NORTH OGDEN CITY COUNCIL WORK SESSION
MEETING MINUTES

February 1, 2022

The North Ogden City Council convened in a Council meeting on February 1, 2022 at 6 p.m. held electronically through Zoom per the Mayor's declaration made on January 11, 2022, 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 26, 2021. 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 Dalpias	Council Member
	Charlotte Ekstrom	Council Member
	Phillip Swanson	Council Member

STAFF PRESENT:	Jon Call	City Manager/Attorney
	Joyce Pierson	Deputy City Recorder
	Scott Hess	Planning Director
	Lorin Gardner	City Engineer
	Brandon Bell	Associate Planner
	Tiffany Staheli	Parks & Recreation Director

VISITORS:	Stefanie Casey	Sarah Lansing	Korilyn Hietala
	John Hansen	Andy Hubbard	Richard Wangsgard
	Julie Anderson	Susan Clements	Marc Hansen
	Sandy	Paul Hoehn	

Mayor Berube called the meeting to order. He read the determination of substantial risk to health and safety upon which the determination to hold virtual meetings has been made. Council Member Swanson offered the invocation and led the audience in the Pledge of Allegiance.

PRESENTATION

1. PARKS AND TRAILS COMMITTEE PRESENTATION

Sarah Lansing, Parks and Trails Committee member, summarized the results of the North Ogden Parks and Trails Survey; 250 people participated in the survey and 96 percent of them were

North Ogden residents. The number one reason people like North Ogden parks is that they are clean and well maintained and the most requested improvement was for trail maintenance, expansion, and/or paving of trails. She added that 171 participants believe the City needs more parks in North Ogden in the future. Most requested park amenities for the future, including playgrounds, more trails, and more shade or trees.

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.

ACTIVE AGENDA

3. PUBLIC COMMENTS

Richard Wangsgard stated that he is present to participate in the discussion under item five on the agenda; he thanked the Council for their consideration of this request.

4. DISCUSSION ON SHAW CENTURY FARMS, LOCATED AT APPROXIMATELY 281 E LOMOND VIEW DRIVE

Planning Director Hess provided an introduction of the agenda item, after which he invited John Hansen, representing the applicant, then presented a document summarizing the plan for the proposed Charles A. Shaw Century Farm project; he identified the site plan, proposed architecture, and landscaping plan for the project. He emphasized design elements for the project, noting the idea is to create quality architecture and landscapes that will enhance the long-term value of the project. He also discussed plans for including desired amenities in the project, including a park and open space around the well on the site. There was high level discussion among the Mayor, Council, Mr. Hess, and Mr. Hansen regarding desires for open space amenities that will serve to offset the higher density of the project. The Council ultimately offered their support for the project moving forward; they stated that the project design is much more desirable than a typical townhome development and they and indicated they look forward to continued discussion of opportunities for improving open space and amenities in the project. