

NORTH OGDEN CITY COUNCIL & PLANNING COMMISSION WORK SESSION  
MEETING MINUTES

June 1, 2021

The North Ogden City Council convened in a limited in-person and virtual meeting on June 1, 2021 at 6:05 p.m. <https://us02web.zoom.us/j/82332740465> Webinar ID: 823 3274 0465  
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>. 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 May 21, 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                  |                |
|                | Johnson Webb      | Planning Commissioner           |                |
|                | Lisa Arner        | Planning Commissioner           |                |
|                | Brandon Mason     | Planning Commissioner           |                |
|                | Alan Lunt         | Planning Commissioner           |                |
|                | Nicole Nancarrow  | Planning Commissioner – excused |                |
|                | Eric Thomas       | Planning Commissioner - excused |                |
| STAFF PRESENT: | Brandon Bell      | Associate Planner               |                |
|                | Jon Call          | City Manager/Attorney           |                |
|                | Dave Espinoza     | Public Works Director           |                |
|                | Lorin Gardner     | City Engineer                   |                |
|                | Katie Gerard      | City Recorder                   |                |
|                | Scott Hess        | Planning Director               |                |
|                | Kai Johnsen       | Planning Intern                 |                |
|                | Dirk Quinney      | Police Chief                    |                |
|                | Rob Scott         | City Planner                    |                |
|                | Tiffany Staheli   | Parks and Recreation Director   |                |
| VISITORS:      | Craig Call        | Brenda Ashdown                  | Kami Marriott  |
|                | Matt Murdock      | Bruce Parker                    | Susan Clements |

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

## **CONSENT AGENDA**

### **1. CALL FOR CONFLICT OF INTEREST DISCLOSURE**

Mayor Berube asked if any Councilmember or Planning Commissioner had any conflict of interest to disclose. There were no disclosures made.

## **ACTIVE AGENDA**

### **2. PUBLIC COMMENTS**

There were no public comments.

### **3. LAND USE TRAINING & OPEN AND PUBLIC MEETINGS ACT TRAINING**

Craig Call, Esquire, provided the City Council and Planning Commission with land use training and the annually required training on the State of Utah Open and Public Meetings Act (OPMA). Throughout his presentation, he highlighted recent actions by the State Legislature to adjust State land use laws and remove land use controls from local governments. He also facilitated discussion among the group regarding the relationship between the Planning Commission and City Council and the role of each body in land use matters. He answered questions regarding the manner in which various land use laws apply to the different types of applications managed by the City.

### **4. PRESENTATION AND DISCUSSION ON STREETScape AMENDMENTS**

A staff memo from Kai Johnsen, Planning Tech, explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND In June of 2019 the North Ogden City Council adopted a set of streetscape standards for Washington Boulevard from the southern border of the city to 2650N. Additionally, these standards will be applied to 2700N/2600N from the city's western boundary to approximately 475E. These design standards will be applied as the surrounding properties develop/redevelop.

This is a continuation of the above-mentioned project; the specific streetscape of discussion is a continuation of the Monroe Boulevard discussion and introduction of the

Mountain Road discussion. The broad discussion will be in regard to the relation of walkability, land use, active transportation and trails. The aim of this discussion is to refine the streetscape design standards for Monroe Boulevard, as well as identify elements of the streetscape that are appropriate for Mountain road.

#### ANALYSIS

Monroe Boulevard when complete will provide another direct connection with Ogden City to the south reducing traffic demand along Washington Blvd. There are several important issues to address regarding this street. Specifically, the topic of Induced demand, timing of development around the street right of way, and the design speed of the street compared to speed limit will need to be addressed. Additionally, there is a desire among North Ogden citizens that this street connection not be completed for a multitude of reasons, including concerns surrounding the safety issues caused by the increased traffic flow.

In contrast to the Washington Blvd. streetscape design program, there are large sections of Monroe Blvd. within North Ogden City that have not been completed, the route completion will primarily be development-driven and is still several years out. Monroe is also a city owned and maintained road. This allows for a much wider discretion by the Planning commission and City Council regarding the design of the street within the right of way.

Mountain road differs in many significant ways from Monroe Blvd.; the construction of the road is driven completely by development, whereas The City is inducing the demand with purchase of right of way along the Monroe corridor. However, when complete this road will collect a significant amount of traffic from the surrounding neighborhoods. This means that induced demand will still need to be accounted for when considering a design that is safe for all street users.

#### CONFORMANCE TO THE GENERAL PLAN

The North Ogden General Plan was adopted on September 22, 2015. The General Plan in the Transportation chapter references the desirability of adopting a Complete Streets Policy. Goal #4 - Adopt a complete streets policy that will require future improvements to public rights-of way to accommodate all users (elderly, young, bikers, runners, etc.) and to increase walkability and bikeability.

#### Strategies

- Modify City ordinances to require new development site plan review to include a review of the Complete Streets Policy.
- Establish a public “sidewalk completion program” that matches resident dollars and/or provides other incentives to install adequate sidewalks where sidewalks don’t exist (i.e., 2600 North).

- Adopt new cross sections and standards for streets to assure sufficient room for pedestrians, bikes, street trees, and “dark sky” approved lighting fixtures. Increase minimum sidewalk widths to 5 feet. Consider narrowing the asphalt width of local roads to reduce travel speeds and increase pedestrian safety.
- Develop an approved street tree list and encourage tree plantings by block. Also create planting guidelines/ordinances to require street trees on new residential and commercial projects and find ways to plant trees on existing streets.
- Consider drought friendly landscaped decorative medians on major collector and arterial streets.
- Continue to front single family homes where appropriate on major collectors and minor arterials but require alley loading or circular drives or deeper front yards to increase safety and compatibility of such uses.
- Adopt the recommended bike lane routes into the transportation master plan.
- Engage in low cost “road diets” that preserve vehicular traffic capacity while re-striping the road to accommodate bike lanes. Connect and integrate bike lane routes with public trails. Prioritize key commuting and recreational routes.

The memo offered the following summary of Land Use Authority considerations:

- Are bulb outs an appropriate traffic calming measure for Monroe Boulevard?
- Are planted medians appropriate along mountain road?
- Does the “Trees and Park Strips Guide” adequately provide for street trees along these roadways?

Mr. Johnson reviewed his staff memo, after which Vice Chairman Mason and Commissioner Barker indicated they did not feel the Planning Commission has reviewed this matter to the point that they were ready to forward a recommendation to the City Council. Vice Chairman Mason stated that he has been of the opinion that Monroe Boulevard should be considered to be the ‘crown jewel’ of the City’s transportation system and that improvements should be pursued accordingly. However, Chair Thomas has felt that the City should follow previous transportation improvement methods and include reasonable improvements in the provided cross-section for the roadway. Mr. Johnson noted that he may have misinterpreted the Commission’s direction at their last meeting; the agenda for the last meeting was fairly light and the group had the ability to spend a great deal of time discussing this matter. Additionally, a developer of property along Monroe Boulevard was present and provided his input regarding the types of improvements that developers can reasonably pursue. He was open to the idea of creating a nice roadway because he felt that it would attract a different type of home buyer.

Mayor Berube indicated that he and Mr. Call have discussed the matter and Mr. Call has collected pricing to determine the City's cost of building a 'nicer' roadway in the Monroe Boulevard cross-section. Mr. Call indicated that the City typically pays for the middle portion of the road, meaning the asphalt and planted median. Asphalt costs for a 2.5 mile stretch of road would be \$200,000 and the cost for a planted median for that same stretch would be \$690,000.

The group then engaged in high level philosophical discussion regarding the types of improvements that should be pursued on Monroe Boulevard and whether to allow homes to front the roadway; Mr. Johnson presented renderings of optional cross-sections for the group to consider; he noted that he and City Engineer Gardner have developed cost estimates for the various cross-sections. There was a focus on determining the use of appropriate landscape and trees that are drought resistant or will not grow too large to impede the view of motorists and pedestrians. Council Member Swanson stated that he is concerned about the costs of ongoing maintenance of the roadway if it is built to the highest standard presented in the cross-sections discussed; many residents have expressed concerns about the costs associated with watering the flowerpots along Washington Boulevard, but the costs of maintaining a planted median on Monroe Boulevard would dwarf those costs. Additionally, some residents will feel that the City has shown preferential treatment for residents living along the roadway when similar improvements are not considered for other major thoroughfares in the City. This led to continued discussion and debate of appropriate improvements for the roadway, including lighting and functional use components to be located along the cross-section, whether to allow on-street parking, double-fronting lots, sidewalk widths, and the inclusion of trails along the roadway.

Mayor Berube inquired as to the action needed by the City Council at this point. Mr. Call stated that there are some property owners and developers who are interested in developing properties along the roadway and it would be important to determine the City's desired cross-section before development applications are submitted. Mayor Berube suggested that staff adjust the cross-section drawings responsive to the feedback provided by the group tonight and bring the matter before the Planning Commission for further consideration and a possible recommendation.

## 5. **PRESENTATION AND DISCUSSION ON HOUSING TYPES**

Brandon Bell, Associate Planner, used the aid of a PowerPoint presentation to facilitate discussion among the City Council and Planning Commission regarding housing types they would like to allow in North Ogden City. He presented the City's future land use map, which was updated in 2015, to illustrate the current housing types allowed and the areas of the City in which they are permitted. He noted there is a broad spectrum of housing types, ranging from very large homes to a new trend of 'tiny homes'. One housing type that has gained popularity in recent years is the accessory dwelling unit

(ADU); these can be detached, attached, or internal and can range in size from very small to fairly large. The City has the ability to determine the required lot size in order for a ADU to be approved as well as design standards for the unit itself. Additional housing types include townhouses/rowhouses; small single-family homes on small lots; cottage courts; attached units (twin homes); small multi-unit buildings (duplex to six plex); and mansion home apartments. Mr. Bell provided photographic examples of each of the housing types discussed and described the design elements of each. The Council and Planning Commission participated in philosophical discussion and debate regarding the most appropriate housing types for North Ogden City, with a focus on attempting to comply with affordable housing legislation from the State of Utah by allowing certain housing types that may be more affordable than a traditional single-family home. Mayor Berube thanked Mr. Bell for his presentation and asked that the Planning Commission and City Council take the information under advisement in preparation for future discussions and decision-making regarding adjustments to the City's General Plan.

6. **DISCUSSION ON SENSITIVE LANDS AMENDMENTS**

A staff memo from Planning Director Scott explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

**BACKGROUND**

The Planning Commission first discussed this amendment on August 19, 2020. Since then, the Planning Commission has had 7 additional discussions regarding the amendment. On February 17, 2021, the Planning Commission requested that a public hearing be set to consider this amendment. A public hearing was conducted for this amendment on March 17, 2021. The Planning Commission continued this item until April 21, 2021, in order to allow for additional comments from Wasatch Civil Engineering representing West Side Development.

Staff met with Kami Marriott, Wasatch Civil, and Bruce Parker on April 15, 2021. Written comments were received on April 19, 2021. Staff prepared an addendum addressing those comments which were presented to the Planning Commission on April 21, 2021. (See Exhibits B and C) The responses to these comments are contained in the attached Addendum in Exhibit H.

In addition, comments were received from Carson Jones. Additional comments were received from Richard Hall and Cherie Hall Ensminger representing Hall Brother Land Company. (Exhibits D and E)

Staff spoke with Carson Jones and made a subsequent phone call with Carson Jones, Richard Hall and Cherie Hall Ensminger to clarify their questions. There was some misunderstanding regarding the purpose and intent of the amendment which were clarified. Links were shared regarding the General Plan provisions including parks and trails.

#### Planning Commission Edits

The Planning Commission is recommending the following edits to the amendment. They are incorporated into the amendment and shown in the blue font.

- Added a cluster provision on page 7.
- Deleted the provision limiting height to 25 feet or 1 ½ stories on page 15. The Planning Commission is recommending that a consistent height be maintained for the entire city.
- Eliminated the potential economic or market study from the potential studies on page 16.
- Requested that a standard be established for the allowance of a greater percentage of impervious material coverage where on site detention is provided on page 7.
- Clarified the planting schedules to be consistent with the approved landscape plan on page 11.
- The disturbed soil surface standard be required to be consistent with the approved landscape plan and SWPP plan on page 11.

