor
Salt Lake City, UT 84133-1109

801-844-7377

Mark.Anderson@zionsbancorp.com

North Ogden Public Safety Building Needs Assessment

Final Report – May 2020

NORTH OGDEN CITY
SETTLED 1851

JRCA
ARCHITECTS

Table of Contents



ACKNOWLEDGMENTS



STUDY SUMMARY



AREA SUMMARY



CONCEPTUAL SITE PLAN



PROJECT BUDGET



APPENDIX A - EXISTING FACILITY SUMMARY



APPENDIX B– ALTERNATE SITE STUDIES

Acknowledgements

North Ogden City Staff

Neil Berube
Mayor

John Call
City Manager/Attorney

Dirk Quinney
Police Chief

Patrick E. Lambert
Justice Court Judge

Annette Spendlove
City Recorder

Jeremy Hindes
Lieutenant, Police Department

Design Team

Jim Child, AIA, LEED AP
Architect/Principal In Charge

Scott Holmes, AAIA
Project Manager

Building Committee

Dirk Quinney

Clark Crowther

Phil Swanson

Laura Barker

Karen McIntosh

Robert Bolar

Tim Scott

Jay Johnson

Chad Roylance

Gary Stoker

Kevin Burns

Study Summary

Existing Concerns

Public Safety Building

- Lack of ballistic security at Records and Clerks Service Counter.
- The close adjacency for the Police Records Service Window and the Courts Service Window is a problem for public perception.
- Conflicting circulation paths between victim/witness clients, detainees, staff, and secure operations creates a safety issue.
- Lack of views to the outside and a high number of interior offices creates a poor working environment.
- Undersized and combined front office workspace for Police and Court Clerks, Code Enforcement, and Animal Control create a difficult work environment.
- The current patrol and staff parking area is not secured
- Additional enclosed storage space is needed for Bulk Evidence, ATV Storage, Bicycle Storage, and a Vehicle Exam Bay.

Evaluations

Existing Facilities

- Past life expectancy and operationally insufficient
- Out of compliance with building codes and accessibility requirements
- Dated building infrastructure (HVAC, Electrical, Plumbing, Energy Consumption)
- Public, Staff and Detainee Safety issues
- Justice Court compliance with State Judicial requirements

Site Opportunities

- Existing PW site area would be adequate
- Existing PW site would experience access issues to nearby arterial roadways with planned dead end
- Separation of Public Safety and Public Works limits site opportunities
- Current campus location is known to the public
- Current campus location maintains continuity with public interface
- Preferred, and recommended, location within existing campus

The Process

Project Goals

- Reinforcing the Daily Activities of Each Officer
- Convey a Positive Public Image
- Provide Clear Separation of Public and Secure Areas
- Support a Clear and Secure Chain of Evidence
- Help to Ensure the Safety of the Public, Staff, Officers, and Detainees
- Provide Flexibility to Accommodate Changing Services, Programs, and Technology
- Reinforce the Community's Planning Goals

Staff interviews

Site evaluations

Test fit masterplan

Project budgeting : Responsible use of tax-payer funds

Area Summary

North Ogden Justice Center

Needs Assessment Summary

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
A100	Public	4,229	5,254
A200	Victim Advocacy	433	637
A300	Justice Court	904	1,358
A400	Police - Records/Reception	860	1,352
A500	Administration	813	1,134
A600	Investigations	836	1,238
A700	Patrol + Detainee	4,665	6,324
A800	Evidence + Animal Control	1,219	1,721
	Total	**13,959**	**19,018**
B	**Common Spaces**		
B100	Building Common	2,624	3,779
B200	Building Support	745	1,035
	Total	**3,369**	**4,814**
	Required Building Area	**17,328**	**23,831**
C	**Site Area**		
C100	Site Improvements		19,009
C200	Ancillary Building		2,398
	Building Footprint		23,831
	Total Site Square Footage		**45,238**

North Ogden Justice Center

Needs Assesment A. **Public**

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A100											
A101	Entry Vestibule			1	**1**	1		80	**80**	1.60	**128**
A102	Combined Police and Court Public Lobby			1	**1**	1		400	**400**	1.33	**532**
A103	Court Check-in	0		1	**0**	0		30	**0**	1.60	**0**
A104	Security Office - Magnitometer Storage			1	**1**	1		120	**120**	1.40	**168**
A105	Gender Neutral Restroom (Public)			2	**3**	2		56	**168**	1.60	**269**
A106	Soft Interview Room			1	**3**	3		120	**360**	1.40	**504**
A107	Soft Interview Room w/ Fingerprint			1	**1**	1		140	**140**	1.40	**196**
A108	Court Room/ Training Room			1	**1**	1		2400	**2400**	1.10	**2640**
A109	EOC Storage			1	**1**	1		80	**80**	1.60	**128**
A110	Training Storage			1	**1**	1		120	**120**	1.40	**168**
A111	Training Room Table/Chair Storage			1	**1**	1		120	**120**	1.40	**168**
A112	AV Equipment			1	**1**	1		25	**25**	1.60	**40**
A113	Kitchenette			1	**1**	1		160	**160**	1.40	**224**
A114	Custodial Closet			1	**1**	1		56	**56**	1.60	**90**
	Total								**4229**		**5254**

Area Notes

A101	Entry Vestibule	*Safe Refuge*
A102	Combined Police and Court Public Lobby	*Shared with Court/Council - Community Room/EOC - Medical Drop Box - Court Requires 15 - 20 Seats*
A103	Court Check-in	
A104	Security Office - Magnitometer Storage	*3'-6"x8' door to allow magnitometer transfer*
A105	Gender Neutral Restroom (Public)	
A104	Soft Interview Room	*Shared with Courts as attorney client conference & prosecutor*
A105	Soft Interview Room	*Include a fingerprinting cabinet - Provide access from Public and Secure sides - Room Shared with Courts*
A108	Court Room/ Training Room	*Subdividable*
A109	EOC Storage	
A110	Training Storage	
A111	Training Room Table/Chair Storage	
A113	Kitchenette	
A114	Custodial Closet	

North Ogden Justice Center

Needs Assesment A. Victim Advocacy

ID	SPACE	EXISTING		QUANTITY			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A200											
A201	Victim Advocate			1	**1**	1	PO	120	**120**	1.40	**168**
A202	Soft Interview Room			1	**1**	1		160	**160**	1.40	**224**
A203	Part-Time Victim Advocate			1	**2**	2	WS	64	**128**	1.60	**205**
A204	Storage			1	**1**	1		25	**25**	1.60	**40**
	Total								**433**		**637**

Area Notes

A201	Victim Advocate	*Provide controled access from Public Lobby*
A202	Soft Interview Room	*Provide soft seating options and storage for toys, etc.*
A203	Part-Time Victim Advocate	
A204	Storage	

North Ogden Justice Center

Needs Assesment

A. **Justice Court**

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A300											
A301	Service Counter	1		2	**2**	2		60	**120**	1.60	**192**
A302	Records Clerk	1		2 PT	**2**	2	WS	64	**128**	1.60	**205**
A303	Records Supervisor	1		1	**1**	1	PO	120	**120**	1.40	**168**
A304	Judges Chambers	1		1	**1**	1	PO	240	**240**	1.33	**319**
A305	Judges Rest Room			1	**1**	1		56	**56**	1.60	**90**
A306	Active Record Storage	1		1	**1**	1		80	**80**	1.60	**128**
A307	Archive Records Storage	1		1	**1**	1		80	**80**	1.60	**128**
A308	Copy/Workroom/Mailboxes/Supply Stor.	1		1	**1**	1		80	**80**	1.60	**128**
A309	Jury/ Shared Conference Room				**1**			0	**0**		
	Total								**904**		**1358**

Area Notes

A301	Service Counter	*Walk-up Workstations*
A302	Records Clerk	*8x8 Workstations*
A303	Records Supervisor	*Direct visibility to Records Counter*
A304	Judges Chambers	
A306	Active Record Storage	*Compact rolling storage*
A307	Archive Records Storage	
A308	Copy/Workroom/Mailboxes/Supply Stor.	
A309	Jury/ Shared Conference Room	Share with A506?

North Ogden Justice Center

Needs Assesment

A. **Police - Records/Reception**

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A400											
A401	Service Counter	1		2	**2**	2		60	**120**	1.60	**192**
A402	Records Clerk	1		2	**3**	3	WS	64	**192**	1.60	**307**
A403	Records Supervisor	1		1	**1**	1	PO	120	**120**	1.40	**168**
A404	Code Enforcement Officer	1		1	**1**	1	WS	64	**64**	1.60	**102**
A404	Animal Control Officer	1		1	**1**	1	WS	64	**64**	1.60	**102**
A405	Active Record Storage	1		1	**1**	1		80	**80**	1.60	**128**
A406	Archive Records Storage	1		1	**1**	1		80	**80**	1.60	**128**
A407	Copy/Workroom/Mailboxes/Supply Stor.	1		1	**1**	1		80	**80**	1.60	**128**
A408	Officer Records Counter			1	**1**	1		60	**60**	1.60	**96**
	Total								**860**		**1352**

Area Notes

A401	Service Counter	*Walk-up Workstations*
A402	Records Clerk	
A403	Records Supervisor	
A405	Active Record Storage	*Compact rolling storage*
A406	Archive Records Storage	*Also Video Storage*
A407	Copy/Workroom/Mailboxes/Supply Stor.	
A408	Officer Records Counter	

North Ogden Justice Center

Needs Assesment A. **Administration**

ID	SPACE	EXISTING QTY	EXISTING COMBINED AREA	STAFFING 2019	STAFFING 2030	STAFFING 2040	AREA REQUIRED SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A500											
A501	Police Chief	1		1	**1**	1	PO	240	**240**	1.33	**319**
A502	Assistant Chief/Captain	1		0	**1**	1	PO	160	**160**	1.40	**224**
A503	Administrative Assistant	1		1	**1**	1	WS	64	**64**	1.60	**102**
A504	Waiting Area			1	**1**	1		64	**64**	1.60	**102**
A505	Administration Storage			1	**1**	1		25	**25**	1.60	**40**
A506	Administration Conference Room	1		1	**1**	1		260	**260**	1.33	**346**
	Total								**813**		**1134**

Area Notes

A501	Police Chief	
A502	Assistant Chief/Captain	
A503	Administrative Assistant	
A504	Waiting Area	*4 Person*
A505	Administration Storage	
A506	Administration Conference Room	*12 Person*

North Ogden Justice Center

Needs Assesment A. Investigations

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A600											
A601	Investigations Lieutenant	1		1	**1**	1	PO	160	**160**	1.40	**224**
A602	Investigations Sergeant - ICAC	0		0	**1**	1	PO	120	**120**	1.40	**168**
A603	Detectives	2		2	**4**	4	WS	64	**256**	1.60	**410**
A604	Interview Room			1	**1**	1		100	**100**	1.40	**140**
A605	Interview Room			1	**1**	1		120	**120**	1.40	**168**
A606	Investigations Storage			1	**1**	1		80	**80**	1.60	**128**
	Total								**836**		**1238**

Area Notes

A601	Investigations Lieutenant	
A602	Investigations Sergeant - ICAC	*Future Position*
A603	Detectives	
A604	Interview Room	
A606	Investigations Storage	

North Ogden Justice Center

Needs Assesment A. Patrol + Detainee

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A700											
A701	Patrol Lieutenant	1		1	**1**	1	PO	160	**160**	1.40	**224**
A702	Patrol Sergeant	4		4	**8**	8	PO	105	**840**	1.60	**1344**
A703	Report Writing	10		10	**25**	25	WS	36	**900**	1.60	**1440**
A704	Patrol Storage			1	**1**	1		80	**80**	1.60	**128**
A705	Secure Patrol Storage			1	**1**	1		25	**25**	1.60	**40**
A706	Processing			1	**1**	1		140	**140**	1.40	**196**
A707	Custodial Closet			1	**1**	1		56	**56**	1.60	**90**
A708	Hard Interview Room			2	**2**	2		80	**160**	1.60	**256**
A709	Detainee Toilet Room			1	**1**	1		64	**64**	1.60	**102**
A710	Sallyport			1	**1**	1		2160	**2160**	1.10	**2376**
A711	Patrol Shower			1	**1**	1		80	**80**	1.60	**128**
	Total								**4665**		**6324**

Area Notes

A701	Patrol Lieutenant	
A702	Patrol Sergeant	*Initially (1) per office - (2) per office at build out*
A703	Report Writing	
A704	Patrol Storage	
A705	Secure Patrol Storage	
A706	Processing	*Includes holding bench with cuff restraint, work counter, intoxilizer and hand sink*
A708	Hard Interview Room	
A709	Detainee Toilet Room	*Provide remote flush valve*
A710	Sallyport	*(2) car diagonal parking with drive through, hose bib*
A711	Patrol Shower	*Stacked Laundry*

North Ogden Justice Center

Needs Assesment A. Evidence + Animal Control

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A800											
A801	Officer Evidence Drop-Off			1	**1**	1		70	**70**	1.60	**112**
A802	Pass Through Lockers			1	**1**	1		16	**16**	1.60	**26**
A803	Lab			1	**1**	1		200	**200**	1.33	**266**
A804	General Evidence Storage			1	**1**	1		500	**500**	1.25	**625**
A805	Drug Storage			1	**1**	1		25	**25**	1.60	**40**
A806	Firearms Storage			1	**1**	1		25	**25**	1.60	**40**
A807	Evidence to be Destroyed Storage			1	**1**	1		80	**80**	1.60	**128**
A808	Evidence Processing			1	**1**	1		70	**70**	1.60	**112**
A809	Evidence Technician	1		1	**1**	1	WS	64	**64**	1.60	**102**
A810	Public Evidence Pick-up Vestibule			1	**1**	1		64	**64**	1.60	**102**
A811	Public Evidence Pick-up Transfer Locker			1	**1**	1		25	**25**	1.60	**40**
A813	Animal Control Storage			1	**1**	1		80	**80**	1.60	**128**
	Total								**1219**		**1721**

Area Notes

A801	Officer Evidence Drop-Off	
A802	Pass Through Lockers	*(1) Refrigerated Locker*
A803	Lab	*Drying Cabinets, vent hood*
A804	General Evidence Storage	*High Density Shelving with a safe*
A805	Drug Storage	*Segregated from A604, Secured and vented*
A806	Firearms Storage	*Segregated from A604, Secured and vented*
A807	Evidence to be Destroyed Storage	
A808	Evidence Processing	
A809	Evidence Technician	*Locate adjacent to drop off and pickup areas*
A810	Public Evidence Pick-up Vestibule	*Transaction window*
A811	Public Evidence Pick-up Transfer Locker	*Transaction Sally Port*
A813	Animal Control Storage	*Location? Accessible from the exterior?*

North Ogden Justice Center

Needs Assesment B. Building Common

ID	SPACE	EXISTING QTY	EXISTING COMBINED AREA	STAFFING 2019	STAFFING 2030	STAFFING 2040	AREA REQUIRED SPACE TYPE	AREA REQUIRED NSF/ SPACE	AREA REQUIRED TOTAL NSF	AREA REQUIRED AREA FACTOR	AREA REQUIRED DESIGN GSF
B100											
B101	Mens Restroom (Staff)			2	**2**	2		64	**128**	1.60	**205**
B102	Womens Restroom (Staff)			2	**2**	2		56	**112**	1.60	**179**
B103	Staff Lockers			20	**30**	30		14	**420**	1.60	**672**
B104	Shower/Changing/Restrooms			2	**2**	2		120	**240**	1.40	**336**
B105	Changing/Restrooms			2	**2**	2		80	**160**	1.60	**256**
B106	Training/Briefing			1	**1**	1		420	**420**	1.33	**559**
B108	Training/Briefing AV Equipment			1	**1**	1		36	**36**	1.10	**40**
B110	Secure Staff Entry Vestibule			1	**1**	1		48	**48**	1.60	**77**
B111	Armory Storage			1	**1**	1		100	**100**	1.10	**110**
B112	Armory Workroom			1	**1**	1		80	**80**	1.60	**128**
B113	Quartermaster Storage			1	**1**	1		80	**80**	1.40	**112**
B114	Breakroom			1	**1**	1		200	**200**	1.33	**266**
B115	Fitness			1	**1**	1		600	**600**	1.25	**750**
B116	Fitness Rest Room			1	**1**	1		56	**56**	1.60	**90**
	Total								**2624**		**3779**

Area Notes

B101	Mens Restroom (Staff)	*With urinal*
B102	Womens Restroom (Staff)	
B103	Staff Lockers	*Open Locker Area*
B104	Shower/Changing/Restrooms	*With urinal*
B105	Changing/Restrooms	*With urinal*
B106	Training/Briefing	*60 occupants with 7 sf/occupant = 420 sf, Dividable to create (2) spaces*
B108	Training/Briefing AV Equipment	
B110	Secure Staff Entry Vestibule	*6'x8' vestibule*
B111	Armory Storage	*Accessible from workroom*
B112	Armory Workroom	
B113	Quartermaster Storage	
B114	Breakroom	
B115	Fitness	*Provide separate access to allow use by other City staff*
B116	Fitness Rest Room	*Unisex*

North Ogden Justice Center

Needs Assesment B. Building Support

ID	SPACE	EXISTING		STAFFING			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B200											
B201	Electrical			1	**1**	1		120	**120**	1.40	**168**
B202	Mechanical			1	**1**	1		200	**200**	1.33	**266**
B203	Janitorial/Building Storage Storage			1	**1**	1		80	**80**	1.60	**128**
B204	Fire Riser			1	**1**	1		25	**25**	1.00	**25**
B205	IT Office/Workroom			1	**1**	1	PO	160	**160**	1.40	**224**
B206	Server & Communications			1	**1**	1		160	**160**	1.40	**224**
	Total								**745**		**1035**

Area Notes

B201	Electrical	
B202	Mechanical	
B203	Janitorial/Building Storage Storage	
B204	Fire Riser	*Minimum 5x5 area, locate within mechanical room*
B205	IT Office/Workroom	*(1) Workstation + Work Area + Storage*
B206	Server & Communications	*City Server - (4) 2-post racks, 8'x20' area*

North Ogden Justice Center

Needs Assesment C. Site Improvements

ID	SPACE	EXISTING		QUANTITY				AREA REQUIRED				
		QTY	COMBINED AREA	2019	#REF!	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C100												
C101	Trash Enclosure			1	1	**1**	1		120	**120**	1.70	**204**
C102	Staff Parking	12		30	30	**33**	33		162	**5346**	1.70	**9088**
C103	Public Parking	2		5	5	**5**	5		162	**810**	1.70	**1377**
C104	Patio			1	1	**1**	1		350	**350**	1.00	**350**
C105	Generator Pad				1	**1**	1		450	**450**	1.00	**450**
	Sub Total											**11469**
		Bulilding Footprint							26229			
C106	Landscape Allowance								15%	**5655**	1.00	**5655**
C107	Hardscape/Site Utilities Allowance								5%	**1885**	1.00	**1885**
	Total									**14616**		**19009**

Area Notes

C101	Trash Enclosure	
C102	Staff Parking	*Secured, (5) line cars, trailer, (2) security trucks*
C103	Public Parking	*Accessible Stalls, final parking count requirements pending site selection*
C104	Patio	
C105	Generator Pad	*30'x15' pad area estimated*
C106	Landscape Allowance	
C107	Hardscape/Site Utilities Allowance	

North Ogden Justice Center

Needs Assesment C. Ancillary Building

ID	SPACE	EXISTING		QUANTITY			AREA REQUIRED				
		QTY	COMBINED AREA	2019	2030	2040	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C200											
C201	Recovered Bicycle Storage			1	**1**	1		200	**200**	1.10	**220**
C202	Bulk Evidence Storage			1	**1**	1		400	**400**	1.10	**440**
C203	Vehicle Exam / Storage			1	**1**	1		500	**500**	1.10	**550**
C204	Storage Bay			1	**1**	1		400	**400**	1.10	**440**
C205	Patrol Bicycle Storage			1	**1**	1		100	**100**	1.10	**110**
C206	Motorcycle Storage			1	**1**	1		200	**200**	1.10	**220**
C207	UTV Storage			1	**1**	1		200	**200**	1.10	**220**
C208	Bike Maintenance			1	**1**	1		100	**100**	1.10	**110**
C209	K-9	1		1	**1**	1		80	**80**	1.10	**88**
	Total								**2180**		**2398**

Area Notes

C201	Recovered Bicycle Storage	*Currently Off-Site*
C202	Bulk Evidence Storage	
C203	Vehicle Exam / Storage	*Provide vertical perimeter lighting for examination, work counter, handwash and equipment storage*
C204	Storage Bay	*Speed Trailers, Barricades, Etc.*
C205	Patrol Bicycle Storage	
C206	Motorcycle Storage	*(2) motorcycles*
C207	UTV Storage	
C208	Bike Maintenance	
C209	K-9	*Indoor and outdoor space*

Area Examples



Pleasant Grove Public Safety Workspaces



Washington Police Briefing/Training/Meeting Room



Kaysville Public Safety Evidence Lockers



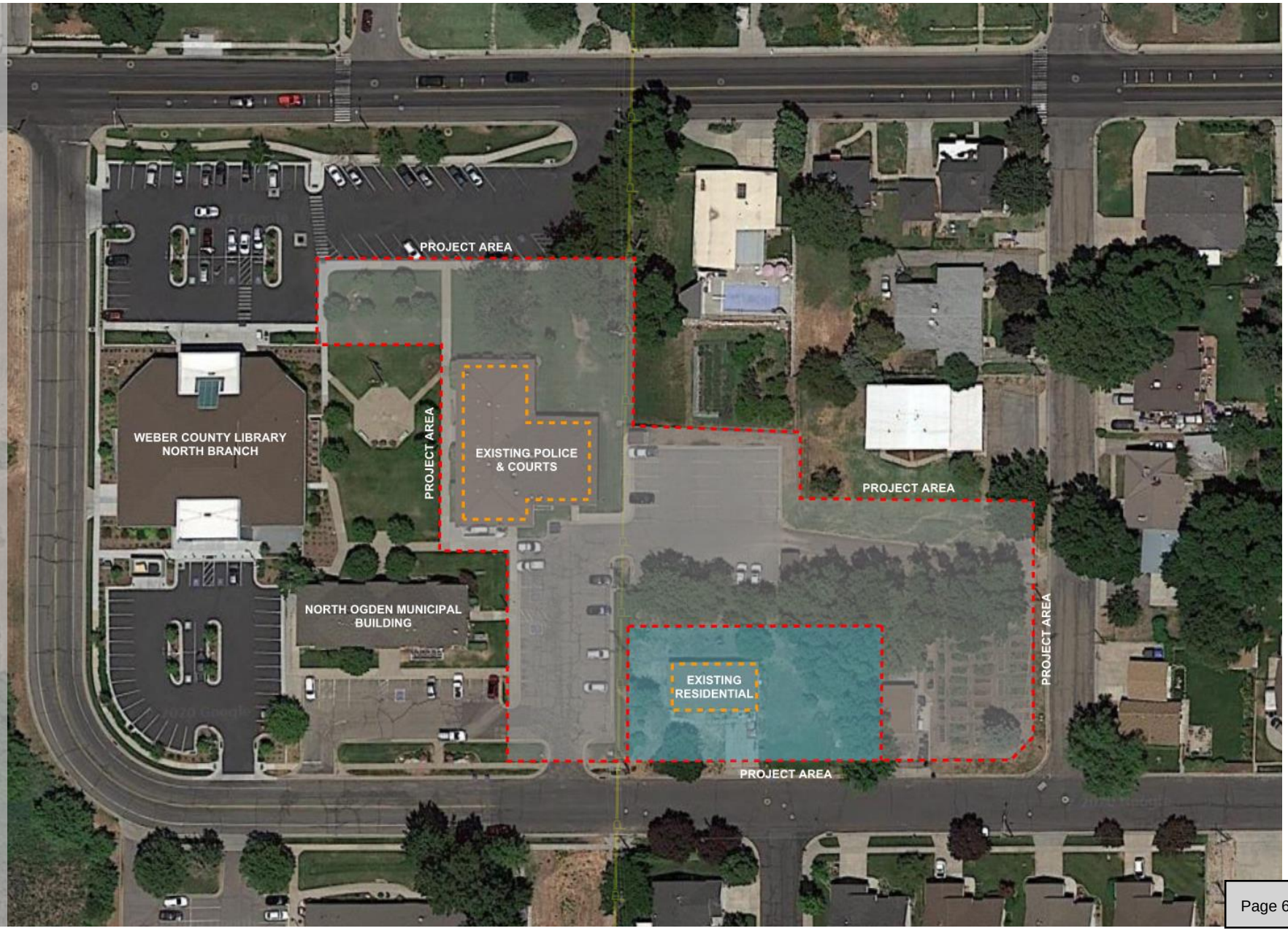
Kaysville Public Safety Evidence Lockers

Conceptual Site Plan

Property Considerations

Site Priorities

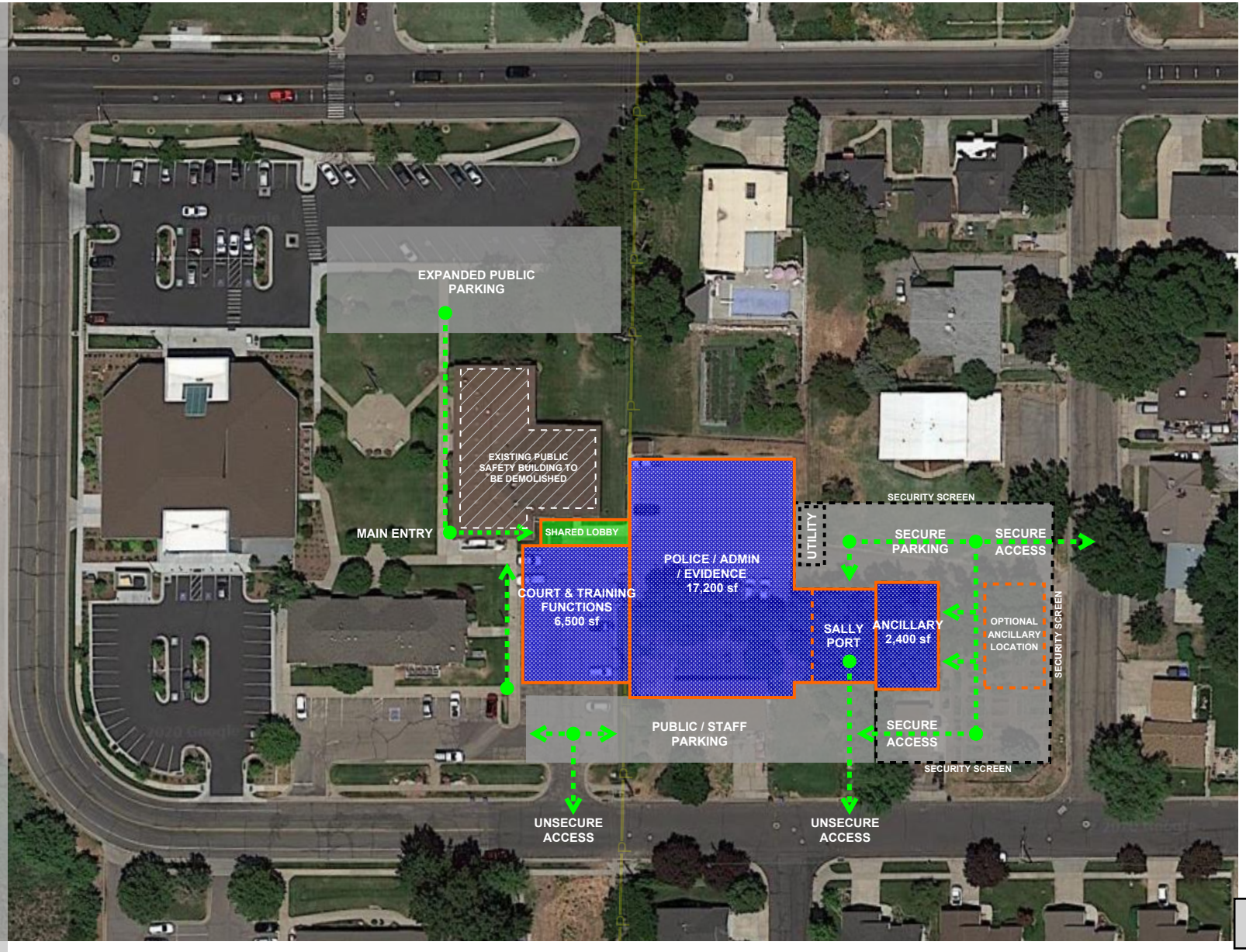
- Visible Presence
- Maintain Campus Continuity
- Access to Arterial Roadways
- Secure Access
- Secure Site
- Minimize Impact
- Acquire Adjacent Property



Conceptual Site Plan – Preferred Option E

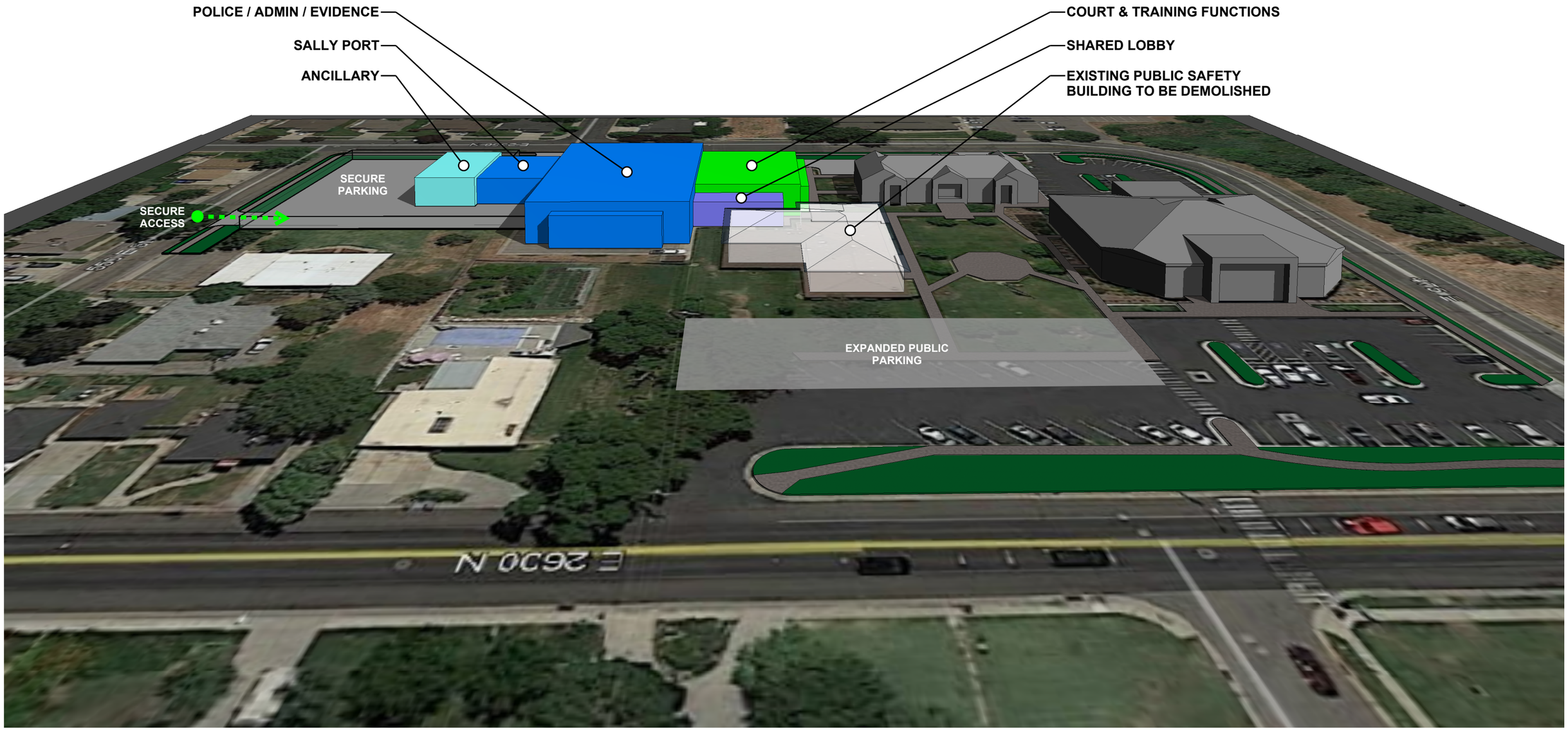
Site Characteristics

- Maintain Campus Presence
- Immediate Access to Arterial Roadways
- Secure Points of Access
- Expansion of Public Parking
- Non-Phased Approach
- Requires Adjacent South Property
- Open Space Opportunities



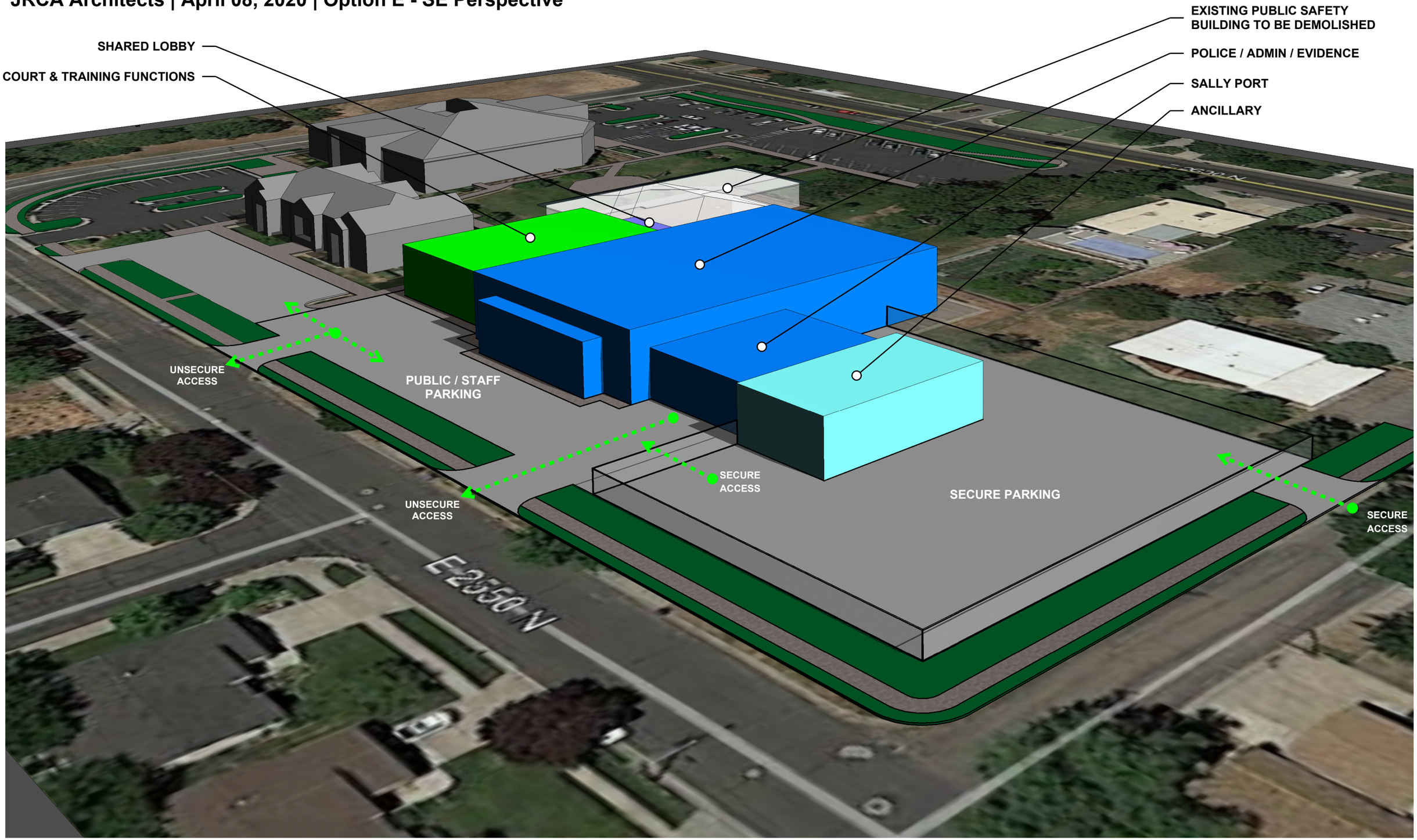
North Ogden Public Safety Building - Conceptual Massing Plan

JRCA Architects | April 08, 2020 | Option E - North Perspective



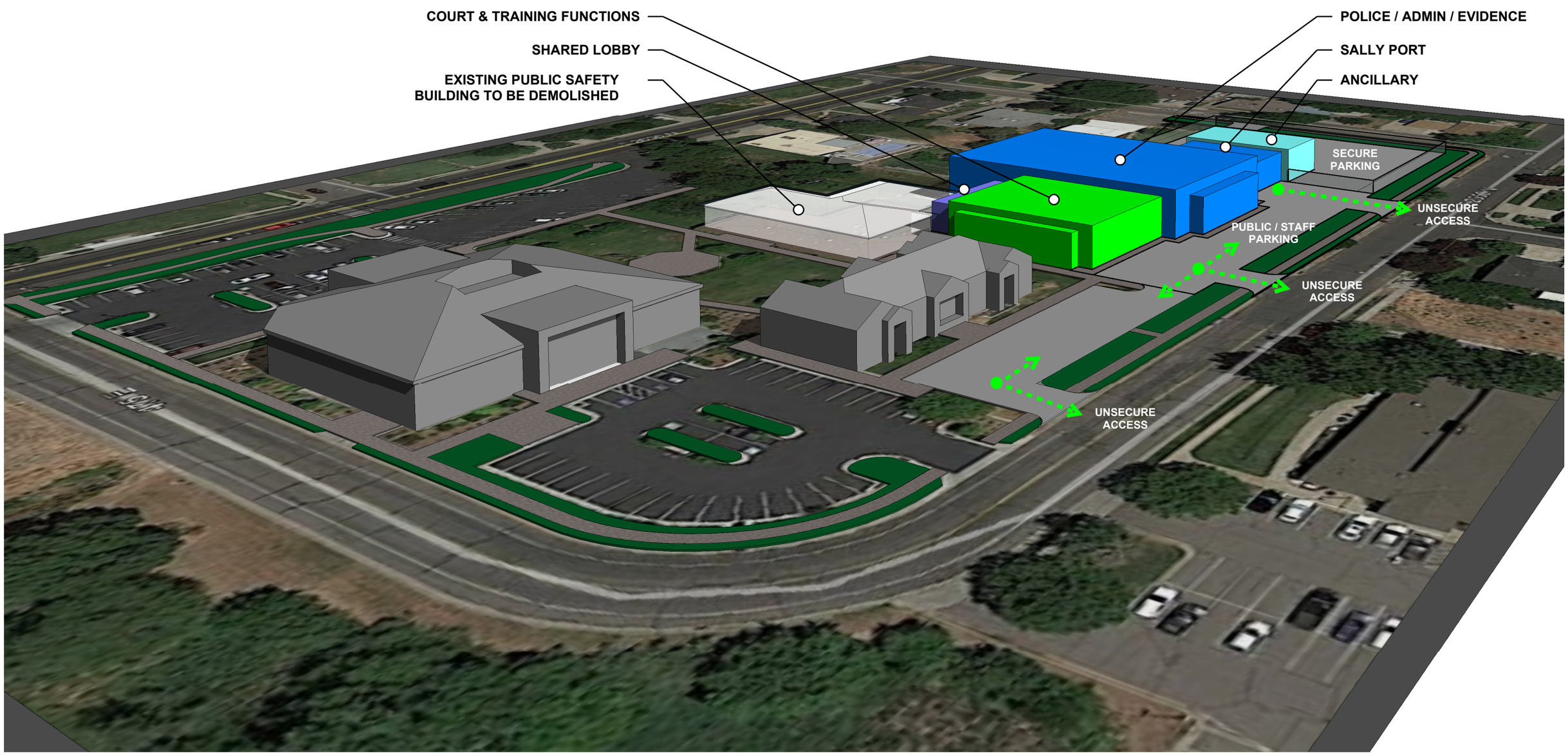
North Ogden Public Safety Building - Conceptual Massing Plan

JRCA Architects | April 08, 2020 | Option E - SE Perspective



North Ogden Public Safety Building - Conceptual Massing Plan

JRCA Architects | April 08, 2020 | Option E - SW Perspective



Project Budget

ARCHITECTS

North Ogden Justice Center

Preliminary / Needs Assessment - Option E
May 4, 2020

JRCA Cost Opinion

Item	Gross Area	Rate	Budget	Notes
Existing Building Demolition	5,800	$ 1.20	$ 6,960	Exisitng Public Safety Building
Site Demolition	75,300	$ 0.90	$ 67,770	Estimated site disturbance area
Building Area	23,831	$ 320.00	$ 7,625,984	
Accessory Structures/ Elements	2,400	$ 180.00	$ 432,000	
Site Improvements	31,460	$ 12.00	$ 377,520	
Div 2-16 Sub Total			**$ 8,510,234**	
Inflation Factor		0.00%	$ -	Current outlook suggest minimal escalation
GC Fees		10.00%	$ 851,024	Includes GC Fee, Profit, Bonding & Insurance
Construction Sub Total			**$ 9,361,258**	
Project Contingency		5.00%	$ 425,512	Design and Construction Contingency
Construction Budget Total			**$ 9,786,770**	Anticipated Bidding - Q4 2020
Project Soft Cost				
A and E Fees		6.00%	$ 587,206	% of Construction Cost
FFE Budget		$ 18.00	$ 428,962	Allowance
FFE Design Fee		8.00%	$ 34,317	
Audio Video Systems			$ -	In Cost of Construction abvove
Information Technology			$ 50,000	Allowance - Servers, switch gear, racks, etc.
Construction Testing & Inspection		0.35%	$ 34,254	% of Construction Sub Total
Builders Risk Insurance		0.50%	$ 46,806	% of Construction Sub Total
Utility Relocation			$ -	Unknown TBD, RMP overhead line
Utility Connection Fees			$ -	Unknown TBD
Geotechnical Evaluation			$ 10,000	Allowance - Estimate 6 sample locations
Water Flow Analysis			$ 2,000	Allowance
Development Impact & Permit Fees			$ -	Unknown TBD
Land Acquisition			$ 300,000	Anticipated market value
Existing Facility Demolition			$ 8,030	Includes residential unit
Total Project Budget			**$ 11,288,345**	

How Does North Ogden Compare?

- Pleasant Grove Justice Center (Early 2018)
- Site and Building (25,908 sf): $8,412,000
- Equipment: $465,000
- Soft cost: $1,694,000
- Total: $10,571,000

- Tooele City Justice Center (Early 2019)
- Site and Building (25,000 sf): $8,500,000
- Equipment: $420,000
- Soft cost: $1,030,000
- Total: $9,950,000

Appendix

Existing Justice Center Facilities

The North Ogden City Police Department and the City's Justice Court are current housed together in the City's Justice Center, located at 515 East 2600 North, North Ogden, Utah. This building was originally constructed in 1962 and was designed to accommodate the City Administration, Finance, Building, and Planning Departments, as well as the Police Department and Justice Court. This building was remodeled and expanded several times, the most recent being in 1998, and now includes approximately 7,250 S.F. In 2004, the City Administration, Finance, Building, and Planning Departments moved to an adjacent building and the Police and Courts operations remained.

While building has served the Police Department and Justice Court for many years, City growth, modern security concerns, mandated legal requirements, inadequate seismic design, high energy consumption, and general wear and tear have created an unsafe and inefficient environment for both the City Staff and the Citizens of North Ogden City.

Some of these physical deficiencies that will be address with the design and construction of a new facility include:

Seismic Design

The existing building was constructed in 1962, prior to the implementation of current code required seismic design requirements. It is anticipated that the building's performance in a seismic event would be very poor, creating both a safety hazard and jeopardizing continued police operations.



In addition to prescribing specific seismic design requirements, today's Building Codes also identify a Police facility as an 'essential facility' or Risk Category IV. This designation increases the structural design values by a factor of 1.5., helping to ensure both survivability and the probability of minimal structural damage in a seismic event.

Main Lobby Security and Public Accommodations





The current combined public lobby and service counters serve both the Police and Justice Court and provides the following functions:

Central point of interaction with the public

- Victims and Witnesses reporting crime
- Obtain copies of Police and Court Records
- Speak with a Law Enforcement Officer
- Speak with a Court Officer
- Pay/Resolve Fines
- Check in for Court Appearance
- Meet with legal counsel
- Sex Offender Registry Check-in
- Drop-off for discarded drugs and sharps
- Manage Concealed Carry weapon permits
- Security Screening for the Court

While a central combined main public entrance and lobby provide convenient and easy public way-finding, after initial arrival, many of these activities require separation, privacy, and security that is severely compromised by the size and configuration of the existing lobby and building. Current facilities do not provide:

- A convenient and private location to meet with and address the trauma of a victim reporting a crime.
- A visual separation between Law Enforcement and the Court,

  For managing the flow of individuals after passing through security screening.
- Adequate and private space for attorney/client meetings and to separate opposing parties waiting for Court.

Interview Room



The current facility has only one interview room which is used for citizen crime reporting, victims advocate interviews, court witnesses, investigation interviews, secure detainee interview, and secure court detainee holding.

With only 1 Interview room, if there are conflicting needs, or multiple individuals must be separated during the interview process or, the Administrative Conference Room, and Staff Break Room are often utilized. This seriously compromises the safety and security for the victims, suspects, staff, public, and the integrity of the case.

Court Room Security



The State of Utah describes and mandates specific security measures for a Municipal Justice Court. The North Ogden Justice Court utilizes scheduling and bailiff security to compensate for some of the physical security requirements.

Particular concerns with the current arrangement include Judge and Clerk access to and from the Court Room. Access to the offices and clerk areas is via the left door in the attached picture, requiring the Judge and Clerk to pass through the Spectator Seating when entering or leaving the Court Room. The exterior door on the left of the picture provides a safety escape for the Judge and Clerks, however it leads directly outside to an unsecured area.

Conference/Briefing/Jury Room



The current shared conference room is used for administrative meetings, briefings, jury deliberations, investigation reviews, and as an overflow secure and nonsecure interview room.

In addition to regular scheduling conflicts, there are also security concerns with interviews and with the security and confidentiality of investigations, gathered information, and discussions that may continue for several days.

Break Room/Briefing/Court Holding Room



The existing Break Room located in the south part of the building is used for several different and sometimes conflicting functions in addition to being a break room for police and court sworn and civilian personnel. Due to scheduling conflicts and space requirements it is also sometimes used as a briefing room, interview room, and even a temporary Court detainee holding room.

While the location is convenient for the main officer South entrance, the lack of visibility, control, and security is a concern.

Evidence Drop-off, Preparation, and Storage





Maintaining and documenting a clear chain of evidence handling is critical to the success of any investigation or legal proceeding. Due to the variety and sometime hazardous nature of evidence collected storage conditions can also have an impact on the integrity of the evidence and on the health and safety of evidence technicians and others in the building.

The officer evidence drop-off area should be conveniently located and provide sufficient counter space to encourage quick processing of the evidence.

This processing space along with a secure lab area to layout, sort, and dry evidence is not available in the current facility.

The lack of separate ventilation for drug and firearm storage also creates an unhealthy condition for other building occupants.

Court Staff and Police Entry and Parking



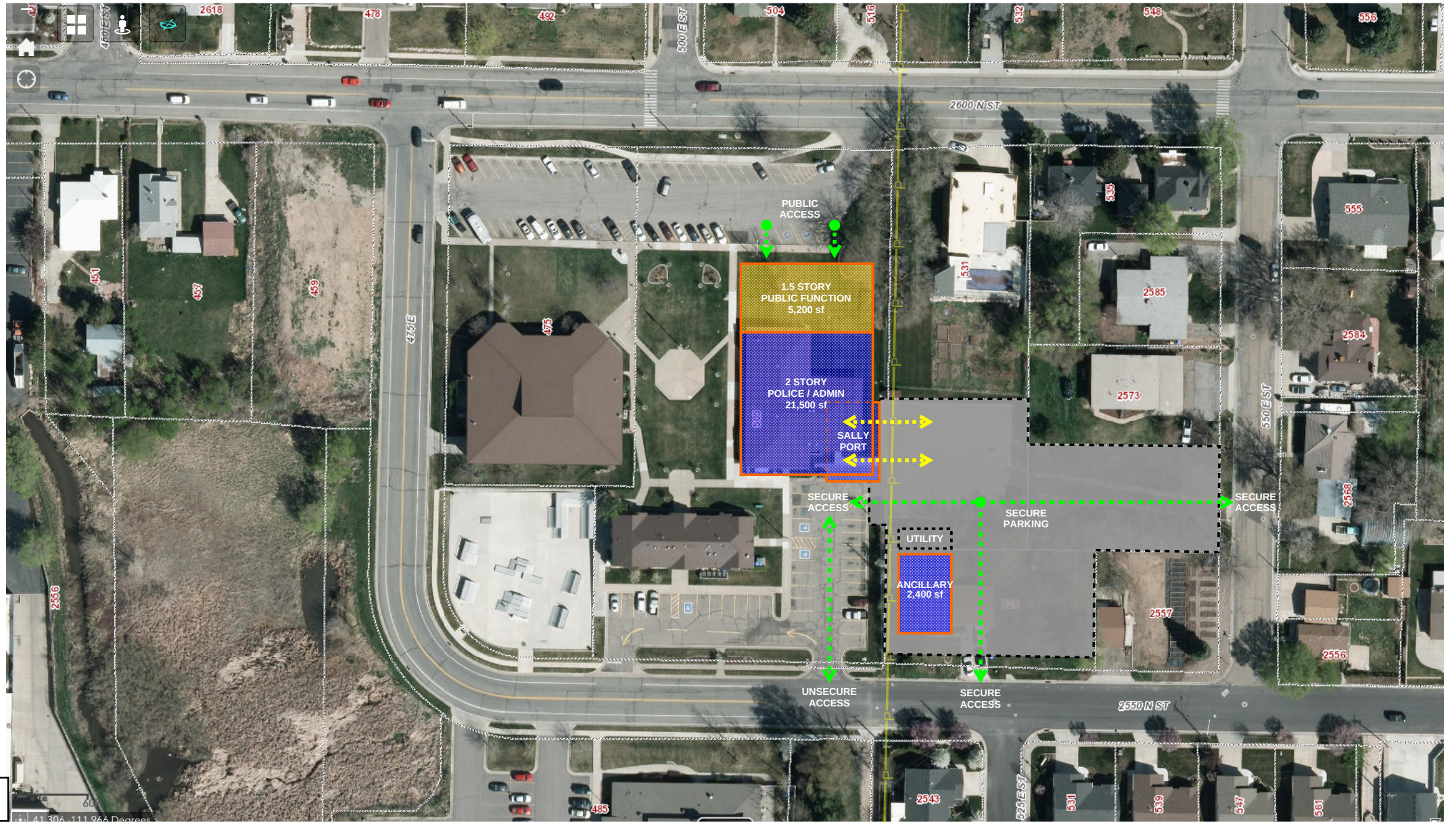
The existing Justice Center's location adjacent to the City Hall and County Library allows for sharing of both public and staff parking. While this is convenient for citizens and City Hall use, it creates security and safety concern for the Justice Center.

Transporting of detainees to and from the Court as well in-custody individuals brought to the building by police are transferred from vehicles into the building through this same unsecured shared parking area. As this transfer time is also potentially on of the most volatile times, it is highly recommended that a secure enclosure is provided.

While not provided with the current facility, a secure enclosure is also strongly recommended for a safety of court personnel and law enforcement entering and exiting the building, as well as for their vehicles. Retaliation for previous and upcoming court or law enforcement action is risk. Protection of stored law enforcement vehicles and equipment to prevent vandalism and damage should also be provided.

North Ogden Public Safety Building - Site Option A

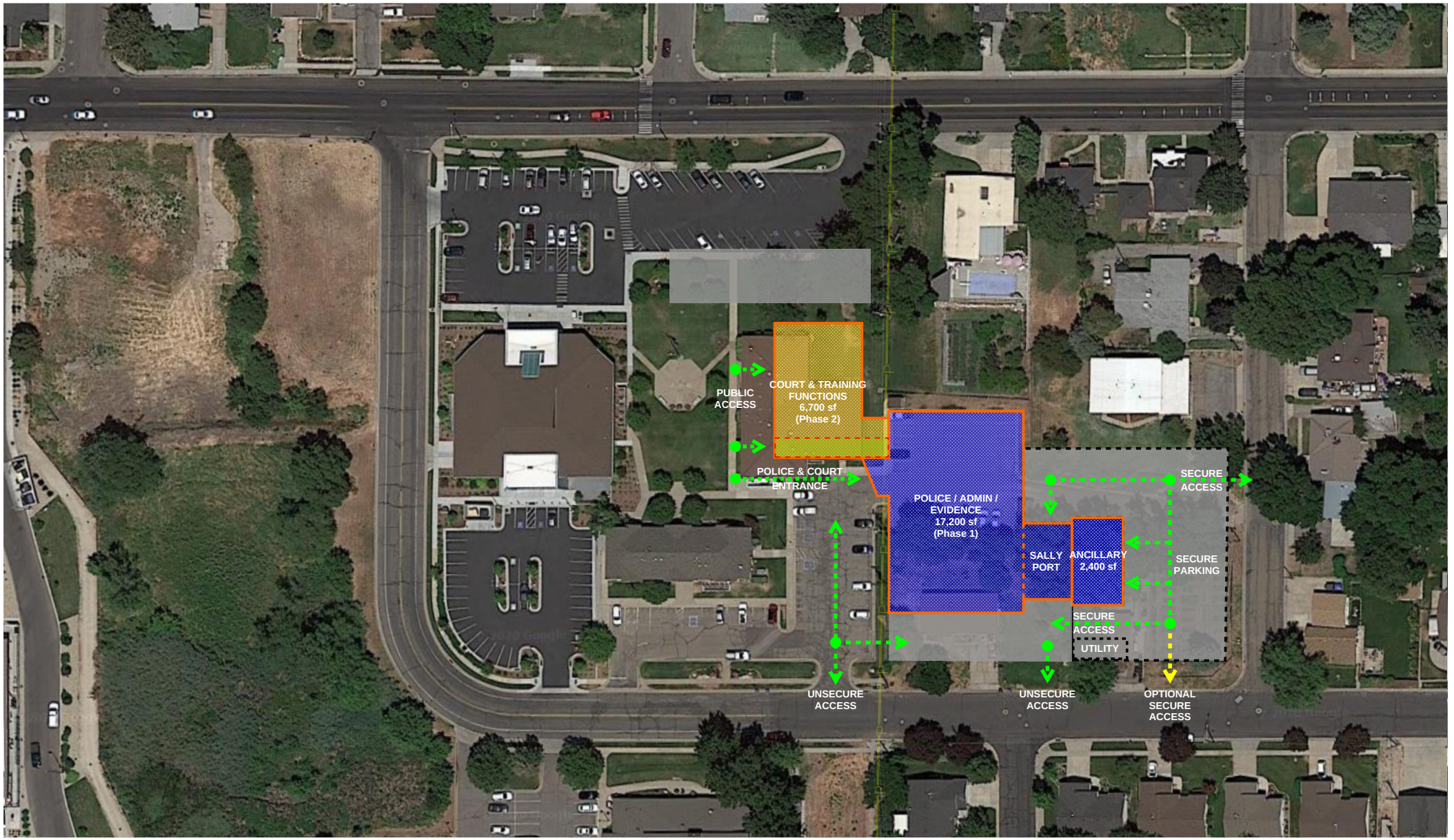
JRCA Architects | March 5, 2020



Appendix B

North Ogden Public Safety Building - Conceptual Site Plan

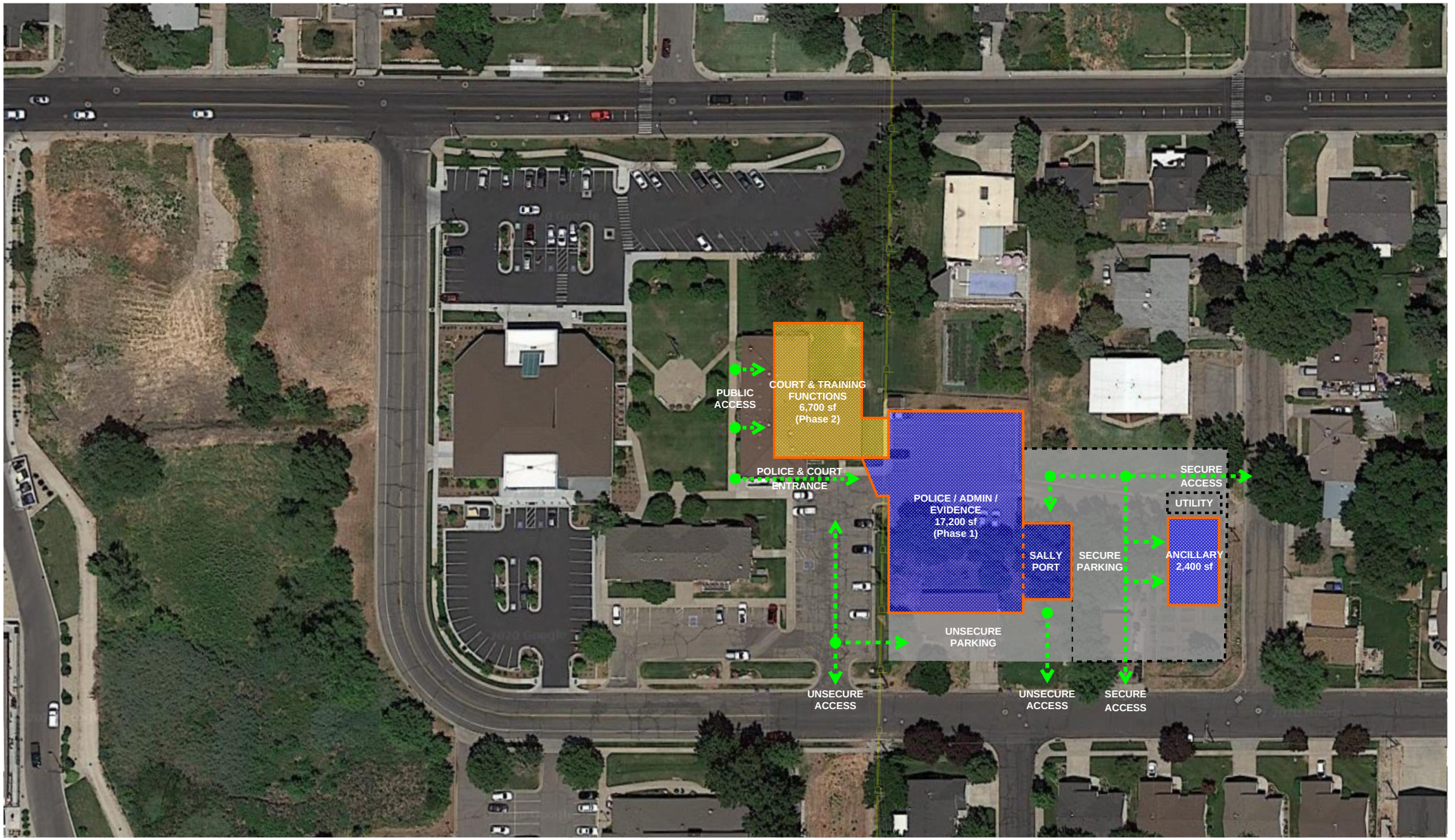
JRCA Architects | March 10, 2020 | Option B



Appendix B

North Ogden Public Safety Building - Conceptual Site Plan

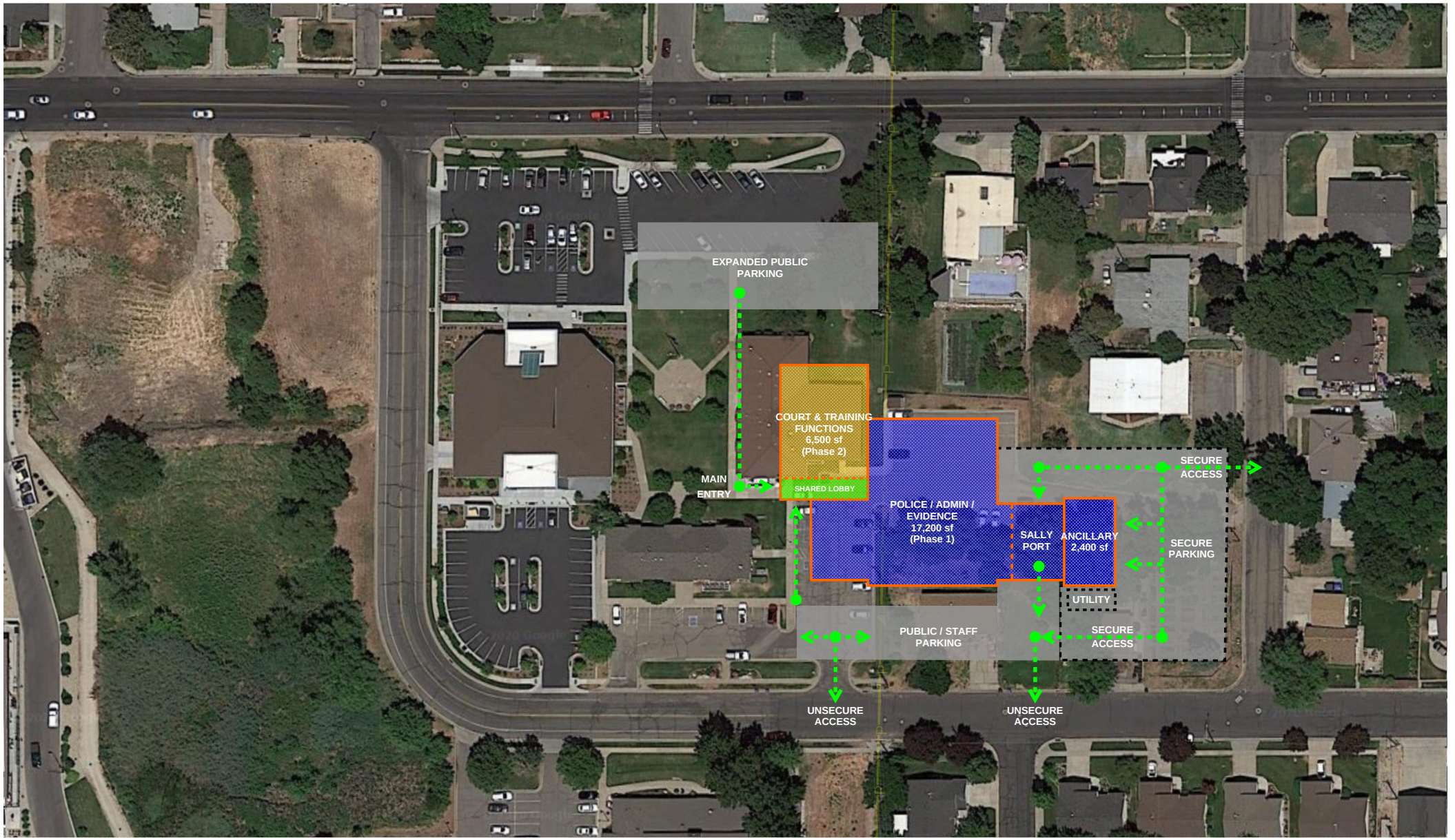
JRCA Architects | March 19, 2020 | Option C



Appendix B

North Ogden Public Safety Building - Conceptual Site Plan

JRCA Architects | March 27, 2020 | Option D



Appendix B

RESOLUTION 04-2021

A RESOLUTION OF THE CITY COUNCIL OF NORTH OGDEN CITY TO AMEND ~~MAKING AMMENDEMENT TO~~ THE NORTH OGDEN CITY, CITY COUNCIL RULES OF PROCEDURE EFFECTIVE MARCH 23, 2021 AND REPEALING RESOLUTION ~~6-2014.~~06-2018

WHEREAS: the City Council of North Ogden City finds that it is authorized by state law to adopt rules of procedure to govern the conduct of its official meetings; and

WHEREAS: the City Council finds that it is prudent to adopt rules of procedure; and

WHEREAS: the Council has reviewed and approves the amended "North Ogden City, City Council Rules of Procedure" which is incorporated into this resolution;

NOW THEREFORE BE IT RESOLVED by the City Council of North Ogden City as follows:

1. The attached "North Ogden City, City Council Rules of Procedure" is hereby adopted.

NORTH OGDEN CITY
CITY COUNCIL RULES OF PROCEDURE

PURSUANT to Utah Code Ann. § 10-3-606, the City Council of North Ogden City adopts the following rules of procedure:

Rule I: **Mayor as Chair of the City Council.**

1. The Mayor is the chair of the Council and presides at all Council meetings.
    a. Except as provided in (1) (b) the Mayor is a nonvoting member of the Council;
    b. The Mayor is a voting member of the Council:
        i. on each matter for which there is a tie vote of the other Council Members present at a Council Meeting; or, when the Council is voting on:
            1. whether to appoint or dismiss the City Manager; or
            2. an ordinance that enlarges or restricts the Mayor's powers, duties, or functions.
2. If the Mayor is absent, unable or refuses to act, the Council may elect a member of the Council as "Mayor Pro Tempore," to:
    a. preside at a Council Meeting; and
    b. perform, during the Mayor's absence, disability, or refusal to act, the duties and functions of the Mayor.

c. Council Member acting as the mayor pro tempore may still vote as a Council Member even though he or she is presiding at the meeting.
d. The City Recorder shall enter in the minutes of the Council Meeting the election of a Council Member as Mayor Pro Tempore.

3. The Mayor shall sign:
   a. all ordinances and resolutions passed by the Council;
   b. all official minutes of City Council meetings after such minutes have been approved; and
   c. all correspondence determined by the Council to be representative of the group as a whole.
4. The Mayor shall receive all messages and communications from the City Manager and others addressed to the Council as a body and shall be responsible to convey all such messages and communications to the other members of the Council. Utah Code Ann. § 10-3b-302.

Rule II: <u>Open and Public Meetings</u>.

1. Every meeting of the City Council shall comply with the "Open and Public Meetings Act" Utah Code Ann. § 52-4-101, et. Seq.
2. The Council shall give at least twenty-four (24) hours advance notice of its meetings unless an exception for shorter notice is provided under state law.
3. The notice shall include:
   a. The meeting agenda;
   b. The date of the meeting;
   c. The time of the meeting; and
   d. The location of the meeting.
4. At least once per year, the City Council shall give public notice of its annual meeting schedule.
5. Notices of meetings shall be published in compliance with Utah Code Ann. § 52-4-202.

Rule III: <u>Types of City Council Meetings.</u>

The following are the types of Council Meetings that may be called or scheduled:

Regular Council Meetings
Work meetings
Special meetings
Emergency Meetings
Closed Meetings (Executive Session)
Public Hearings

1. **"Regular Council Meetings"** will be held at City Hall, at 6 pm, two times

per month, usually the second and fourth Tuesdays, unless otherwise calendared.

2. **"Work Meetings"** may be scheduled by the Mayor, as needed, once or more times per month. Work Meetings will be held at City Hall at 6 pm unless otherwise noticed.
    a. Work Meetings can serve the purpose of further discussion or study of items already before the Council for action.
    b. After discussion at a Work Meeting, items will be referred:
        i. to a future Work Meeting if the matter needs further work by the Council; or
        ii. to a future Regular Council Meeting to be considered as Council business or, if the matter is ready for final action, to the consent agenda.
    c. Generally, no action will be taken on items discussed at a Work Meeting; however, the Council may make an exception and suspend its rules to vote on matters under discussion if two-thirds of the Council Members in attendance vote to suspend the rules.
    d. During a Work Meeting the Council Members and the Mayor may sit around a conference table, rather than at the dais, to provide a more informal atmosphere and to allow a freer exchange of ideas.
3. "**Special Council Meetings"** may be ordered by the Mayor or by any two (2) members of the Council if the business of the City requires it. The order will be entered in the minutes of the City Council and shall provide at least twenty four (24) hours' notice in advance of the meeting. The notice shall be served by the City Recorder on each Council Member who did not sign the order by delivering the notice personally or by leaving it at the Council Member's usual place of abode. Utah Code Ann. § 10-3-502.
4. **"Emergency Meetings"** may be called by the Mayor or by one (1) member of the Council for matters of an emergency or urgent matter. An attempt will be made to notify all Council Members. The best practicable notice of the Emergency Meeting shall be given. A majority of the Council must vote to hold the Emergency Meeting. Utah Code Ann. § 10-3-502.
5. **"Closed Meetings"** may be held to consider certain sensitive matters as allowed by state law.
    a. Closed meetings are allowed for these purposes:
        i. discussion of the character, professional competence, or physical or mental health of an individual;
        ii. strategy sessions to discuss collective bargaining;
        iii. strategy sessions to discuss pending or reasonably imminent litigation;
        iv. strategy sessions to discuss the *purchase*, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:
            1. disclose the appraisal or estimated value of the property under consideration; or

2. prevent the City from completing the transaction on the best possible terms.

v. strategy sessions to discuss the *sale* of real property, including any form of a water right or water shares, if:
   1. public discussion of the transaction would:
      a. disclose the appraisal or estimated value of the property under consideration; or
      b. prevent the City from completing the transaction on the best possible terms; and
   2. the City Council previously gave public notice that the property would be offered for sale; and
   3. the terms of the sale are publicly disclosed before the City Council approves the sale;

vi. discussion regarding deployment of security personnel, devices, or systems; and

vii. investigative proceedings regarding allegations of criminal misconduct.

b. "Closed Meetings" may be held if:
   i. a quorum is present;
   ii. the meeting is an open meeting for which proper notice has been given; and
   iii. two-thirds of the members of the City Council present at the open meeting vote to approve closing the meeting.

c. Each matter discussed in the closed meeting must be permitted by state law.

d. No ordinance, resolution, rule, regulation, contract, or appointment may be approved at a closed meeting.

e. The following information shall be publicly announced and entered on the minutes of the open meeting at which the closed meeting was approved:
   i. the reason or reasons for holding the closed meeting;
   ii. the location where the closed meeting will be held; and
   iii. the vote by name, of each member of the City Council, either for or against the motion to hold the closed meeting. Utah Code Ann. § 52-4-205.

6. **"Public Hearings"** are generally part of a scheduled and noticed Regular Council Meeting and shall consist of those items for which the Council would like to receive public input. Public Hearings will be held after providing proper notice as required by state law or City ordinance for the particular subject matter to be addressed. Such hearings shall include, but not be limited to, those matters for which a Public Hearing is required by state law or City ordinance. Matters for which state law or City ordinance requires a public hearing will be automatically scheduled by City administration. By majority vote, the Council can direct City administration to schedule a public hearing on any other topic.
   a. When a Public Hearing is held, a member of the City staff having knowledge about the issue will first present information on the issue and

answer questions.

b. The Mayor will then strike the gavel and declare the Public Hearing open.

c. At that point, all parties interested in addressing the issue are invited to speak before any discussion is held by the Council and before motions are made.

d. Each individual who speaks will state his or her name and address before proceeding.

~~d.~~e. Citizens are expected to limit their remarks/questions to five (5) minutes each.

~~e.~~f. After all individuals who desire to speak have spoken, the Mayor will again strike the gavel and declare the Public Meeting closed.

~~f.~~g. In the alternative, the Council may vote to continue a Public Hearing to a future specified date, time and location if there is insufficient time to take all public comment at that particular Council Meeting.

~~g.~~h. After the Public Hearing is closed, the City Council then proceeds with its discussion on the matter. When discussion by the Council is finished, a motion is made and seconded concerning the item. The Council will vote to:

i. postpone action on the item until the next Regular Council Meeting;

ii. take it to a Work Meeting for further discussion; or

iii. immediately take final action on the matter.

Rule IV. Quorum Requirements, Voting and Electronic Meetings.

1. A quorum of the City Council must be in attendance in order to hold any meeting of the City Council and to transact the business of the City.
2. A quorum consists of three members of the City Council, excluding the Mayor. Utah Code Ann. § 10-3-504.
3. No ordinance or resolution may be adopted by an affirmative vote of less than three members of the City Council.
4. If an insufficient number of Council Members are present to adopt a measure, the vote may be postponed to a future meeting. Utah Code Ann. § 10-3-507.
5. Voting shall take place by “roll call vote” for any ordinance, resolution or other item that will create a liability of the City or by request of any member of the City Council on any other matter. Utah Code Ann. § 10-3-506.
6. Any Council Member can change his or her vote before the results of the vote are announced.
7. At the conclusion of the vote on a matter, a Council Member may state a point of personal privilege and give an explanation of his or her vote.
8. Any Council Member can abstain from a vote. An abstention is not counted as a "yes" vote or a "no" vote.
9. When a Council Member abstains from voting, as a common courtesy, he or she should state a point of personal privilege and give an explanation of such

abstention.

10. Every Council Member who is in the Council Chambers when a question is stated from the Mayor shall vote; but no Council Member shall be obliged to vote upon any question unless he or she is within the Council Chambers when his or her name is called.
11. Any Council Member entering the Chambers after the question is stated, but before it is decided, may have the question stated, cast his or her vote and be counted.
12. Council Members attending a meeting by way of Electronic communication shall be considered "within the Council Chambers" for purposes of voting.
13. The City Council may compel the attendance of its own members at its meetings and provide penalties it considers necessary for the failure to comply with an exercise of the authority to compel attendance. Utah Code Ann. § 10-3-505.
14. Council members located in a remote location are permitted to participate in a council meeting by way of electronic communication, up to a maximum of six times per calendar year per council member. The council may permit one or two Council Members located in a remote location to participate in a Council meeting by way of electronic communication.
15. Prior to permitting a Council Member located in a remote location to participate electronically in a Council meeting, the following conditions shall be met:
    a. A Council Member who desires to participate in a Council meeting from a remote location shall make a request to the Mayor or Mayor pro temp prior to the Council meeting;
    b. The City Recorder will affirm that proper notice of the intent to hold an "electronic meeting" was given as provided in paragraph16 of this rule;
    c. The City Recorder will verify that an electronic connection is available sufficient to allow the remotely situated Council Member to hear the discussion occurring in the anchor Council meeting location and to be heard in the anchor location;
    d. A quorum of the Council must be in attendance at the anchor location, which shall be the Council Chambers at City Hall; and
16. Notice of the intent to permit a remotely situated Council Member to participate in a Council meeting electronically will be made in accordance with the Open and Public Meetings Act ("the Act)". The notice will describe how the remotely situated Council Member will be connected to the Council meeting. In addition to meeting all other requirements of the Act, the notice shall be posted at the anchor location and distributed to City Council at least 24 hours in advance of the meeting.
17. Due to the inherent difficulty of controlling confidentiality when a meeting is carried electronically to a remote location, participation by a Council Member electronically at a closed meeting is prohibited.
18. A city-provided email account will be utilized for official communications between Council Members and city administration. Council Members should save discussion on matters that will appear on the Council agenda for open public meetings. Use of City-provided email can assist City administration to comply

with state law requirements for records retention.

19. Council Members should take care to uphold the dignity of the office when corresponding regarding City matters, keeping in mind that such communication will often be considered public record.

