



**CITY COUNCIL MEETING
MARCH 01, 2022, AT 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414**

AMENDED AGENDA

PUBLIC CAN ATTEND:

In person OR

Click the link below to join the webinar: <https://us02web.zoom.us/j/81927738476> Webinar ID: 819 2773 8476

Or Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782

YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Council Member Ekstrom

PRESENTATIONS

1. Recognition of Presidential Scholar Camryn Sheen
Presenter: Mayor Berube

TRAINING JOINT WITH PLANNING COMMISSION

2. Moderate Income Housing
Presenter: Brent Bateman

CONSENT AGENDA

3. Call for conflict of interest disclosure
- [4.](#) Discussion and/or action to consider January 11, 2022, City Council meeting minutes

ACTIVE AGENDA

5. Public Comments
- [6.](#) Discussion on Shaw Century Farms, located at approximately 281 E Lomond View Drive
Presenter: Scott Hess, Planning Director
7. Discussion on City Council resident communication
Presenter: Council Member Dalpiaz
8. Discussion on the budget and goals related to the budget
Presenter: Council Member Swanson
9. Public Comments
10. Mayor/Council/Staff Comments
11. Adjournment

****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 25th day of February, 2022 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <http://www.northogdencity.com>. The 2022 meeting schedule was also provided to the Standard Examiner on December 16, 2021. Susan L. Nance, CMC, City Recorder

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 COUNCIL MEETING MINUTES

January 11, 2022

The North Ogden City Council convened in a Council meeting with limited attendance on January 11, 2022, at 6:02 p.m. at the North Ogden City Office at 505 East 2600 North. And electronically on Zoom, recording can be found on 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 January 10, 2022. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2021.

PRESENT:	S. Neal Berube	Mayor	
	Ryan Barker	Council Member	
	Blake Cevering	Council Member	
	Jay D Dalpiaz	Council Member	(excused)
	Charlotte Ekstrom	Council Member	
	Phillip Swanson	Council Member	
STAFF PRESENT:	Jon Call	City Manager/Attorney	
	Susan Nance	City Recorder	
	Dirk Quinn	Chief of Police	(via Zoom)
	Scott Hess	Planning Director	
	Dave Espinoza	Public Works Director	
	Dylan Hill	Public Works Inspector	
	Tiffany Staheli	Parks & Recreation Director	
	Brandon Bell	Associate Planner	
	Lorin Gardner	City Engineer	
VISITORS:	Sandy Cochran	Brenda Ashdown	Keith Ashdown
	Ammon Gruwell	Nate Allen	Ricky Hatch
	Stef Casey	Genneva Blanchard	Reed A. Miller
	Rick Scadden	Merrill Sunderland	Susan Kilborn
	Dallin Barker	Randall Winn	Susan Clements
	V	Ron	Christina Watson
	Terri McCulloch		

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

PRESENTATIONS

1. APPROVAL VOTING PRESENTATION

Nate Allen, Utah Approves, provided a presentation regarding the “approved voting” method; he discussed the history of the voting method and offered a comparison of the voting method with other traditional voting methods. He indicated it is much more secure and cost effective than other voting methods and tabulation of votes is much simpler for those administering an election. Additionally, voters satisfaction with the approval voting method is much higher than with other methods.

Mayor Berube invited public input.

Reed Miller, North Ogden resident, asked for more information about the term ‘consensus winner’ in terms of approval voting. He also asked how voter satisfaction is measured. Mr. Allen stated the consensus winner is essentially the choice of the winner that those within the electorate are comfortable with. He stated that it is his opinion that electing a consensus winner is the ideal way to measure the success of a voting method. Relative to voter satisfaction, he indicated that voters are polled to determine how happy they were with the results of the election. When the majority of the electorate supported the winner, they are typically happy; if someone who received lower votes won the election, voter satisfaction is lower. He added that the successful candidate in an approval voting election is able to represent the population at large after hearing people express their true preferences.

Ricky Hatch, Weber County Election Official, then provided a presentation regarding election administration. He noted that the County Clerk’s across the State are not endorsing approval voting in any way and the reason he is present this evening is to provide information to the Council regarding the voting method his office employs. He indicated that according to Utah Election Law, the City cannot legally select the approval voting method; however, there is pending legislation that will be considered in the 2022 Legislative Session that would change that. The only other voting option available to cities in Utah is Ranked Choice Voting, but he also has indicated that he does not endorse that voting method. He then provided a comparison of the approval voting method with the ranked choice voting method, highlighting ballot lengths, voter satisfaction, transparency of the election, ballot processing/tabulation time, and costs. He concluded that if the Utah Legislature amends the Utah Election Code to allow approval voting, he would support that voting method over ranked-choice voting. Voting administration is largely based upon policy decisions and he cannot provide advice on policy matters; he feels approval voting would be superior to the traditional voting method, but he is unsure that voter satisfaction will truly be high because people rely upon tradition, and he is concerned about changing those traditions and confusing voters.

CONSENT AGENDA

2. CALL FOR CONFLICT OF INTEREST DISCLOSURE

Mayor Berube asked if any member of the Council had a conflict of interest to declare; no declarations were made.

3. DISCUSSION AND/OR ACTION TO CONSIDER THE NOVEMBER 9, 2021, CITY COUNCIL MEETING MINUTES

Council Member Cevering motioned to approve the November 9, 2021, City Council Meeting minutes. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

4. DISCUSSION AND/OR ACTION ON CONDITIONAL ACCEPTANCE OF COLDWATER MEADOWS PHASE 3 SUBDIVISION

Public Works Inspector Hill explained he has completed conditional inspection of Coldwater Meadows Phase 3 and found it to be in compliance with City Codes and standards. He recommended conditional acceptance of the project.

Council Member Ekstrom motioned to approve the conditional acceptance of Coldwater Meadows Phase 3 Subdivision. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

5. **DISCUSSION AND/OR ACTION ON CONDITIONAL ACCEPTANCE OF MAJESTIC VIEW TOWNHOMES SUBDIVISION**

Public Works Inspector Hill explained he has completed conditional inspection of the Majestic View Townhomes subdivision and found it to be in compliance with City Codes and standards. He recommended conditional acceptance of the project.

Council Member Swanson motioned to approve the conditional acceptance of Majestic View Townhomes Subdivision. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

ACTIVE AGENDA

6. **PUBLIC COMMENTS**

There were no public comments.

7. **DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE RELATED TO ACCESSORY DWELLING UNIT CODE LANGUAGE TO CONVERT EXISTING HOMES TO AN ACCESSORY DWELLING UNIT.**

City Manager/Attorney Call provided a summary of the proposed zone text amendment; the City's current land use code provides for an external ADU limit the size to 40 percent of the total square footage of the primary residence on the lot. This has worked for homeowners in most cases, but in some of the older areas of the City, the percentage calculation severely restricts the overall size of the ADU. There are also residents and landowners who would like to keep their older 1,000-1,500 square foot home and build a new home on the same lot. The current ADU ordinance does not allow this "flipping" of which home is considered the ADU or the Primary Residence.

Mayor Berube stated that he is comfortable with the text amendment, but he is not sure that it is necessary to require the original home on the property to be at least five years old before a property owner is allowed to construct an additional home on their property and designate the additional home as the primary residence. Council Member Cevering stated he also does not

believe it is necessary to include the requirement that the existing home be five years old. Council Members Ekstrom and Swanson agreed.

Mayor Berube asked Mr. Call if he feels removing the text is problematic. Mr. Call deferred to Associate Planner Bell. Mr. Bell indicated that the only concern could be that a developer may buy a larger property and build a very small home on it, call that home an ADU, and then build a larger home on the same property. Mayor Berube stated that he feels there is some protection against that type of behavior in that one of the units must be owner occupied. Mr. Bell stated that is correct; this aligns the interest of the property owner with those of neighboring property owners.