#### Staff Edits

Staff reviewed the draft amendment and found some duplication standards that have been deleted.

- The Grading, Cuts, and Fill provision on page 13 has been simplified to reference existing grading and drainage standards.
- The Streets and Ways standard on page 14 has been modified to reference the Public Works Standards.
- On page 19 the Soil Characteristics Report makes reference soil saturation conditions will use infiltration rates in sizing LID BMPs.
- The subsurface hydrology analysis on page 22 now references the 80th percentile storm.

#### Amendment Summary

The draft amendment (See Exhibit A) amends Chapter 11-25 Development Constraints to retain the requirement to retain specific studies prior to development that apply to all of North Ogden; it references the study details found in the new Chapter 27. Chapter 11-2 Definitions is also amended.

A new chapter 11-27 Sensitive Area Overlay Zone SA creates measurable standards that are lacking in the current Development Constraints chapter. This is consistent with State land use law that requires clear and objective standards rather than general statements.

The consultants working on the Land Use Code have been consulted regarding the draft and will make the appropriate process changes.

#### 11-2: DEFINITIONS

The definitions chapter defines various terms in the ordinance. All definitions in the code are being located in one chapter 11-2 DEFINITIONS.

The open space definition has been edited to include trail heads and references a new natural open space definition.

The park definition has been amended to clarify its function and references natural open space.

There are two new definitions natural trail and trail heads.

#### 11-27 SENSITIVE LANDS OVERLAY

There are seven sections in the Sensitive Lands amendment. A brief synopsis is given for each section.

##### 11-27-1: PURPOSE AND INTENT

The purpose and intent statement emphasizes public safety as the primary focus of the ordinance. The purpose statement addresses natural hazards, storm water design, removal of natural vegetation, fire hazard, natural features, public access, transportation network, emergency access, and development designs.

##### 11-27-2: SCOPE AND APPLICATION

This section identifies that an overlay map will be created for the application of this zone.

A map identifying the overlay is shown in Attachment A. The overlay follows lands that are north and east of the existing or future Mountain Road alignment.

##### 11-27-3: DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS

This section identifies the relationship between slope and density. Properties that have slopes below 10% are allowed to have the density for the underlying zone. Slopes between 10-20% have a minimum 15,000 square foot lot size with a minimum 100 feet of frontage. The HP-3 zone has a 2-acre minimum, and this is retained. No development is permitted when slopes are above 20%. This is consistent with existing standards.

PUDs will have the same maximum density for the underlying zone.

Impervious materials coverage standards are given.

Alternatives for incorporating areas that are above 20% into subdivisions are given.

A buildable area definition standard is given.

A flag lot provision is provided for properties within the overlay.

Only single-family projects are allowed, but with a PUD attached units would be allowed.

#### 11-27-4: DEVELOPMENT STANDARDS

Standards are created for Drainage and Erosion, Vegetation and Revegetation, Fire Protection, Geology, Grading, Cuts and Fill, Streets and Ways, Building Design, and On-Site Development.

#### 11-27-5: REVIEW AND APPROVAL PROCEDURE

The review process for projects with the overlay zone is a three-step process, i.e., conceptual review, preliminary, and final. Special studies are identified as part of these reviews. The requirements for each step are provided. This section will be shifted into the administrative review process in the new land use code.

#### 11-27-6: ISSUANCE OF BUILDING PERMITS

There is a separate provision for building permit issuance.

#### 11-27-7: APPENDIX A

Appendix A identifies the standards for each of the various reports. The reports include Soil Characteristics, Grading or Erosion Control, Geology, Vegetation and Preservation Report, Hydrology and Storm Drainage, Low Impact Design, and Fire Protection.

### **CONFORMANCE WITH THE GENERAL PLAN**

The General Plan identifies physical hazards for development in the Environmental Chapter along with appropriate goals and strategies starting on page 62. The Housing Chapter related goals and strategies are found starting on page 22.

#### **Environmental**

##### **Goals**

- Protect sensitive lands within the existing and future City boundaries.
- Protect the water quality of existing wetlands, springs, streams, ponds, and aquifers.