~~19.~~20. In the event of a Health or Physical threat to a member of a Public Body or those in attendance the Mayor has the authority to make a decision on how to proceed or whether to adjourn the meeting.

Rule V: Minutes of Council Meetings.

1. Except as provided under Subsection (7), the City Recorder shall create written minutes and a recording shall be kept of all open meetings of the City Council.
2. Written minutes of meetings of the City Council shall include:
    a. the date, time, and place of the meeting;
    b. the names of members present and absent;
    c. the substance of all matters proposed, discussed, or decided by the City Council which may include a summary of comments made by members of the City Council;
    d. a record, by individual member, of each vote taken by the City Council;
    e. the name of each person who:
        i. is not a member of the City Council; and
        ii. after being recognized by the Mayor, provided testimony or comments to the City Council;
    f. the substance, in brief, of the testimony or comments provided by the public under Subsection (2)(e); and
    g. any other information that is a record of the proceedings of the meeting that any member requests be entered in the minutes or recording.
3. A recording of meetings of the City Council shall:
    a. be a complete and unedited record of all open portions of the meeting from the commencement of the meeting through adjournment of the meeting; and
    b. be properly labeled or identified with the date, time, and place of the meeting.
4. The written minutes and recording of an open City Council meeting are public records as follows:
    a. Written minutes that have been prepared in a form awaiting only formal approval by the City Council are a public record.
    b. Written minutes shall be available to the public in accordance with Utah Code Ann.§ 52-4-203(4)
    c. Written minutes that are made available to the public before approval by the City Council under Subsection (4)(d) shall be clearly identified as "unapproved" or with some other appropriate notice that the written

minutes are subject to change until formally approved in accordance with Utah Code Ann.§ 52-4-203(4).

d. The procedures for the City Council's approval of the written minutes of each meeting are contained in Rule 7(2) (b).
e. Written minutes are the official record of action taken at the meeting.
f. A recording of an open meeting shall be available to the public for listening within three business days after the end of the meeting.

5. All or any part of an open meeting may be independently recorded by any person in attendance if the recording does not interfere with the conduct of the meeting.
6. The written minutes or recording of an open meeting that are required to be retained permanently shall be maintained in or converted to a format that meets long-term records storage requirements.
7. Notwithstanding Subsection (1), a recording is not required to be kept of an open meeting that is a site visit or a traveling tour, if no vote or action is taken by the City Council during that visit or tour. Utah Code Ann. § 52-4-203.
8. If the City Council conducts a Closed Meeting, it shall
    a. make a recording of the closed portion of the meeting; and
    b. may keep detailed written minutes that disclose the content of the closed portion of the meeting.
9. A recording of a closed meeting shall be complete and unedited from the commencement of the closed meeting through adjournment of the closed meeting.
10. The recording and any minutes of a closed meeting shall include:
    a. the date, time, and place of the meeting;
    b. the names of members present and absent; and
    c. the names of all others present except where the disclosure would infringe on the confidentiality necessary to fulfill the original purpose of closing the meeting.
11. Minutes or recordings of a closed meeting that are required to be retained permanently shall be maintained in or converted to a format that meets long-term records storage requirements.
12. Both a recording and written minutes of closed meetings are protected records under the Government Records Access and Management Act.
13. If the City Council closes a meeting exclusively for the purpose of discussing the character, professional competence, or physical or mental health of an individual or to discuss the deployment of security personnel, devices, or systems:
    a. the Mayor shall sign a sworn statement affirming that the sole purpose for closing the meeting was to discuss the purposes described above and the requirements for keeping minutes and a recording shall not apply. Utah Code Ann. § 52-4-206.

Rule VI: <u>Order of Business and Organization of Council Agenda.</u>

1. The City Council will consider business in the following order:

a. Opening ~~Ceremonies~~Presentations:
    i. Welcome;
    ii. Invocation and/or Moment of Reflection
    iii. Pledge of Allegiance
b. Consent Agenda;
c. Active Agenda;
~~c.~~d. Public Comments;
~~d. Active Agenda;~~
e. Public Comments;
f. ~~Council Comments~~Council/Mayor/Staff Comments;
g. Adjournment.

2. Agendas will be set in order of priority with public hearings at the beginning of the agenda. The Mayor shall be in charge of establishing the order of the agenda. Any member of the City Council may request an item be placed on an upcoming agenda to the City Recorder. The City Recorder shall calendar items on the agenda as time allows.
3. The Mayor, by polling the Council Members, may, by affirmative consensus, proceed out of order to any order of business or return to an order already past. If two or more Council Members oppose, the original agenda will be followed.
4. Matters appearing on the Agenda may be discussed by the Council prior to any motion being made.

Rule VII: Conducting of Meetings and Agenda Definitions.

1. Opening Ceremonies:
    a. Welcome. The Mayor will strike the gavel, call the meeting to order, welcome those in attendance and acknowledge visitors;
    b. Invocation and/or Moment of Reflection. The Mayor and Council Members alternate presenting a moment of reflection, appropriate for the occasion which is intended to set the tone for the meeting; the moment of reflection may consist of a prayer, quote, thought, etc. of the elected official's choosing; Members of the public may be invited or request to present the invocation and/or moment of reflection through the City Recorder. The invocation and/or moment of reflection shall not take more than 5 minutes.
    c. Pledge of Allegiance. An assigned City official shall lead or invite a member of the public to lead the audience in reciting the Pledge of Allegiance.
2. Consent Agenda.
    a. As a courtesy, the Mayor should ask if there are any questions concerning the "Consent" items. The Mayor should identify and briefly explain the items on the Consent Agenda to all those present at the meeting.
    b. The Consent Agenda, generally, shall consist of matters which require no further discussion or which are routine in nature such as approval of minutes.

c. Usually, all items on the Consent Agenda shall be adopted by a single motion, second and vote; however, prior to the motion to adopt the Consent Agenda, a Council Member may request to have an item removed from the Consent Agenda and moved to the Active Agenda for further discussion without a motion.
d. Items moved to the Active Agenda will be addressed in that section of the agenda ahead of other agenda items listed for discussion.
e. A motion, second and vote will be called for the adoption of items remaining on the Consent Agenda.

3. Public Comments/Questions.
   a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.
   b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name. ~~and address.~~
   c. Citizens are expected to limit their remarks/questions to ~~five~~ three (3~~5~~) minutes each.
   d. The Mayor shall have discretion as to who will respond to a comment/question.
   e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.
   f. Some comments/questions may have to wait for a response until the next Regular Council Meeting.
   g. The Mayor will inform a citizen when he or she has used the allotted time.
4. Active Agenda.
   a. This is the portion of the agenda where the official business of the City will be taken up in the order that items are listed on the agenda.
   b. The Mayor will ask for a motion on any items listed under this section of the Agenda, after discussion has concluded.
5. Public Comments/Questions.
   a. After the conclusion of the Active Agenda, the Public will be given a second opportunity to comment or ask questions. The procedure for the second Public Comment period will be the same as discussed in paragraph 3 above.
6. ~~Council Comments~~Council/Mayor/Staff Comments.
   a. The Mayor will offer each member of the Council an opportunity to make concluding comments then the Mayor will make any comments he or she feels are appropriate.
   b. The Mayor may also invite City Staff to comment at this time.
7. Adjournment.
   a. The Mayor will ask for a motion to adjourn and after a motion and second will put the motion to a voice vote;
   b. After affirmative consensus vote on the motion, the Mayor will strike the gavel and declare the meeting adjourned.

8. Ending Time.
    a. The City Council meeting shall be scheduled to conclude at 9:30 pm provided all scheduled public hearings have been concluded. A meeting may be extended by a majority vote of the Council.

Rule VIII: <u>Motions</u>.

1. Matters appearing on the Agenda can be discussed by the Council prior to a motion being made.
2. After a matter has been discussed by the Council, the Mayor will ask for a motion on the matter, and a second to the motion.
3. The Mayor will:
    a. announce the author of the motion;
    b. restate the motion;
    c. announce who seconded the motion;
    d. ask if there is a question on the motion; and
    e. call for a vote on the motion.
4. If further Council discussion is needed on a motion, the author of such motion is allowed to speak first and all other Council Members are allowed to address the issue after that.
5. The author of the motion is also allowed to make a summation.
6. The author of a motion may amend or withdraw that motion before it has been voted on.
7. Technically, after a motion has been stated by the Mayor that motion belongs to the Council and it requires a majority vote to withdraw it; in practice, however, the Council allows the author of a motion to withdraw it unless another Council Member objects.
8. A motion dies which fails to receive a "second".
9. A Council Member may make a motion to reconsider an item already voted on at a prior meeting.
10. A motion to reconsider must be made by a member present and voting on the prevailing side of the original motion and shall require the affirmative vote of a majority of the Council Members present and voting.
11. Any action taken by the Council shall not be reconsidered or rescinded at a Special Meeting unless the number of members of the Council present at the Special Meeting is equal to or greater than the number of members present at the meeting when the action was approved or disapproved. Utah Code Ann. § 10-3-508.
12. An item to be reconsidered shall appear on the Active Agenda and shall be identified as “Reconsideration of …. (the title of the matter previously voted upon).”
13. Discussion of the substance of matter to be reconsidered shall occur only after a motion to reconsider has been successfully approved by a majority of the Council present and voting.

14. Other than the main motion, the most common motion used by the Council is a motion to amend. The intent of an amendment is to modify the original motion by inserting, adding to, striking out, and striking out and inserting language in the original motion. A motion to amend a main motion should relate to the same subject as the main motion. This ensures that the Council will vote on one matter at a time.
15. A motion to amend should not have as its intent a reversal of the main motion. For example, if the main motion is to adopt an ordinance, it is not a proper motion to submit an amendment to "not" adopt the ordinance.
16. Substitute motions are a type of amendment motion. The difference is the striking out of an entire paragraph or more from the motion, (or ordinance), and substituting different language.
17. Amendments to the main motion are discussed and voted on before the main motion. Only the amendment is discussed - not the main motion. If the amendment fails, then discussion and voting on the main motion, as originally stated, follows. If the amended motion passes, the amended motion becomes the main motion.
18. The Mayor will proceed with an amendment motion in the same manner as a main motion.
19. In conducting a Council discussion on an amendment motion, the author of such motion is allowed to speak first. All other Council Members are allowed to address the issue after that. The author of the amendment motion is also allowed to make a summation.
20. Any Council Member may move to amend any proposed ordinance or proposed resolution; provided, however, that no amendment shall change the original purpose.
21. Any amendments to a proposed ordinance or proposed resolution recommended by a committee of the Council shall be made to the appropriate document prior to its appearing on the Consent Agenda. Such amendment will be noted in the Council minutes.
22. The Council may move to table a motion. The purpose of tabling a motion is not to kill the motion, but to delay action until a future meeting of the Council. When a matter is tabled, it takes all subsidiary motions with it (e.g., amendments) to the table. A matter should be tabled no longer than necessary; preferably it will be scheduled for discussion at the next available Regular Council Meeting or Work Meeting so that action can be taken as soon as possible.
23. The following procedural motions shall require the affirmative vote of a majority of the Council Members present:
    a. To adjourn;
    b. To recess;
    c. To take up a question out of its proper order;
    d. To move the previous question;
    e. To postpone to a day certain;
    f. To refer to a committee;
    g. To limit discussion;

h. To lay on the table (temporary only);or
i. To amend

Such motions shall take precedence in the order moved.

Rule IX: Discussion.

1. The Mayor shall recognize any Council Member requesting recognition to speak, discuss, give a notice, make a motion, submit a report or for any reason address the Council, unless a motion taking precedence is offered.
2. All Council Members shall be allowed to speak at least once on any subject.
3. During discussion, the Mayor shall be responsible for maintaining order.
4. If, in the opinion of the Mayor, private discourse among or between Council Members or any other disturbance disrupts the Council's business, the Mayor may call the Council to order.
5. If the Mayor calls the Council to order, all Council business shall cease until such time as the Mayor resumes the Council's business.
6. Any Council Member may make a motion that the Council be called to order.
7. The following questions will be decided without discussion:
    a. To adjourn;
    b. To recess; and
    c. Questions relating to order of business.

Rule X: Conflict of Interest.

Council Members are required by law to file a public disclosure statement with the City Recorder listing business interests and investments that could create a conflict of interest with the duties of the Council Member. When a matter in which a Council Member has a business or investment interest appears on the Council agenda, the Council Member must publicly disclose that interest. Although state law does not require a Council Member to abstain from voting or avoid participating in a discussion regarding an item where there is a conflict of interest, it is advisable to do so. Utah Code Ann. § 10-3-1301 to 1312.

Rule XI: Decorum.

1. Conduct of Members of the Council.
    a. Members of the Council shall not engage in personal attacks and shall restrict comments to issues before the body. Violations of decorum or conduct of Council Members shall be addressed by the Mayor who may declare a Council Member out of order.
    b. Council Members should avoid engaging in private discourse or committing any other act, which may tend to distract the attention of the

Council or the audience from business before the Council, or which might interfere with any person's right to be heard after recognition by the Mayor.

2. Conduct of Citizens and Attendees at Council Meeting.
    a. Those in attendance should be admonished by the Mayor when they engage in outbursts without being recognized make personal attacks, or seek to disrupt the meeting through loud or boisterous behavior.
    b. Individuals should be requested to address their remarks directly to the Council as a body concerning the agenda business. Persons engaged in disruptive behavior shall be removed by the Sergeant-at-Arms at the direction of the Mayor.

Rule XII: Sergeant-At-Arms.

1. Upon request of the Mayor, a Sergeant-at-Arms will be assigned to a meeting.
2. The duty of the Sergeant-at-Arms shall be to assist the Mayor in preserving order and decorum in City Council meeting.
3. In the case of any disturbance or disorderly conduct within the Chambers at a Council meeting, the Mayor may request the Sergeant-at-Arms to escort the offender(s) from the Council meeting.

Rule XIII: Personal Privilege – Protest.

1. Any Council Member shall have the right to protest any action of the Council, stating the reasons, and having the same entered in the minutes, provided such reasons do not impugn the motives or character of any person.

Rule XIV: Committees: Special, Ad Hoc, Joint Committee at Request of the Mayor, Oversight.

1. At the request of the City Council the Mayor may, from time to time, create, revise, or abolish committees, or make any changes to a committee structure, subject to a two-thirds vote of the Council, a quorum being present.
2. When such committee is created, its purpose and a relevant time frame will be established.
3. After the final report of the committee to the City Council, the committee will be dissolved.
4. The City Council, by a two-thirds vote, a quorum being present, may or may not elect to formally participate, either by its own membership or its designees, in a committee being established by the Mayor.
5. The Council as a whole may resolve to sit as an oversight committee for the purpose of investigating items relating to the conduct of City business. However, no powers are accorded the committee other than those provided by state law.
6. All meetings of Council committees shall provide notice in conformance with the

Utah Open and Public Meetings Act.

7. No final action will be taken by the City Council in response to a committee report until the next Regular Council Meeting after the report is presented. Utah Code Ann. § 10-3-609.

Rule XV: Suspension of the Rules.

No rule shall be suspended except by a motion, second and vote of two-thirds of the Council Members voting, a quorum being present.

Rule XVI: Amendment, Revision or Addition to Rules.

1. Any Council Member may propose amendments, revisions, or additions to these Rules of Procedure.
2. Each amendment, revision, or addition proposed by a Council Member shall be in written form, and copies shall be provided to each Council Member.
3. Consideration of any amendments, revisions, or additions to these Rules of Procedure shall be noticed on a Council agenda.
4. A two-thirds vote of all Council Members shall be required for passage and adoption of an amendment, revision, or addition to these Rules of Procedure.
5. Each Council Member shall have a copy of the latest edition of the Rules of Procedure.
6. A copy of the Rules of Procedure will be made available to the City Manager, all department heads of the City, any member of the City staff, any citizen or other person who requests the same.

Rule XVII: Time Frame for Delivery of Information Packets to Council Members.

For each Regular Council Meeting, Work Meeting, Public Hearing or other meeting of the Council, Council Members will receive a packet containing the agenda of the meeting and complete information pertaining to items on the agenda should be delivered by Friday preceding the meeting. To allow Council Members adequate time to study the items for consideration at the upcoming meeting, all information for agendas and packets will be delivered to the City Recorder by the Thursday at 12 pm preceding the meeting or such matters will not be included on that agenda. An agenda may be amended by the Mayor but no later than 24 hours prior to the meeting. Council Members may request items to be put on the agenda by contacting the City Recorder.

Rule XVIII: Readopting of City Council Rules of Procedures.

Every (2) two years these rules shall be readopted by the City Council.

PASSED and ADOPTED this ~~18th~~ 23rd day March, 2021.~~of September, 2018~~.

NORTH OGDEN CITY:

_____

Neal Berube~~Brent Chugg~~, Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	**Nay**	
Council Member Barker:	_~~X~~_	___	
Council Member Cevering:	___	___	~~(excused)~~
Council Member Ekstrom			
Council Member Stoker	_~~X~~_	___	
Council Member Swanson:	_~~X~~_	___	
~~Council Member Turner~~	_~~X~~_	___	
(In event of a tie vote of the Council):			
Mayor ~~-~~Berube~~Chugg~~:	___	___	

ATTEST:

_____

Katie Gerard~~S. Annette Spendlove, MMC~~
City Recorder

NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Public meeting regarding an administrative application, a special exception request for an extended cul-de-sac length for Major's Mini-Farm Subdivision located at approximately 100 West and 3050 North
Agenda Date:	March 23, 2021
Applicant:	Jennie Taylor / Greg Wall
File Number:	SPX 2021-01

PUBLIC NOTICE:

Mailed Notice:	
Newspaper:	
City Website:	March 12, 2020

PROPERTY INFORMATION

Address:	Approximately 100 West 3050 North
Project Area:	1.78 acres
Zoning:	R-1-10
Existing Land Use:	Residential/Undeveloped
Proposed Land Use:	Residential
Parcel ID:	170510073 and 171870008

ADJACENT LAND USE

North: Residential
South: Residential
East: Residential
West: Residential

STAFF INFORMATION

Brandon Bell, CNU-A
bbell@nogden.org
(801) 737-2216

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 12 (Subdivision Regulations)
North Ogden Zoning Ordinance 11-7B (Single Family Residential Zones)

TYPE OF DECISION

When the City Council is acting as a land use authority, it is acting in an administrative capacity and has a narrow degree of discretion. Examples of administrative applications are conditional use permits,

design reviews, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

BACKGROUND

The applicant has submitted an application for a 4-lot subdivision for this property, which is located in an infill environment with development around the property that the subdivision is proposed for. City ordinance 12-6-3 (A) (3) (j) specifies the maximum length of cul-de-sacs as 600 feet, measured from the center of the cul-de-sac bulb to the center of the intersection of the connecting street. An applicant may apply for an increased cul-de-sac length, per our Special Exception ordinance, 12-1-12.

SPECIAL EXCEPTION

The applicant is requesting that the cul-de-sac length be allowed to be extended beyond the standard 600' limit which is provided for as a possibility in City code.

The ordinance regarding special exceptions for extended cul-de-sac lengths is as follows:

12-1-12: SPECIAL EXCEPTIONS (D) (4) & (E)

4. Cul-de-sacs may be granted an special exception as to length if all of the following criteria are met:

1. The maximum cul-de-sac length with a special exception extension is 750 feet.
2. There is no reasonable opportunity for connecting to the adjoining street network at this time. If connectivity to an adjoining property can be made in the future; a development agreement is required specifying the conditions and timing of the improvement, e.g., providing for a fire access road and or right of way dedication.
3. The property to be subdivided is an infill and surrounded by developed subdivisions.
4. The maximum acreage of the subdivision to be served is 5 acres.
5. If a special exception is granted connectivity to trails and pedestrian walkways may be required by the Planning Commission after considering a recommendation from the Parks and Recreation Department.
6. If a special exception is granted, the number of lots on the cul-de-sac may be up to 20 as approved by the Planning Commission.

E. Conditions: In approving Special Exceptions, the City Council may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations. The Planning Commission may recommend any condition(s) it feels is relevant to the approval of the Special Exception.

Staff Comment: *Please note that according to our ordinance regarding special exceptions,* ***all*** *of the above criteria need to have been met, in order to qualify for a special exception.*

There is commentary provided on each of the specific conditions in the above ordinance:

1. The maximum cul-de-sac length with a special exception extension is 750 feet.

Staff Comment: *The City Engineer has measured the cul-de-sac length at 647.47 feet (See Exhibit C). If the subdivision is not granted the exception, the present design of the cul-de-sac would need to be reduced by at least 47.47 feet. On a related note, the applicant has indicated that the cul-de-sac length may change slightly in the final subdivision design. The Planning Commission recommended that, if the special exception is approved, any motion to approve, should permit an adjustment to the length of the cul-de-sac as part of the special exception (so long as it is within the maximum cul-de-sac length permitted for a special exception).*

2. There is no reasonable opportunity for connecting to the adjoining street network at this time. If connectivity to an adjoining property can be made in the future; a development agreement is required specifying the conditions and timing of the improvement, e.g., providing for a fire access road and or right of way dedication.

Staff Comment: *The Planning Commission concluded that with the existing home already in place to the north of the subdivision, there is not a reasonable opportunity for a road to go through to 3100 North. It is worth noting that any connection, furthermore, would be to a residential street, whereas connections to arterials should be the higher priority. The City Council should determine if they believe there is a reasonable opportunity for a road to go through to 3100 North at this time.*

3. The property to be subdivided is an infill and surrounded by developed subdivisions.

Staff Comment: *The Planning Commission determined that the application meets this requirement; the property is surrounded by existing single-family development.*

4. The maximum acreage of the subdivision to be served is 5 acres.

Staff Comment: *The Planning Commission determined that the application meets this requirement; the area of the property in this proposed subdivision is less than 5 acres.*

5. If a special exception is granted connectivity to trails and pedestrian walkways may be required by the Planning Commission after considering a recommendation from the Parks and Recreation Department.

Staff Comment: *There is no required trail in the area as part of the Trails Master Plan.*

6. If a special exception is granted, the number of lots on the cul-de-sac may be up to 20 as approved by the Planning Commission.

Staff Comment: *This application proposes far less than 20 lots.*

The ordinance also specifies the following:

> Conditions: In approving Special Exceptions, the City Council may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of

these regulations. The Planning Commission may recommend any condition(s) it feels is relevant to the approval of the Special Exception.

Staff Comment: *The only condition that Planning Commission included in their recommendation to the Council, was to permit adjustment to the length of the cul-de-sac, as part of the special exception, with the limits permitted by the special exception ordinance. The City Council should determine if there are any conditions that they believe will secure the objectives of the special exception regulations.*

SUMMARY OF CITY COUNCIL CONSIDERATIONS

- Does the proposed subdivision meet the requirements of the applicable City subdivision and zoning ordinances?
- Does the special exception request comply with the proposed Special Exception Code?

CONFORMANCE TO THE GENERAL PLAN

The General Plan map calls for this property to be developed as residential low-density. The subdivision this special exception request relates to was previously granted preliminary approval, where it was determined to meet the requirements of the applicable North Ogden City ordinances, given some conditions of approval. Comments relating to the subdivision application were given at that prior meeting, as a separate agenda item. Final approval for the subdivision will be considered shortly by the Planning Commission.

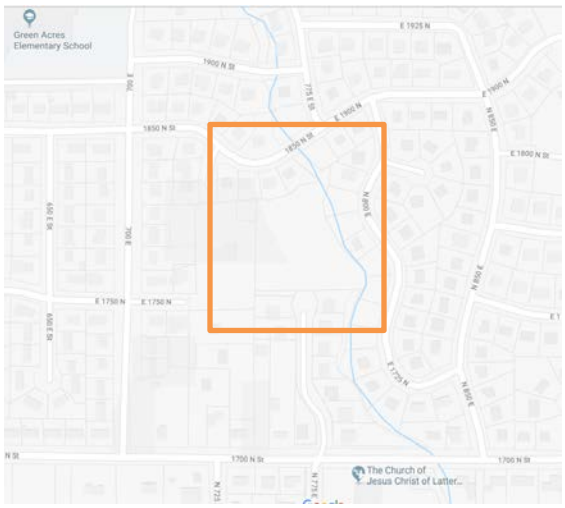
PLANNING COMMISION RECOMMENDATION

The Planning Commission reviewed the above criteria and recommended unanimously the approval of a special exception regarding the cul-de-sac length for the Major's Mini-Farm Subdivision. They also included, as part of their recommendation, that any approval of a special exception include any adjustments to the length of the cul-de-sac, in the final subdivision design, so long as it is within the maximum length permitted with a special exception.

EXHIBITS

A. Application
B. Applicant's Special Exception Request
C. Preliminary Plat
D. Engineer's Calculations Exhibit
E. TRC Meeting Letter

AREA MAP


Green Acres Elementary School
E 1925 N
1900 N St
1850 N St
E 1800 N St
E 1750 N
E 1725 N
1700 N St
The Church of Jesus Christ of Latter...


E 1575 N
1000 W St
1100 W St
E 1550 N St
E 1525 N
1200 W St
1300 W St
1400 W St
1500 W St
E 1450 N
E 1425 N
1600 W St
1700 W St
1800 W St
1900 W St
2000 W St
2100 W St
2200 W St
2300 W St
2400 W St
2500 W St
2600 W St
2700 W St
2800 W St
2900 W St
3000 W St
3100 W St
3200 W St
3300 W St
3400 W St
3500 W St
3600 W St
3700 W St
3800 W St
3900 W St
4000 W St
4100 W St
4200 W St
4300 W St
4400 W St
4500 W St
4600 W St
4700 W St
4800 W St
4900 W St
5000 W St
5100 W St
5200 W St
5300 W St
5400 W St
5500 W St
5600 W St
5700 W St
5800 W St
5900 W St
6000 W St
6100 W St
6200 W St
6300 W St
6400 W St
6500 W St
6600 W St
6700 W St
6800 W St
6900 W St
7000 W St
7100 W St
7200 W St
7300 W St
7400 W St
7500 W St
7600 W St
7700 W St
7800 W St
7900 W St
8000 W St
8100 W St
8200 W St
8300 W St
8400 W St
8500 W St
8600 W St
8700 W St
8800 W St
8900 W St
9000 W St
9100 W St
9200 W St
9300 W St
9400 W St
9500 W St
9600 W St
9700 W St
9800 W St
9900 W St
10000 W St
10100 W St
10200 W St
10300 W St
10400 W St
10500 W St
10600 W St
10700 W St
10800 W St
10900 W St
11000 W St
11100 W St
11200 W St
11300 W St
11400 W St
11500 W St
11600 W St
11700 W St
11800 W St
11900 W St
12000 W St
12100 W St
12200 W St
12300 W St
12400 W St
12500 W St
12600 W St
12700 W St
12800 W St
12900 W St
13000 W St
13100 W St
13200 W St
13300 W St
13400 W St
13500 W St
13600 W St
13700 W St
13800 W St
13900 W St
14000 W St
14100 W St
14200 W St
14300 W St
14400 W St
14500 W St
14600 W St
14700 W St
14800 W St
14900 W St
15000 W St
15100 W St
15200 W St
15300 W St
15400 W St
15500 W St
15600 W St
15700 W St
15800 W St
15900 W St
16000 W St
16100 W St
16200 W St
16300 W St
16400 W St
16500 W St
16600 W St
16700 W St
16800 W St
16900 W St
17000 W St
17100 W St
17200 W St
17300 W St
17400 W St
17500 W St
17600 W St
17700 W St
17800 W St
17900 W St
18000 W St
18100 W St
18200 W St
18300 W St
18400 W St
18500 W St
18600 W St
18700 W St
18800 W St
18900 W St
19000 W St
19100 W St
19200 W St
19300 W St
19400 W St
19500 W St
19600 W St
19700 W St
19800 W St
19900 W St
20000 W St
20100 W St
20200 W St
20300 W St
20400 W St
20500 W St
20600 W St
20700 W St
20800 W St
20900 W St
21000 W St
21100 W St
21200 W St
21300 W St
21400 W St
21500 W St
21600 W St
21700 W St
21800 W St
21900 W St
22000 W St
22100 W St
22200 W St
22300 W St
22400 W St
22500 W St
22600 W St
22700 W St
22800 W St
22900 W St
23000 W St
23100 W St
23200 W St
23300 W St
23400 W St
23500 W St
23600 W St
23700 W St
23800 W St
23900 W St
24000 W St
24100 W St
24200 W St
24300 W St
24400 W St
24500 W St
24600 W St
24700 W St
24800 W St
24900 W St
25000 W St
25100 W St
25200 W St
25300 W St
25400 W St
25500 W St
25600 W St
25700 W St
25800 W St
25900 W St
26000 W St
26100 W St
26200 W St
26300 W St
26400 W St
26500 W St
26600 W St
26700 W St
26800 W St
26900 W St
27000 W St
27100 W St
27200 W St
27300 W St
27400 W St
27500 W St
27600 W St
27700 W St
27800 W St
27900 W St
28000 W St
28100 W St
28200 W St
28300 W St
28400 W St
28500 W St
28600 W St
28700 W St
28800 W St
28900 W St
29000 W St
29100 W St
29200 W St
29300 W St
29400 W St
29500 W St
29600 W St
29700 W St
29800 W St
29900 W St
30000 W St
30100 W St
30200 W St
30300 W St
30400 W St
30500 W St
30600 W St
30700 W St
30800 W St
30900 W St
31000 W St
31100 W St
31200 W St
31300 W St
31400 W St
31500 W St
31600 W St
31700 W St
31800 W St
31900 W St
32000 W St
32100 W St
32200 W St
32300 W St
32400 W St
32500 W St
32600 W St
32700 W St
32800 W St
32900 W St
33000 W St
33100 W St
33200 W St
33300 W St
33400 W St
33500 W St
33600 W St
33700 W St
33800 W St
33900 W St
34000 W St
34100 W St
34200 W St
34300 W St
34400 W St
34500 W St
34600 W St
34700 W St
34800 W St
34900 W St
35000 W St
35100 W St
35200 W St
35300 W St
35400 W St
35500 W St
35600 W St
35700 W St
35800 W St
35900 W St
36000 W St
36100 W St
36200 W St
36300 W St
36400 W St
36500 W St
36600 W St
36700 W St
36800 W St
36900 W St
37000 W St
37100 W St
37200 W St
37300 W St
37400 W St
37500 W St
37600 W St
37700 W St
37800 W St
37900 W St
38000 W St
38100 W St
38200 W St
38300 W St
38400 W St
38500 W St
38600 W St
38700 W St
38800 W St
38900 W St
39000 W St
39100 W St
39200 W St
39300 W St
39400 W St
39500 W St
39600 W St
39700 W St
39800 W St
39900 W St
40000 W St
40100 W St
40200 W St
40300 W St
40400 W St
40500 W St
40600 W St
40700 W St
40800 W St
40900 W St
41000 W St
41100 W St
41200 W St
41300 W St
41400 W St
41500 W St
41600 W St
41700 W St
41800 W St
41900 W St
42000 W St
42100 W St
42200 W St
42300 W St
42400 W St
42500 W St
42600 W St
42700 W St
42800 W St
42900 W St
43000 W St
43100 W St
43200 W St
43300 W St
43400 W St
43500 W St
43600 W St
43700 W St
43800 W St
43900 W St
44000 W St
44100 W St
44200 W St
44300 W St
44400 W St
44500 W St
44600 W St
44700 W St
44800 W St
44900 W St
45000 W St
45100 W St
45200 W St
45300 W St
45400 W St
45500 W St
45600 W St
45700 W St
45800 W St
45900 W St
46000 W St
46100 W St
46200 W St
46300 W St
46400 W St
46500 W St
46600 W St
46700 W St
46800 W St
46900 W St
47000 W St
47100 W St
47200 W St
47300 W St
47400 W St
47500 W St
47600 W St
47700 W St
47800 W St
47900 W St
48000 W St
48100 W St
48200 W St
48300 W St
48400 W St
48500 W St
48600 W St
48700 W St
48800 W St
48900 W St
49000 W St
49100 W St
49200 W St
49300 W St
49400 W St
49500 W St
49600 W St
49700 W St
49800 W St
49900 W St
50000 W St
50100 W St
50200 W St
50300 W St
50400 W St
50500 W St
50600 W St
50700 W St
50800 W St
50900 W St
51000 W St
51100 W St
51200 W St
51300 W St
51400 W St
51500 W St
51600 W St
51700 W St
51800 W St
51900 W St
52000 W St
52100 W St
52200 W St
52300 W St
52400 W St
52500 W St
52600 W St
52700 W St
52800 W St
52900 W St
53000 W St
53100 W St
53200 W St
53300 W St
53400 W St
53500 W St
53600 W St
53700 W St
53800 W St
53900 W St
54000 W St
54100 W St
54200 W St
54300 W St
54400 W St
54500 W St
54600 W St
54700 W St
54800 W St
54900 W St
55000 W St
55100 W St
55200 W St
55300 W St
55400 W St
55500 W St
55600 W St
55700 W St
55800 W St
55900 W St
56000 W St
56100 W St
56200 W St
56300 W St
56400 W St
56500 W St
56600 W St
56700 W St
56800 W St
56900 W St
57000 W St
57100 W St
57200 W St
57300 W St
57400 W St
57500 W St
57600 W St
57700 W St
57800 W St
57900 W St
58000 W St
58100 W St
58200 W St
58300 W St
58400 W St
58500 W St
58600 W St
58700 W St
58800 W St
58900 W St
59000 W St
59100 W St
59200 W St
59300 W St
59400 W St
59500 W St
59600 W St
59700 W St
59800 W St
59900 W St
60000 W St
60100 W St
60200 W St
60300 W St
60400 W St
60500 W St
60600 W St
60700 W St
60800 W St
60900 W St
61000 W St
61100 W St
61200 W St
61300 W St
61400 W St
61500 W St
61600 W St
61700 W St
61800 W St
61900 W St
62000 W St
62100 W St
62200 W St
62300 W St
62400 W St
62500 W St
62600 W St
62700 W St
62800 W St
62900 W St
63000 W St
63100 W St
63200 W St
63300 W St
63400 W St
63500 W St
63600 W St
63700 W St
63800 W St
63900 W St
64000 W St
64100 W St
64200 W St
64300 W St
64400 W St
64500 W St
64600 W St
64700 W St
64800 W St
64900 W St
65000 W St
65100 W St
65200 W St
65300 W St
65400 W St
65500 W St
65600 W St
65700 W St
65800 W St
65900 W St
66000 W St
66100 W St
66200 W St
66300 W St
66400 W St
66500 W St
66600 W St
66700 W St
66800 W St
66900 W St
67000 W St
67100 W St
67200 W St
67300 W St
67400 W St
67500 W St
67600 W St
67700 W St
67800 W St
67900 W St
68000 W St
68100 W St
68200 W St
68300 W St
68400 W St
68500 W St
68600 W St
68700 W St
68800 W St
68900 W St
69000 W St
69100 W St
69200 W St
69300 W St
69400 W St
69500 W St
69600 W St
69700 W St
69800 W St
69900 W St
70000 W St
70100 W St
70200 W St
70300 W St
70400 W St
70500 W St
70600 W St
70700 W St
70800 W St
70900 W St
71000 W St
71100 W St
71200 W St
71300 W St
71400 W St
71500 W St
71600 W St
71700 W St
71800 W St
71900 W St
72000 W St
72100 W St
72200 W St
72300 W St
72400 W St
72500 W St
72600 W St
72700 W St
72800 W St
72900 W St
73000 W St
73100 W St
73200 W St
73300 W St
73400 W St
73500 W St
73600 W St
73700 W St
73800 W St
73900 W St
74000 W St
74100 W St
74200 W St
74300 W St
74400 W St
74500 W St
74600 W St
74700 W St
74800 W St
74900 W St
75000 W St
75100 W St
75200 W St
75300 W St
75400 W St
75500 W St
75600 W St
75700 W St
75800 W St
75900 W St
76000 W St
76100 W St
76200 W St
76300 W St
76400 W St
76500 W St
76600 W St
76700 W St
76800 W St
76900 W St
77000 W St
77100 W St
77200 W St
77300 W St
77400 W St
77500 W St
77600 W St
77700 W St
77800 W St
77900 W St
78000 W St
78100 W St
78200 W St
78300 W St
78400 W St
78500 W St
78600 W St
78700 W St
78800 W St
78900 W St
79000 W St
79100 W St
79200 W St
79300 W St
79400 W St
79500 W St
79600 W St
79700 W St
79800 W St
79900 W St
80000 W St
80100 W St
80200 W St
80300 W St
80400 W St
80500 W St
80600 W St
80700 W St
80800 W St
80900 W St
81000 W St
81100 W St
81200 W St
81300 W St
81400 W St
81500 W St
81600 W St
81700 W St
81800 W St
81900 W St
82000 W St
82100 W St
82200 W St
82300 W St
82400 W St
82500 W St
82600 W St
82700 W St
82800 W St
82900 W St
83000 W St
83100 W St
83200 W St
83300 W St
83400 W St
83500 W St
83600 W St
83700 W St
83800 W St
83900 W St
84000 W St
84100 W St
84200 W St
84300 W St
84400 W St
84500 W St
84600 W St
84700 W St
84800 W St
84900 W St
85000 W St
85100 W St
85200 W St
85300 W St
85400 W St
85500 W St
85600 W St
85700 W St
85800 W St
85900 W St
86000 W St
86100 W St
86200 W St
86300 W St
86400 W St
86500 W St
86600 W St
86700 W St
86800 W St
86900 W St
87000 W St
87100 W St
87200 W St
87300 W St
87400 W St
87500 W St
87600 W St
87700 W St
87800 W St
87900 W St
88000 W St
88100 W St
88200 W St
88300 W St
88400 W St
88500 W St
88600 W St
88700 W St
88800 W St
88900 W St
89000 W St
89100 W St
89200 W St
89300 W St
89400 W St
89500 W St
89600 W St
89700 W St
89800 W St
89900 W St
90000 W St
90100 W St
90200 W St
90300 W St
90400 W St
90500 W St
90600 W St
90700 W St
90800 W St
90900 W St
91000 W St
91100 W St
91200 W St
91300 W St
91400 W St
91500 W St
91600 W St
91700 W St
91800 W St
91900 W St
92000 W St
92100 W St
92200 W St
92300 W St
92400 W St
92500 W St
92600 W St
92700 W St
92800 W St
92900 W St
93000 W St
93100 W St
93200 W St
93300 W St
93400 W St
93500 W St
93600 W St
93700 W St
93800 W St
93900 W St
94000 W St
94100 W St
94200 W St
94300 W St
94400 W St
94500 W St
94600 W St
94700 W St
94800 W St
94900 W St
95000 W St
95100 W St
95200 W St
95300 W St
95400 W St
95500 W St
95600 W St
95700 W St
95800 W St
95900 W St
96000 W St
96100 W St
96200 W St
96300 W St
96400 W St
96500 W St
96600 W St
96700 W St
96800 W St
96900 W St
97000 W St
97100 W St
97200 W St
97300 W St
97400 W St
97500 W St
97600 W St
97700 W St
97800 W St
97900 W St
98000 W St
98100 W St
98200 W St
98300 W St
98400 W St
98500 W St
98600 W St
98700 W St
98800 W St
98900 W St
99000 W St
99100 W St
99200 W St
99300 W St
99400 W St
99500 W St
99600 W St
99700 W St
99800 W St
99900 W St
100000 W St
The Church of Jesus Christ of Latter...
Google

LAND USE DEVELOPMENT APPLICATION

NORTH OGDEN CITY
SETTLED 1851

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

*May be submitted by email to: lbexell@nogden.org (If you don't receive a response with confirmation of receipt - please call 801-737-2215)

APPLICANT INFORMATION	
Name: Jennie Taylor (Represented by Greg Wall)	Company: Avenue Consultants, Inc.
Address: 6605 S. Redwood Road, Suite 200, Taylorsville, UT 84123	
Email: gwall@avenueconsultants.com	Phone: 801-663-1206

OWNER INFORMATION	
Name: Jennie Taylor and Jennie Taylor Living Trust	
Address: 123 West 3100 North, North Ogden, UT 84414	
Email: [redacted]	Phone: [redacted]

PROJECT INFORMATION		
Project Name: Major's Mini-Farm Subdivision		
Project Address: 123 West 3100 North, North Ogden, UT 84414		
Parcel #: 170510073 and 171870008	Subdivision: N/A and North Country Road Sub.	Lot #: N/A
Acreage: 1.79 acres	Current Zoning: R-1-10	

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ **Subdivision:** # of lots_____ ☐ Preliminary Approval - $800 plus $50 per lot ☐ Final Approval - $1000 plus $30 per lot ☑ Special Exception Application - $835	☐ **Zoning Amendment:** ☐ Text - $350 ☐ Map - $875 ☐ Annexation City - $800 plus actual cost of postage and publication
☐ **Minor Subdivision - $750**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565
☐ **Minor Subdivision without Technical Review - $580** ☐ **Amendment or Vacation of Subdivision - $695**	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Boundary Line Adjustment - $675**	☐ **Planned Residential Unit Development (PRUD) - $1,695**
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☐ No Technical Review - $730	☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Greg B. Wall — 2/19/2021
Applicant's Signature — Date

Jennie a Taylor — 2/19/2021
Owner's Signature — Date

To be filled out by North Ogden City

Date Received _____ Received by _____ ☐ Fees paid: _____

SPECIAL EXCEPTION APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

To determine if you may qualify for a special exception, please see the North Ogden City Code at: Northogdencity.com, Section 12-1-12 Special Exceptions

A special exception may be granted only if the five criteria below are addressed. If a special exception for a cul-de-sac length is requested there are additional requirements found in the city code under 12-1-12:D4. Each of the listed criteria must be met.
(Attach additional sheets of paper, if necessary)

Please state the specific Zoning Ordinance Section and the Special Exception being requested:

12-6-3: A, 3, j, *"Cul-de-sacs shall be not longer than six hundred feet (600'), measured from the center of the cul-de-sac bulb to the center of the intersection of the connecting street…"*

1. Explain how literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the City Ordinance. (The hardship cannot be self-imposed or an economic hardship.)

   The existing paved condition of 100 West St. is currently approximately 688 feet, which exceeds the 600-foot requirement. If the zoning ordinance were enforced literally, driveway access would be cut off from 3 existing home lots and 2 proposed home lots. Granting the special exception would be a procedural remedy to the situation.

2. Explain what is unique to, or the special circumstances attached to the property that does not generally apply to other properties in the city.

   The property is an infill lot at the end of an existing street without other means of access.

3. Explain how the granting of the special exception is essential to the enjoyment of a substantial property right possessed by other property in the same district.

   Other properties in the area have access to their lots from city streets. The approval of this special exception request would grant the same access to the lots at the north end of 100 West St. in this area.

4. Explain how the special exception will not substantially affect the general plan and will not be contrary to the public interest.

The general plan shows residential in this area, with zoning of R-1-10. The proposed subdivision is a residential subdivision with 10,000 square foot lots, which follows the general plan. The proposed subdivision utilizes infill land for residential homes that would not otherwise be accessible, and aligns with the public interest.

5. Explain how the spirit of the Zoning Ordinance is observed and substantial justice is done.

Other properties in the area have access to their lots from city streets. The approval of this special exception request would grant the same access to the lots at the north end of 100 West St. in this area.

PLEASE ATTACH ONE (1) COPY OF A SITE PLAN ON 11" X 17" PAPER OR LARGER. THIS SITE PLAN SHOULD BE DRAWN TO SCALE WITH THE FOLLOWING INFORMATION:

1. Lot dimensions.
2. Location, size, height, use, and exterior materials of all buildings and structures.
3. Size and dimensions of yards and space between buildings.
4. Location and height of walls and fences.
5. Location, number of spaces, dimensions, circulation patterns, and surface materials for all off-street parking and loading areas, driveways, access ways and pedestrian walkways.
6. Location, dimensions, area, materials and lighting of signage.
7. Location and general nature of exterior lighting.
8. Street dedications and improvements.
9. Landscape plan
10. Existing and proposed grades and drainage systems
11. Vicinity map of the site.
12. The size and location of all existing and proposed public and private utilities. All easements must be shown and given in writing.
13. Natural features such as streams, rock outcroppings, manmade features such as existing roads and structures, with an indication as to which are to be retained and which are to be removed or altered.
14. Property ownership and surrounding property owners.
15. Existing zoning classification(s)
16. Existing surrounding land uses.

Applicant's Signature: Greg B. Wall Date: 2/19/21

February 19, 2021

North Ogden City Planning Commission and City Council
505 E 2600 North
North Ogden, UT 84414

Dear North Ogden City Planning Commissioners and City Council Members,

I am writing on behalf of Jennie Taylor, who is the landowner of the proposed Major's Mini-Farm Subdivision. The preliminary plat of the subdivision was reviewed by the Planning Commission on December 16, 2020, and a Notice of Decision dated January 4, 2021 granted preliminary approval for the Major's Mini-Farm subdivision subject to the conditions listed in the Staff Report. The Record of Decision also noted an additional requirement that an application for a Special Exception to the length of a cul-de-sac be submitted as part of the process of pursuing final approval for this subdivision. Please accept this letter as the request for the Planning Commission and City Council to grant that Special Exception.

Please see the attached Special Exception Application. Per North Ogden City Municipal Code, 12-6-3: A, 3, j, *"Cul-de-sacs shall be not longer than six hundred feet (600'), measured from the center of the cul-de-sac bulb to the center of the intersection of the connecting street…"* The Municipal Code also provides that cul-de-sacs may be granted an exception as to length and that *"The maximum cul-de-sac length with a special exception extension is 750 feet."* (North Ogden City Municipal Code, 12-1-12: D, 4, a)

Per a letter received on Dec. 3, 2020 from Jon Call, North Ogden City Manager/Attorney, the design of the hammerhead turnaround for the Major's Mini-Farm Subdivision is considered a modified cul-de-sac. As such, it does not have a center of the cul-de-sac bulb. The distance from the center of the intersection of 100 West St. and East Elberta Dr. to the center point of the hammerhead modified cul-de-sac is approximately 649.8 feet. The distance from the same southern point on East Elberta Drive to the northernmost front face of curb on the hammerhead turnaround on 100 West St. is approximately 722.9 feet. Either measurement is below the maximum extension of 750 feet that can be granted by a special exception.

Please note that the North Ogden City Council approved for 100 West Street to not make the connection to 3100 North Street in 2014. This Special Exception application and the request for final approval of the Major's Mini-Farm Subdivision is consistent with that 2014 determination by the City Council.

Pursuant to the special exception provisions in North Ogden City Municipal Code, 12-1-12, we respectfully request that you approve this special exception application. We also ask that the special exception request be included with the agenda for the March 3, 2021 Planning Commission Meeting.

Best Regards,



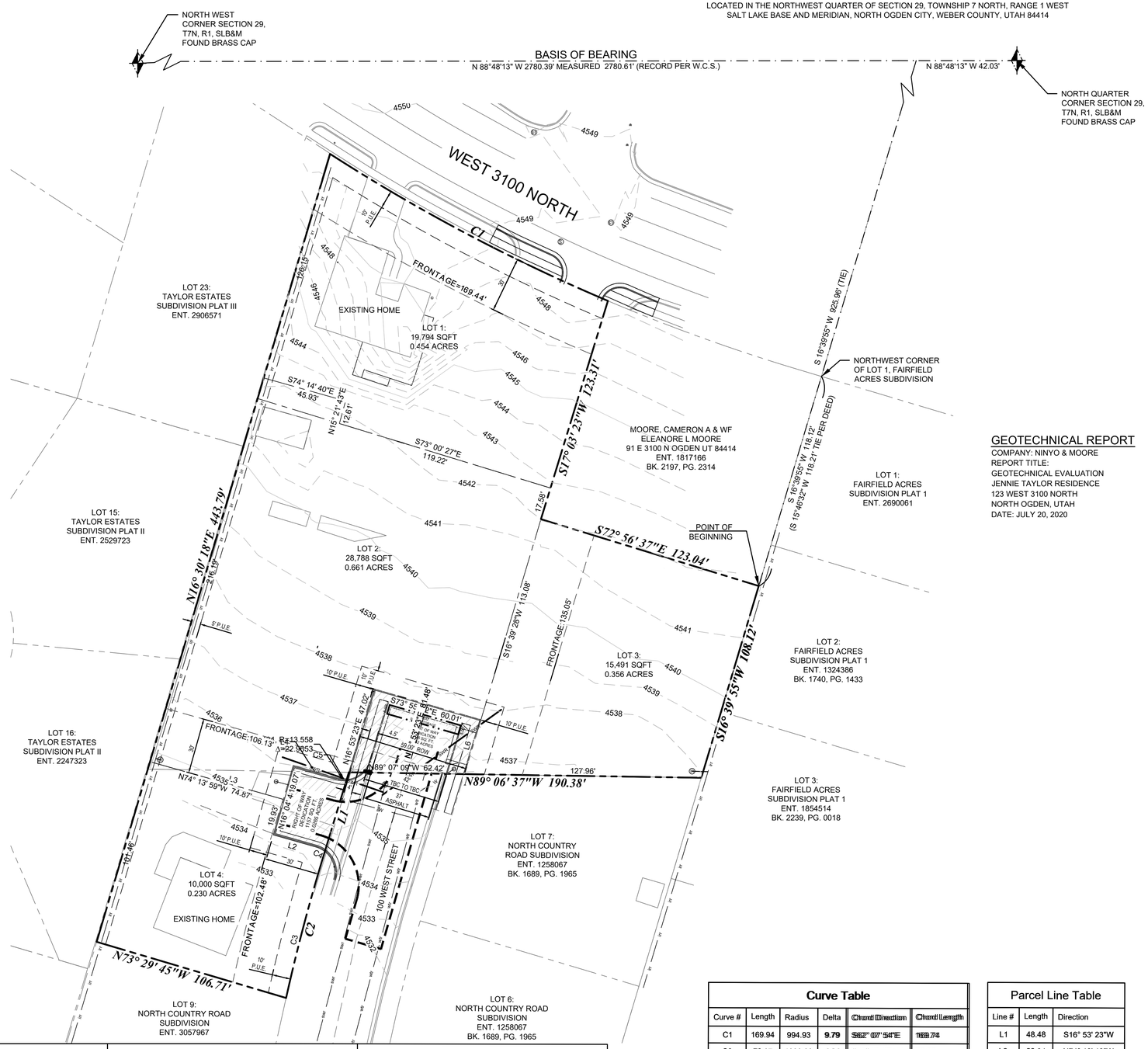
Greg B Wall, MRED
Avenue Consultants
Cell: 801-663-1206

Avenue Project No. 17-116

MAJOR'S MINI-FARM SUBDIVISION

ALSO AMENDING LOT 8, NORTH COUNTRY ROAD SUBDIVISION

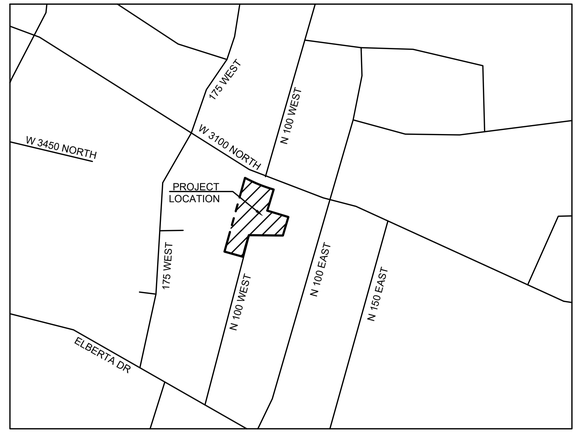
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN, NORTH OGDEN CITY, WEBER COUNTY, UTAH 84414



N

30 0 30 60 90

SCALE: 1" = 30'



VICINITY MAP

N.T.S.

GEOTECHNICAL REPORT

COMPANY: NINYO & MOORE
REPORT TITLE:
GEOTECHNICAL EVALUATION
JENNIE TAYLOR RESIDENCE
123 WEST 3100 NORTH
NORTH OGDEN, UTAH
DATE: JULY 20, 2020

SURVEYORS CERTIFICATE

I, MICHAEL B. HERBST, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5046930, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS **MAJOR'S MINI-FARM SUBDIVISION**, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

DATE: _____ MICHAEL B. HERBST, PLS

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT ON THE WESTERLY LINE OF FAIRFIELD ACRES SUBDIVISION PLAT 1, SAID POINT BEING LOCATED SOUTH 16°39'55" WEST 118.12 FEET (PLATTED AS SOUTH 15°46'32" WEST 118.21 FEET) FROM THE NORTHWEST CORNER OF LOT 1 FAIRFIELD ACRES SUBDIVISION PLAT 1, SAID POINT ALSO BEING NORTH 88°48'13" WEST 42.03 FEET ALONG THE SECTION LINE AND SOUTH 16°39'55" WEST 925.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29, AND RUNNING;

THENCE SOUTH 16°39'55" WEST 108.12 FEET ALONG SAID WESTERLY LINE OF FAIRFIELD ACRES SUBDIVISION PLAT 1, TO THE NORTHEAST CORNER OF NORTH COUNTY ROAD SUBDIVISION;

THENCE NORTH 89°06'37" WEST 190.38 FEET ALONG THE NORTH LINE OF SAID NORTH COUNTY ROAD SUBDIVISION, TO A POINT ON THE WEST LINE OF 100 WEST STREET;

THENCE SOUTH 16°53'23" WEST 48.48 FEET ALONG SAID WEST LINE OF 100 WEST STREET;

THENCE SOUTHWESTERLY 78.07 FEET ALONG THE ARC OF A 1030.00-FOOT RADIUS CURVE TO THE LEFT, LONG CHORD BEARS SOUTH 14°43'05" WEST 78.06 FEET, ALONG SAID WEST LINE OF 100 WEST STREET TO THE NORTHEAST CORNER OF LOT 9, NORTH COUNTY ROAD SUBDIVISION;

THENCE NORTH 73°29'45" WEST 106.71 FEET ALONG THE NORTH LINE AND TO THE NORTHWEST CORNER OF SAID LOT 9, NORTH COUNTY ROAD SUBDIVISION, ALSO BEING A POINT ON THE EAST LINE OF TAYLOR ESTATES PLAT 2;

THENCE NORTH 16°30'18" EAST 443.79 FEET (PLATTED AS NORTH 16°10' EAST) ALONG THE EAST LINE OF SAID TAYLOR ESTATES PLAT 2, TO AND ALONG THE EAST LINE OF TAYLOR ESTATES PLAT 3, MORE OR LESS, TO THE SOUTH LINE OF 3100 NORTH STREET;

THENCE SOUTHEASTERLY 169.94 FEET ALONG THE ARC OF A 994.93-FOOT RADIUS CURVE TO THE LEFT, LONG CHORD BEARS SOUTH 62°07'54" EAST 169.74 FEET ALONG THE SOUTH LINE OF SAID 3100 NORTH STREET, MORE OR LESS, TO THE WEST LINE OF THE CAMERON AND ELEANORE MOORE PROPERTY;

THENCE SOUTH 17°03'23" WEST 123.31 FEET ALONG SAID WEST LINE, TO THE SOUTHWEST CORNER OF THE CAMERON AND ELEANORE MOORE PROPERTY;

THENCE SOUTH 72°56'37" EAST 123.04 FEET ALONG THE SOUTH LINE OF THE CAMERON AND ELEANORE MOORE PROPERTY, TO THE POINT OF BEGINNING.

CONTAINS: 77,549 SQUARE FEET OR 1.780 ACRES, 4 LOTS

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	169.94	994.93	9.79	S62° 07' 54"E	169.74
C2	78.07	1030.00	4.34	S14° 43' 05"W	78.06
C3	81.84	1034.24	4.53	N14° 49' 05"E	81.81
C4	5.47	14.00	22.38	N62° 59' 02"W	5.43
C5	5.43	13.56	22.97	N85° 17' 25"W	5.40

Parcel Line Table

Line #	Length	Direction
L1	48.48	S16° 53' 23"W
L2	23.94	N74° 10' 19"W
L3	25.17	S74° 10' 31"E
L4	6.44	N16° 53' 23"E
L5	1.62	S89° 26' 57"E
L6	30.56	S16° 08' 43"W

NORTH OGDEN CITY APPROVALS

This plat was approved by the City Engineer and the Planning Director.

By: _____ City Engineer Date

By: _____ Planning Director Date

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of North Ogden City this _____day of _____, 2020.

By: _____ Chairman Date

Attest: _____ Secretary Date

NORTH OGDEN CITY ATTORNEY

I certify that the requirements of all applicable statues and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.

Signed this _____day of _____, 2020

By: _____ City Attorney Date

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

avenue CONSULTANTS
Avenue Consultants, Inc
6575 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH 2 811.org Member Advanced Underground Protection Inc. 1-800-662-4111

PRELIMINARY PLAT

TAYLOR RESIDENCE
123 WEST 3100 NORTH,
NORTH OGDEN, UTAH 84414

Designer
Detailer
Checker

SHEET NO.
C1-0

P:_2019\19-002 - Taylor Parcel HBU\000_CAD\004_Site Design\19-002-C1-0.dwg
2/19/2021 12:07 PM

CURVE DATA

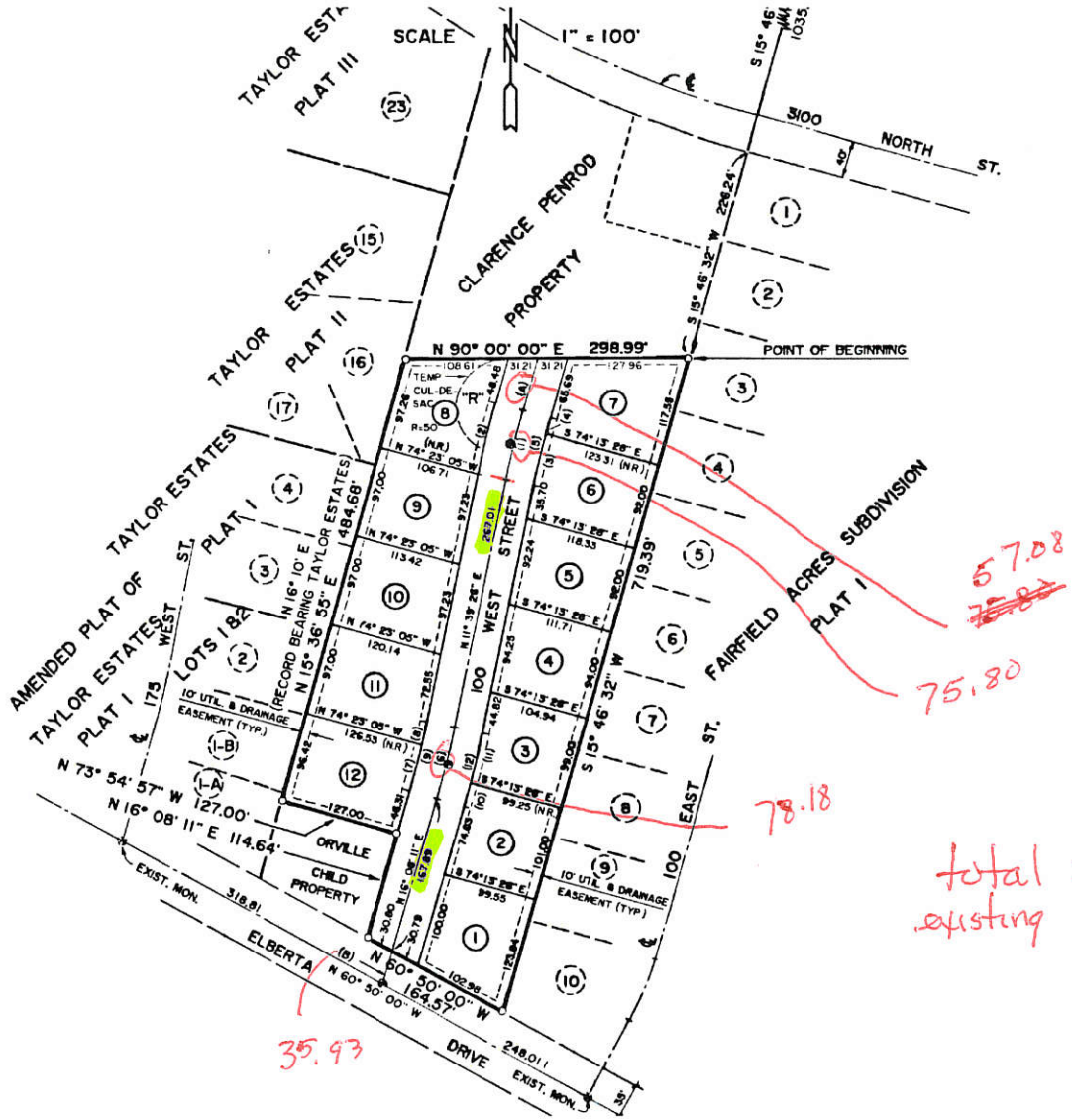
DELTA	RAD	ARC	TAN	CHORD	CHORD BRNG
04° 20' 34"	1000.00	75.80	37.92	75.78	N 13° 49' 43" E
04° 20' 34"	1030.00	78.07	39.05	78.05	S 13° 49' 43" W
03° 20' 03"	970.00	56.45	28.23	56.44	N 13° 19' 28" E
01° 00' 31"	970.00	17.07	8.54	17.07	N 15° 29' 45" E
04° 20' 34"	970.00	73.52	36.78	73.51	N 13° 49' 43" E
04° 28' 45"	1000.00	78.18	39.11	78.16	N 13° 53' 49" E
03° 01' 20"	970.00	51.16	25.59	51.16	S 14° 37' 31" W
01° 27' 25"	970.00	24.67	12.33	24.67	S 12° 23' 09" W
04° 28' 45"	970.00	75.83	37.94	75.81	S 13° 53' 49" W
01° 27' 21"	1030.00	26.17	13.09	26.17	N 15° 24' 31" E
03° 01' 24"	1030.00	54.35	27.18	54.35	N 13° 17' 08" E
04° 28' 45"	1030.00	80.52	40.28	80.50	N 13° 53' 49" E

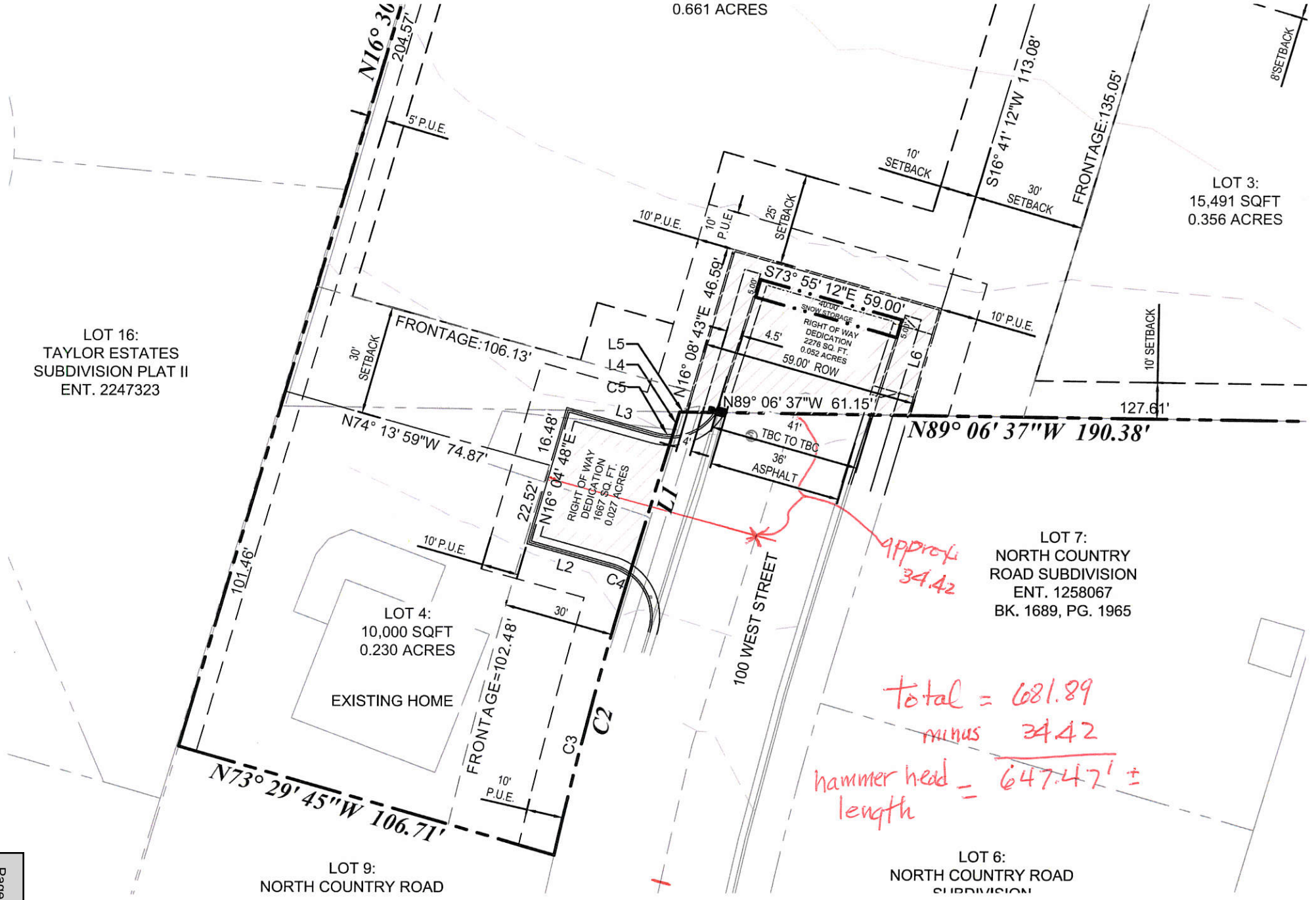
CENTERLINE

BEARING	DIST.
N 16° 00' 00" E	57.08
N 16° 08' 11" E	35.93

LOT INFORMATION

AREA (S.F.)	ADDRESS
11,181	
10,025	
10,062	
10,182	
10,582	
11,160	
12,345	
11,726	
10,677	
11,328	
11,976	
12,331	




0.661 ACRES
N16° 30
204.57'
5' P.U.E.
LOT 16:
TAYLOR ESTATES
SUBDIVISION PLAT II
ENT. 2247323
FRONTAGE:106.13'
30' SETBACK
N74° 13' 59"W 74.87'
101.46'
10' P.U.E.
16.48'
22.52'
N16° 04' 48"E
RIGHT OF WAY DEDICATION
1667 SQ. FT.
0.027 ACRES
L1
L2
C4
30'
LOT 4:
10,000 SQFT
0.230 ACRES
EXISTING HOME
FRONTAGE=102.48'
C3
C2
N73° 29' 45"W 106.71'
10' P.U.E.
LOT 9:
NORTH COUNTRY ROAD
L5
L4
C5
L3
N16° 08' 43"E 46.59'
10' P.U.E.
10' P.U.E.
25' SETBACK
10' SETBACK
S16° 41' 12"W 113.08'
30' SETBACK
FRONTAGE:135.05'
8'SETBACK
LOT 3:
15,491 SQFT
0.356 ACRES
S73° 55' 12"E 59.00'
5.00'
40.00'
SNOW STORAGE
RIGHT OF WAY DEDICATION
2276 SQ. FT.
0.052 ACRES
59.00' ROW
4.5'
5.00'
L6
10' P.U.E.
10' SETBACK
127.61'
N89° 06' 37"W 61.15'
N89° 06' 37"W 190.38'
41'
TBC TO TBC
36'
ASPHALT
4'
100 WEST STREET
approx
34.42
LOT 7:
NORTH COUNTRY
ROAD SUBDIVISION
ENT. 1258067
BK. 1689, PG. 1965
total = 681.89
minus 34.42
hammer head length = 647.47' ±
LOT 6:
NORTH COUNTRY ROAD

NORTH OGDEN CITY

SETTLED 1851

Technical Review Committee Meeting Letter

November 5, 2020

Re: SUB 2020-16 Major's Mini-Farm subdivision

Present: Greg Wall, Agent; Rob Scott – Planning Director; Brandon Bell, Associate Planner, Lorin Gardner – City Engineer; Ryan Barker – Northview Fire District; Dave Espinoza – Public Works Director; Doug Jeppesen, Pineview, Justin Shinsel, PW Inspector

The North Ogden City Technical Review Committee met on November 5, 2020 regarding the proposed subdivision review for SUB 2020-16 Major Mini-Farm subdivision. The following comments and responses were made regarding the proposed project:

North Ogden City Engineer:

- Address the drainage issues and incorporate LID into the development.
- Detention of storm water is required.
- Geotechnical report has been submitted; a note is required on the plat referencing the company, report number, and date of the geotechnical report.
- Street pavement section shall be 3''asphalt over 8'' aggregate base.
- Low Impact Design (See Public Works Standards)
- Hammer head design requires PC approval and approval by the Fire Marshal
- Full street improvements for 100 West and the completion of curb/gutter and sidewalk along the south side of 3100 North is required
- Include any remnant parcels within the subdivision.
- Street light – place one street light along a lot line near the end of 100 W
- Street addresses - Please send Lorin a copy of the AutoCad file, and he will assign addresses.
- 10' PUE required along the lot frontages
- Snow storage area required

Culinary Water :

- Water lines/meters are paired at the property line
- No water meters shall be installed in drive approaches
- 1" copper water laterals will be required.
- Provide a 2" blow off to the end of the water main
- Snake pit required for tracer wire at fire hydrants
- Need blow-off in the cul-de-sac / hammer head

Sanitary Sewer:

- A will serve letter from Central Weber Sewer District is required
- Spacing and sewer per city standards based upon pipe slope. Install green sewer pipe.
- All sanitary sewer lateral must connect to the mainline, no direct connections to the SSMH.
- Maximum one foot of depth for grade rings on any manholes

Parks and Recreation:

- There are no trails within this subdivision.

Northview Fire:

- Fire Hydrants need to be within 500' of each other meets standard
- Hammer head meets the requirements of the Fire Code
- Livable space will be limited by available fire flow

Pineview Irrigation:

- Secondary water is required for new residential development in North Ogden City
- Applicant has a will-serve letter from Pineview Irrigation already received
- Water meters will be required

North Ogden City Planning:

- 123 West 3100 North
- R-1-10 Zoning
- 4 lots on 1.52 acres / acreage revised on November 17, 2020 1.791 Acres and 78,016 Square Feet
- Parcel number: 170510073
- Do not include easements on side or rear of lots unless actually needed for utilities
- The bearings of all proposed property lines need to be shown on the plat
- Demonstrate frontage requirements of 90 feet. The applicant needs to provide verification regarding all lot widths at the front setback line by means of a dimension line with exact lot widths, using a straight line at the front setback line, tangent to the curve on the lot, or a line parallel to the front of the lot. Plat submitted prior to preliminary approval needs to demonstrate lot area and lot widths as specified above.
- Post Office Gang Mail Box: The applicant is responsible for payment and installation of gang mail boxes. Applicant needs to check with Post Office staff to coordinate location of gang mail boxes. The cost of the gang mail boxes will need to be included in the escrow estimate. Please show on construction drawings.
- Any lots with a slope over 10% can have a reduced front setback from 30 to 20 feet. Must provide the elevation of a point on both front and rear property lines, the difference in elevation, the length of the line, and the slope between the two points for each lot that a reduced 20' setback is being requested for.
- Please check our City ordinance and follow the correct signature blocks for subdivision plats. Planning staff will email you a copy of the signature block template.
- We recommend contacting Weber County Recorder's office to review you plat in order to avoid recording delays.
- Rocky Mountain Power requires us to notify them of subdivision approvals prior to plat recordation

If you have any questions or concerns, please contact Rob Scott, our City Planning Director at (801) 737-9841 or the Planning Department at (801)737-2215.

Regards,

Robert O. Scott, AICP
Planning Director
North Ogden City
505 East 2600 North
North Ogden, UT 84414
rscott@nogden.org
(801) 737-9841

NORTH OGDEN CITY

SETTLED 1851

NORTH OGDEN CITY
STAFF REPORT

TO: MAYOR AND CITY COUNCIL
FROM: **JON CALL, CITY MANAGER/ATTORNEY**
SUBJECT: ACCESS REQUEST IN NORTH OGDEN COVE
DATE: 3/16/2021

I have received the attached letter from Rich and Kim Humpherys (property in blue below) requesting the Council approve a private access point across an asphalt path which was designed and installed for access to the storm water basins near Dillon Way. (shown in yellow below) This is a similar request to one the Council received a few months back for an individual to utilize a section of asphalt as a portion of the primary access/driveway to a home to be constructed.

The staff has some concerns with the way this driveway would become a secondary access to Nebo Avenue for the neighbors and the individuals requesting this accommodation. Additionally, this access would be running between two lots, that are not being serviced by the access, similar to a flag lot access or alleyway. See the map below.

If the Council wants to pursue this request staff would recommend the council plan a public hearing and work on the appropriate easement and other language to facilitate this type of an agreement.


3870
3845
3854
3805
3798
DILLON WAY
3777
E Michelle Ln
MICHELLE LN
962
959
NEBO AVE
3741
3767
3715

Rich and Kim Humpherys
3793 Nebo Ave
North Ogden, UT 84414
801-394-5709

February 20, 2021

Attn: Mr. Jon Call
North Ogden City
505 E 2600 N
North Ogden, UT 84414

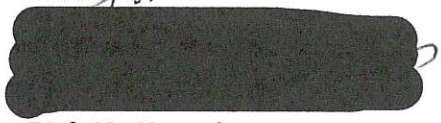
Dear North Ogden City,

Mr. David Espinoza recently informed us that a city access road to a retention basin behind our home would soon be closed. Since our home was built, we have used this road mostly for convenience in accessing Dillon way. However, there have been times in the winter when it has provided access for our neighbors and us when Nebo Ave is inaccessible due to the snow.

The road passes between two building lots that may someday have homes build on them and we will certainly need to be respectful of our new neighbors. However, in the meantime, unless there is a good reason to close it, we ask that you leave the road open as it now is.

Thank you for giving this matter your consideration.

Sincerely,



Rich H. Humpherys

eyeguyhump@yahoo.com

NORTH OGDEN CITY
SETTLED 1851

NORTH OGDEN CITY
STAFF REPORT

TO: MAYOR AND CITY COUNCIL

FROM: KATIE GERARD, CITY RECORDER

SUBJECT: RANKED CHOICE VOTING

DATE: 3/18/2021

In 2018, House Bill 35 (HB35) was passed into law, creating a pilot project to permit municipalities to conduct nonpartisan municipal races using instant runoff voting. Instead of choosing one candidate, ranked choice voting allows voters to rank all candidates according to their preference.

For reference, the section of code outlining the Municipal Alternate Voting Methods Pilot Project is 20A-4-601 through 20A-4-604.

The following is for informational purposes only and we have not verified and do not necessarily support the views contained therein.

Utah State Law: https://le.utah.gov/xcode/Title20A/Chapter4/20A-4-P6.html?v=C20A-4-P6_2018050820180508
Utah Ranked Choice: https://utahrcv.com/
Fair Vote (National): https://www.fairvote.org/rcv#where_is_ranked_choice_voting_used
Ranked Choice Voting Resource Center (National): https://www.rcvresources.org/