Council Member Ekstrom motioned to approve Ordinance 2022-01 related to Accessory Dwelling Unit code language to convert existing homes to an Accessory Dwelling Unit, with the following change:

- **Removing the requirement that the existing home be at least five years old.**

Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

8. DISCUSSION AND/OR ACTION REGARDING THE DENNY KOOP MINOR SUBDIVISION, LOCATED AT APPROXIMATELY 2858 NORTH 750 EAST

City Manager/Attorney Call presented an aerial image of the Koop property to orient the Council to the location of the existing home, accessory buildings, and the location in which Mr. Koop wants to build his new home. He indicated that the property is a corner property and is bordered by the future Monroe Boulevard right-of-way; if the property were subdivided, the City's ordinance would require the owner to complete full street improvements for Monroe Boulevard, including curb, gutter, and sidewalk. The question before the Council is whether they feel it is necessary to require the Koop's to complete those improvements or if they are willing to consider deferring that requirement until a time when the full roadway can be built in a way that will benefit the entire City.

Mayor Berube polled the Council to determine if they are supportive of deferring the requirement to perform road improvements for these types of properties; the Council debated the pros and cons of deferrals. They ultimately concluded it is not necessary to make a decision regarding the minor subdivision or the deferral of road improvements given that Mr. Koop will

likely pursue the ADU option that is allowed based upon the adoption of ordinance 2022-01. Mayor Berube stated that he is concerned that the adoption of ordinance 2022-01 may create a situation where property owners are able to avoid the requirement to complete necessary improvements, such as sidewalks, along public rights-of-way. In this case, the sidewalk on both sides of the Koop property is a critical need for the neighborhood. He asked if the Council would have voted differently on ordinance 2022-01 if they would have understood the unintended consequence of allowing property owners to avoid the requirement to build sidewalks along their property.

Council Member Barker motioned to table consideration of the Denny Koop Minor Subdivision, located at approximately 2858 North 750 East, based upon the adoption of Ordinance 2022-01. Council Member Swanson seconded the motion.

Council Member Swanson asked that staff continue to work on a proposed ordinance that would allow for property owners in these situations to build a half-road rather than a full right-of-way in conjunction with development of their property.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

9. DISCUSSION AND/OR ACTION RAMP GRANT APPLICATIONS

Parks and Recreation Director Staheli explained that each year North Ogden City can submit to receive funding from R.A.M.P. (Recreation, Arts, Museums and Parks) for projects in Parks and Recreation through matched grants. To date, the City has received over \$2 million in funds and has been able to complete many great projects in the past, including park benches, scoreboards for ball fields, park restrooms, basketball courts, ball field renovation, playgrounds and funding for the amphitheater and theatrical performances. For this coming year, the Parks and Recreation department has two project application proposals for council consideration. These projects requested from RAMP would require a minimum 50 percent total project cost match from North Ogden City to receive the grant funding for the project. She then summarized the projects for which she would like to apply for RAMP funding:

Project one: trailhead improvements at 2750 North and Mountain Road. Project two: theatrical equipment, lighting, and audio for the Barker Park Amphitheater.

Ms. Staheli concluded she is asking for Council approval of the RAMP applications, which are due this coming Friday at 4:00 p.m.

Mayor Berube suggested that the funding request for project one be increased to provide increased funding to pay for internet capabilities and cameras to capture evidence of vandalism of the restroom facilities. He then asked if project two includes lighting, to which Ms. Staheli answered yes. Mayor Berube stated that there have been discussions about requiring that half of the City's matching fund for the amphitheater project be paid for with citizen donations; this would be approximately \$73,000. He asked Ms. Staheli if that is feasible. Ms. Staheli stated it has never been done before, but she will give her best effort to raising that amount of funding.

Council Member Swanson motioned to approve the proposed RAMP grant applications. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

10. DISCUSSION AND/OR ACTION TO CONSIDER A DRAINAGE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR LAND LOCATED AT APPROXIMATELY 1500 NORTH WASHINGTON BOULEVARD

City Manager/Attorney Call reported the Utah Department of Transportation (UDOT) is requiring the city to sign a second maintenance agreement for the connection to their storm water basins in Washington Blvd. adjacent to the Cooper's Towne development. The majority of the storm water will stay in the City system, but a small portion will be in the UDOT system. The Council should review the agreement and identify any concerns. There are some obligations for cleaning and maintenance which could impose some liability on the City.