#### **Goal #1 - Protect sensitive lands within the existing and future City boundaries.**

##### ***Strategies***

- Continue to use the land use approach found in the Hillside Protection zones to incentivize developers to avoid sensitive lands.
- Reduce and avoid impacts on sensitive lands. Sensitive lands include wetlands, riparian corridors, steep slopes, land slide runaway areas, avalanche paths, and others.
- Establish preserved natural areas within the City and along the mountains.
- Proactively reassess potential sensitive land impacts at least every 5 years.
- Maintain existing landslide debris catchment basins.
- Create and reinforce use of rigorous disclosure statements for all property and home sales so buyers are aware of potential dangers. Add these to the Hillside Protection chapters of the Zoning Ordinance.

- Work with developers to dedicate open space natural areas, especially those that are sensitive and not developable such as riparian areas, drainages, rock outcroppings, steep slopes, avalanche prone areas, mud slide prone areas, wetlands, etc.

## **Housing**

### **Goal #1 – Increase Housing Quality and Variety**

- Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

### **Strategies**

- Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals.
- Create design standards to improve the overall quality of North Ogden's housing.

The memo offered the following summary of Land Use Authority considerations:

- Should the City create standards for development on sensitive lands?
- Should definitions be amended regarding open space and trails?
- Is the amendment consistent with the General Plan?

The memo concluded the Planning Commission, on a six to zero vote, recommends that the City Council adopt the sensitive lands amendment. The Planning Commission found that the amendment is consistent with the General Plan.

Mr. Scott reviewed his staff memo and presented a map to identify the areas considered to be sensitive lands in the City. He facilitated discussion among the group regarding the intent of the proposed sensitive lands ordinance with a focus on the conditions present on the City's hillside that are in need of protection; restricting developing on steep hillsides of the City due to the inability to provide public safety support to those areas; and the requirements placed upon a developer when they are pursuing development in the sensitive lands of the City. There was intense philosophical discussion and debate regarding the City's authority to place more restrictive regulations on development of the hillside areas of the City, after which Mayor Berube invited public input.

Bruce Barker stated he is representing Kami and Randy Marriott, Westside Investments. He referenced a letter he sent to the City Council in advance of a public hearing regarding this matter in November of 2020. He thanked the Mayor and City Council for their courtesy to himself and his clients and noted that they would like to engage in ongoing conversations with the group regarding these issues. Their first concern is the number of studies an applicant is required to complete as part of a development of land located in the sensitive lands area; other cities do not require many of the studies being sought by North Ogden City and these requirements can be cumbersome and time consuming and Planning Commissions generally do not have the expertise to understand the data included in the studies. These analyses should instead be referred to experts in those fields. He understands that the goal of the ordinance is to ensure public safety and

facilitate quality development and he and his clients have those same goals. The second concern is the request to minimize construction between October 1 and April 15 of each year and he wonders why; if the developer has the appropriate protections in place, they should be able to start construction during those months when the soil is stable. This restriction is onerous. Finally, he has requested that clustering be allowed to protect the lands the City wishes to protect, but the response from staff and the Planning Commission was to apply the Planned Residential Unit Development (PRUD) standards to sensitive lands. However, the PRUD ordinance does not apply in this situation. Rather, the City's overlay zoning would allow for attached units and clustering and he prefers that mechanism be enacted for development of sensitive lands. He has asked Mr. Call and Mr. Scott to consider a clustering mechanism and they have asked him to propose language to achieve that, but he would like to continue to discuss those issues with the City Council as they debate this matter further.

Mayor Berube asked if staff would accept certain types of reports mentioned by Mr. Barker rather than requiring several different types of reports as mentioned in the proposed ordinance. Mr. Scott stated that City staff is currently very flexible in terms of the types of reports they accept and would be willing to work with any landowner. He is not attempting to be punitive. Mayor Berube asked about the limitation on construction from October 1 to April 15. Mr. Scott stated that has been adjusted and the text now reads that construction of the development site shall be of the nature that will minimize the disturbance of vegetative cover, especially between October 1 and April 15. There is also a provision allowing applicants to provide a grading and drainage plan for the project to address concerns, and those will be approved as part of the plan review. Mr. Barker thanked Mr. Scott for his comments, but he still believes the proposed ordinance is too vague and he is concerned about the City attempting to impose restrictions on land that is presently governed by State and Federal agencies. He does not believe the City has anyone on staff that is licensed to deal with wildlife habitat matters. Additionally, the language regarding limiting disturbance of vegetative cover between October 1 and April 15 is too subjective and could easily become an issue. He stated he is a planning consultant in the private sector, and he understands the root of this issue, but he feels that is too broad a brush being applied to an issue that must be addressed more definitively. He likened the ordinance to 'shooting a missile to kill a mouse'. He reiterated he would like to have additional discussion with the City regarding his concerns.

Council Member Cevering asked if Mr. Barker can come up with language and suggested edits to the ordinance for the Council to consider as discussions continue.

Kami Marriott stated she and her husband, Randy, are grateful for the group's thoughtful consideration of this matter, and specifically their concerns regarding the ordinance. She added that past developments completed in the City's hillside area have been done in a very responsible manner and all City regulations have been complied with. She asked if there is any issue with one of the Marriott's existing developments that have caused concern for the City that staff is trying to address with this proposed ordinance. She feels

that many of the issues that do arise for hillside developments could be addressed with a development agreement. Council Member Swanson asked if there are some basic rules for identifying fault lines in a particular area and, if so, if the ordinance should provide an opportunity for certain studies to be waived or foregone if there are no fault lines in an area. Mr. Barker answered yes and indicated that is what he is proposing. Mr. Scott added the point of this discussion, however, is to determine who will be responsible to evaluate each project and determine which studies should be provided. He stated he does not feel it is a wise choice to rely upon someone outside of City government. Mr. Barker disagreed and stated it would be appropriate for the Council to rely upon experts in their field, which will be outside of City government. Mr. Scott stated that City staff is hired to aid the Council in decision making; the City has already conducted a study that is relied upon on a regular basis regarding the fault lines on the City's hillside.

Randy Marriott stated that he has been developing property on the City's benches since the 1980's; he has done a great deal of work to prepare and provide for quality developments on the hillside, but the City is now considering an ordinance that would prohibit sprinklers in yards in his new proposed development and he feels that is ridiculous since the water ratio in that area has not been overwhelming. He has built two debris basins to stop avalanches and he has performed two different fault line and hillside studies for property that he owns that is considered to be a sensitive area. He asked if there is something the City does not like about projects he has completed on the hillside in the past that has caused the City to consider this type of ordinance. He asked if the City has a problem with residential lots that have a swimming pool or tennis court. Mr. Scott stated that is not the reason for the proposed ordinance and he feels that the updated version of the ordinance is actually less restrictive than the current hillside ordinance. Mr. Marriott disagreed and reiterated he has never built a bad project and he feels this ordinance could be interpreted as a property taking action. He stated this ordinance will impact his livelihood. Mayor Berube stated there may be some misunderstanding of the actual implications of the proposed ordinance and he suggested that Mr. Marriott meet in person with himself, Mr. Scott, and Mr. Call to try to reach some common ground. Mr. Barker stated that is exactly what he is asking for and he thanked the group for their attention to this matter.

7. **PUBLIC COMMENTS**

There were no public comments.

8. **COUNCIL/MAYOR/STAFF COMMENTS**

Council Member Swanson thanked the Planning Commission for their participation tonight and indicated he feels they are a great group of people. Mr. Scott agreed and stated he has enjoyed his time working with the Planning Commission and City Council. He stated he feels the City should be proud of its processes and the fact that it employs so many people that are truly passionate about the community.

Mayor Berube touched on drought conditions and asked that the Council be thinking about opportunities for conserving water throughout the coming weeks and months. The matter will be discussed in greater detail in upcoming meetings. He also asked them to be thinking about the City's access to American Rescue Plan Act (ARPA) funds the City will receive and how that money will be utilized.

9. **ADJOURNMENT**

Council Member Ekstrom motioned to adjourn the meeting. Council Member Stoker seconded the motion.

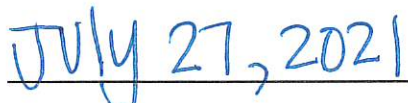
The meeting adjourned at 9:22 p.m.



S. Neal Berube,  
Mayor



Susan L. Nance, CMC,  
City Recorder



Date Approved