Council Member Ekstrom motioned to approve Agreement #A01-2022 Drainage Agreement with the Utah Department of Transportation (UDOT) for land located at approximately 1500 North Washington Boulevard. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

11. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE RELATED TO THE PERSONNEL POLICY

City Manager/Attorney Call explained City Administration has been considering several changes to the personnel policy over the past several months and because of the significant effort in amending the policy and then presenting it to the Council for approval, the process has been very lengthy. Staff believes with the size of the City, it makes more sense for the Personnel Policy manual to be handled fully at the Mayor/Department Head level understanding that any items which require funding will be approved by the Council during the annual budget. Mr. Call indicated he also thinks this allow for the City to be more responsive to changing laws, and other items that require the City to be nimbler with the current employment market. Any changes will continue to be provided to all employees and the City Council so that any areas of concern can be addressed with those individuals who have the concerns. He concluded this change should be handled by an ordinance since the previous version of the personnel policy was adopted by the Council via ordinance.

The Council briefly discussed the proposal, with Council Member Swanson indicated he is comfortable delegating authority to the Mayor and Department Heads, with the understanding that any changes that result in budget adjustments will be presented to the City Council or handled at the time the annual budget is adopted.

Council Member Cevering motioned to approve Ordinance 2022-02 related to the Personnel Policy with added changes. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

12. DISCUSSION AND/OR ACTION TO CONSIDER THE DECLARATION OF SURPLUS LOCATED AT APPROXIMATELY 1550 EAST 2625 NORTH

City Manager/Attorney Call reported the City has been approached about leasing property near the equestrian park for a new cell tower. In order to have serious discussions about the lease of the property it must be first declared as surplus. Staff is not taking a position on whether or not the property should be leased, but only wants to determine if the Council has another purpose for this property and if the City should declare it as surplus. He noted the acreage will likely be less than .1 acre and he identified the location on a map; the exact location would be formally confirmed with a survey to make sure it would be entirely on municipal property and not impact any of the neighboring properties.

a. Public Hearing

Mayor Berube opened the public hearing at 8:14 p.m.

Susan Kilborn, North Ogden resident, asked if there is a limit on the amount of RAMP grant funding the City can apply for. Mayor Berube asked Ms. Kilborn to hold her question until the general public comment period at the end of the meeting.

Keith Ashdown, North Ogden resident, asked if the City could require the cell company to camouflage their tower so that it blends with its surroundings. Mayor Berube stated that could be an item the City could request during negotiations of the lease.

There were no additional persons appearing to be heard.

Council Member Swanson motioned to close the public hearing. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

The public hearing was closed at 8:17 p.m.

b. DISCUSSION AND/OR ACTION TO CONSIDER A RESOLUTION DECLARING SURPLUS PROPERTY LOCATED AT APPROXIMATELY 1550 EAST 2625 NORTH

Council Member Swanson motioned to approve Resolution 01-2022 declaring Surplus Property located at approximately 1550 East 2625 North. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

13. DISCUSSION AND/OR ACTION TO AMEND ORDINANCE 2021-40 TO FIX A LETTERING/NUMBERING ERROR TO BE CONSISTENT WITH CITY CODE STANDARDS

City Recorder Nance explained this is a cleanup item; when codifying Ordinance 2021-41, an error was found on the lettering/numbering of this ordinance in relation to our City Code. On item 11-8F-2: SITE DEVELOPMENT STANDARDS, 3. Colors and Materials, c. Vision and Glaze items were originally listed as a and b and should be (1) and (2) to be consistent with City Code standards.

Council Member Ekstrom motioned to amend Ordinance 2021-40 to fix a lettering/numbering error to be consistent with City Code standards. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

14. DISCUSSION AND/OR ACTION TO CONSIDER AN APPOINTMENT OF MAYOR PRO TEMPORE

Mayor Berube indicated that former Council Member Stoker was the senior City Council Member and served as the Mayor Pro Tempore; now that she is no longer a member of the Council, he would like the Council to consider appointing Council Member Swanson to the position as he is the most senior member of the Council.

Council Member Barker motioned to appoint Council Member Swanson as the Mayor Pro Tempore. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

15. COUNCIL DEPARTMENT REPORTS:

a. COUNCIL MEMBER CEVERING – POLICE

Council Member Cevering stated he spent two hours with Police Chief Quinney earlier today and witnessed their response to two different domestic violence cases. He is so grateful for the service they provide to the City. He added that the Chief is following State legislative decisions that will impact his Department, one of which has budget implications, and he will provide more details about that matter in the coming weeks and months as the annual budget process starts.

b. COUNCIL MEMBER EKSTROM – PUBLIC WORKS

Council Member Ekstrom provided a report on ongoing waterline and street projects, which include a xeriscape component. The Department is staying on top of storm water requirements associated with increased development in the community. She concluded by thanking the Public Works Department for very important snow removal services they perform in the City.

Mayor Berube then declared that due to the increase in COVID-19 cases, all public meetings for the remainder of January and for February 2022 will be held electronically. He read for the public record the appropriate declaration language.

16. PUBLIC COMMENTS

Brenda Ashdown, North Ogden resident, inquired as to the total number of Police Officers the City would like to have in its Department. Mayor Berube stated that the target for the City has been one Officer per every 1,000 residents based upon the City's current level of crime; however, if crime rates increase, that target may be adjusted. Ms. Ashdown asked if the Department is understaffed by one or two officers. Mr. Call answered two. Ms. Ashdown stated that it seems there have been many Officers sworn in in recent months and she asked if the Department was previously understaffed by more than two or if there have been vacancies

caused by Officers moving to other agencies. Mayor Berube stated that one additional Officer position was included in the current Fiscal Year (FY) budget, but there have been vacancies in existing positions as Officers were being recruited by other agencies. The City has responded to this situation by trying to adjust the compensation package for the Police Department. Ms. Ashdown asked if the action tonight to adjust the manner in which the Personnel Policy manual can be adjusted was intended to address this issue in the Police Department and maintain staffing levels. Mayor Berube stated the personnel policies have not been adjusted yet; and it is too soon to know if the wage adjustments have been effective in retaining Officers. Council Member Barker added that it is his understanding that that South Ogden City is the only Police Department in Weber County that is fully staffed; all agencies across the State of Utah are struggling to retain and recruit Officers. Mayor Berube agreed and stated that is due in large part to the decrease in respect for Police Officers.

Stefanie Casey, North Ogden resident, stated she is grateful that the Council supported the RAMP grant application for the trailhead improvements as this is a project the community has requested for some time. In regard to the amphitheater RAMP grant application, she has questions about the scope of the project. She agrees that it is necessary to pursue anything that can make the amphitheater successful, but she asked how success is being defined at this point. Additionally, she would like to know how much revenue was generated by all the events over the past year and how these events impacted the residents. She feels that reporting of attendance of events as well as the cost of each event is needed, and the City needs to perform an analysis to determine if rents will increase upon improvement of lighting and audio equipment. Mayor Berube stated he agrees that reporting is needed and that adjustments should be made at the amphitheater; but he knows that the current status of the amphitheater is not acceptable, and it will only be possible to determine the demand for the amphitheater once it is fully improved in a manner that it can attract quality events. Ms. Casey agreed that investment at the facility is needed, but the City must take into consideration the impact that the adjustments to the audio and lighting system will have on the residents that live very close to the amphitheater. She then concluded that she was disappointed to see that the Weber County Sheriff's Department was highlighted in the recent Connection Magazine as she would have preferred to see the City's Police Department highlighted. Mayor Berube stated that is a good point; the City has final say on content of the Magazine and priority should be given to North Ogden Officers.

Susan Kilborn, North Ogden resident, asked if there is a limit on the number of RAMP grants the City can apply for or for the total amount the City can seek. Ms. Staheli stated there is a limit on the number of grant applications the City can submit, but no limit on the dollar amount. The City can apply for three easy grants, which are \$2,000 and under; three regular grants ranging between \$2,001 and \$199,000; and one major grant over \$200,000. Ms. Kilborn suggested that the City consider other RAMP grant applications to maximize funding opportunities.

Dallin Barker, North Ogden resident, cautioned the City in regard to grant applications; it is easy to support grant applications, but there must be an understanding that grant funding is ultimately paid for with taxpayer dollars. If the goal is to legitimately lower taxpayer costs, grant should not be pursued for frivolous projects. He stated that he is not opposed to the RAMP grant application

for the trailhead, but he is very concerned about the justification for the application for the amphitheater project. It is necessary to determine what is currently happening at the amphitheater before making improvements without an understanding of whether those improvements will attract larger events. Mayor Berube stated that the City is already aware that the current conditions at the amphitheater make it difficult for the City to attract larger events. Mr. Barker stated that may be the case, but the City needs to have a clear understanding of how much it has spent in the past and how much revenue the City has earned from past events before expending additional money at the facility.

Susan Clements, North Ogden resident, thanked the Mayor for his declaration that it is necessary to hold electronic meetings in light of the increase in COVID-19 cases in the community. She enjoys participating in City Council meetings via Zoom. She then noted that now is a very hard time to gauge the demand for the amphitheater; during a pandemic, many people do not feel comfortable attending performances and she suggested the City take additional time to gauge participation in events.

Merrill Sunderland, North Ogden resident, stated he wished to add his voice to those that have expressed their concerns about the amphitheater; there is no question that permanent fixtures are needed at the amphitheater to make it more effective, but he agrees it is appropriate to be cautious in communicating certain information about the amphitheater when it is truly a lower priority for the City. He suggested the Council have a more thorough discussion about the amphitheater project before supporting a grant application. Mayor Berube noted that the City is not required to accept the RAMP grant award and he is committed to pursuing further discussion of the proposed project. He added he has yet to hear a better idea about how to maximize the amphitheater.

Randy Winn, North Ogden resident, expressed his support for the RAMP grant application for the amphitheater.

17. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Barker inquired as to the total number of water connections in the City, to which Public Works Director Espinoza answered close to 7,000. Council Member Barker stated that last year the City issued 5,096 building permits and that pace does not seem to be slowing; this is something the Council needs to be aware of in order to respond to growth.

Council Member Swanson discussed affordable housing across the State; at present, Utah is short 46,000 housing units. Mayor Berube stated that he would like a clearer definition of affordable housing in the State of Utah as costs have risen dramatically due to demand.

City Manager/Attorney Call reported on upcoming community events, namely the Polar Plunge, which will be held at the North Shore Aquatic Center. He invited Council Members to participate as it is a great event for the community. Additionally, the Citizens Academy will be held soon

and runs seven weeks on Wednesday nights. This is a great way for elected officials to learn more about law enforcement in the community.

City Recorder Nance reported she has scheduled a parliamentary training event for an upcoming meeting, and she needs to check with the presenter to determine if he can provide the training in a virtual manner.

18. ADJOURNMENT

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

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

The meeting adjourned at 9:05 p.m.

S. Neal Berube, Mayor

Susan L. Nance, CMC
City Recorder

Date Approved



NORTH OGDEN CITY

SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request: Consideration of a Park Proposal related to the rezone of Shaw Century Farms
Agenda Date: March 1, 2022
Applicant: Sockeye Management, LLC.: Agent, John Hansen
File Number: ZMA 2021-01

PUBLIC NOTICE:

Mailed Notice:
Newspaper:
City Website:

PROPERTY INFORMATION

Address: Approximately 281 East Pleasant View Drive
Project Area: Approximately 6.35 Acres (276,573 Sq. Ft.)
Current Zoning: Suburban Residential (RE-20)
Proposed Zoning: Multi-family Residential (R-3)
Existing Land Use: Agriculture / Vacant
Proposed Land Use: Residential
Parcel ID: 180550027, 180480023, and 180480039

ADJACENT LAND USE

North: Residential / Vacant	South: Residential / Commercial
East: Commercial / Institutional	West: Residential / Agriculture

STAFF INFORMATION

Scott Hess
shess@nogden.org
(801) 737-9841

BACKGROUND

The applicant is requesting a zone change for the property located at approximately 281 East Pleasant View Drive from Suburban Residential (RE-20) to Multi-family Residential (R-3). As part of the discussions, the developer has a proposal for a small lot single family neighborhood that includes an open space on the southeast of the property. In addition to the open space on the development

property, the City is negotiating additional open space on the site of the former Public Works. Together the open space totals approximately one acre.

The Developer put together the following estimates to improve the City-owned property:

City Parcel is 24,943/sf (excluding pump house)

- \$149,658 for landscaping (\$6.00/sf)

Total City Park Cost (not including land)

- \$149,658

- \$10,500 (pipe well to park)

- \$25,000 (playground/benches)

\$185,158 total city park cost

The costs above are in addition to the developer providing a graded, irrigated, and sod improved open space (Parcel A) on the developer's side of the park.

Based on final approvals of Century Farm, the developer is proposing the following:

Land Donation – Parcel A containing approx. 10,000 +/- square feet

- Parcel to be fully landscaped with a pressurized sprinkling system and sod
- Parcel turnover date to be finalized between city and developer
- **Cash Donation - \$100,000.00 - To be used toward city park**

The Planning Department consulted the Parks and Recreation Director, Tiffany Staheli, on costs and improvements for a park this size. Ms. Staheli indicated that there may be some missing amenities and improvements that would change the cost of a proposed park. For example, a City-approved playground cost (installed with certified wood chips) is usually closer to \$100,000. Also, desired improvements for a small park like this could include concrete walkways, trees, bushes, benches, and some small covered picnic areas. Total costs for something like this could be \$350,000 to \$500,000 depending on the final layout and desired improvements from the City.

Ms. Staheli indicated that there is a possibility of securing a Weber County RAMP Grant for park improvements by utilizing private sector match. The City would need to contribute 50/50 to a RAMP Grant. The combination of private funding, city match, and RAMP Grant could create a better improved park space, and maximize the private sector donation.

The cost breakdown below shows potential costs of a fully improved park in this area:

Playground			\$81,000
<i>Includes Excavation, Structure, Certified Install, and Certified Wood Chips</i>			
Trees (30)	30	\$200	\$6,000
Bushes			\$2,000
Mulch			\$2,000
Benches/Seating (11)	11	\$600	\$6,600
Picnic Table	6	\$7,000	\$42,000
Picnic Table Covering	6	\$1,000	\$6,000
Pipe Well to Park			\$10,500
Cost for Landscaping			\$149,658
Concrete Walkway			
Grass/Sod and Rainbird Irrigation			
			\$305,758
\$500,0			

RECOMMENDATION

Consider the proposed information, discuss desired park improvements, and work with the developer and staff on a final solution for the park space and ultimate recommendation on the Shaw Century Farm development.

Park Proposal – Century Farm

Based on final approvals of Century Farm, Developer to donate the following:

Land Donation – Parcel A containing approx. 10,000 +/- square feet

- Parcel to be fully landscaped with a pressurized sprinkling system and sod
- Parcel turnover date to be finalized between city and developer

Cash Donation - \$100,000.00

- To be used toward city park



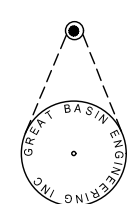
Vicinity Map

LEGEND

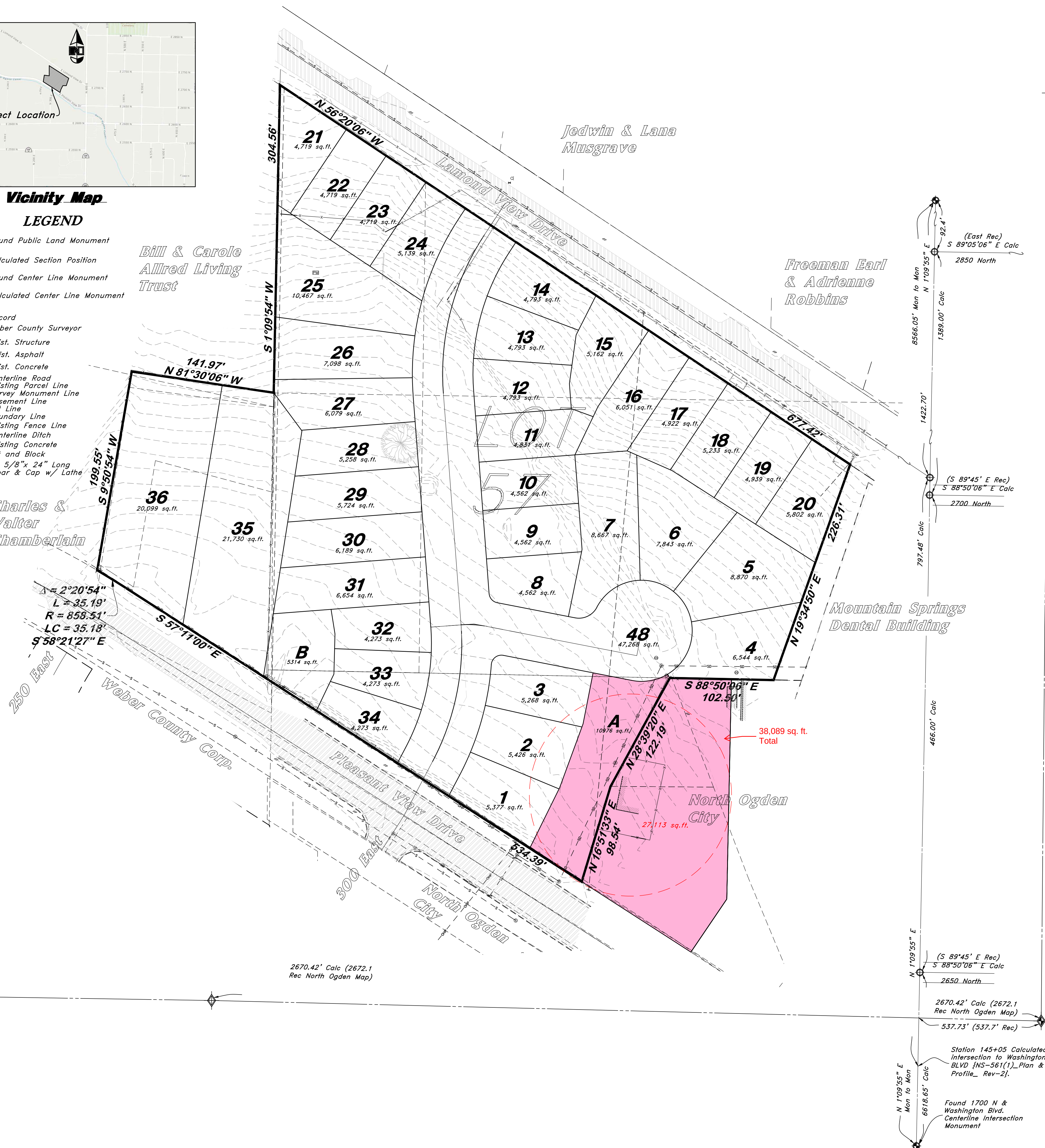
- | | |
|---|--|
|  | <i>Found Public Land Monument</i> |
|  | <i>Calculated Section Position</i> |
|  | <i>Found Center Line Monument</i> |
|  | <i>Calculated Center Line Monument</i> |

*Bill & Carole
Allred Living
Trust*

- | | |
|---|--|
| (Rec) | Record |
| (WCS) | Weber County Surveyor |
|  | Exist. Structure |
|  | Exist. Asphalt |
|  | Exist. Concrete |
|  | Centerline Road |
|  | Existing Parcel Line |
|  | Survey Monument Line |
|  | Easement Line |
|  | Lot Line |
|  | Boundary Line |
|  | Existing Fence Line |
|  | Centerline Ditch |
|  | Existing Concrete |
|  | Lot and Block |
|  | Set 5/8"x 24" Long
Rebar & Cap w/ Lathe |



Charles &
Walter
Chamberlain



Preliminary Sketch

Sockeye - Property

Locate Property
*Approx. 300 E Pleasant View Dr.
 North Ogden City, Weber County, Utah
 A part of Section 29, T7N. R1W, SLB&M, U.S. Survey*

Feb, 2022

SHEET NO.

18N726

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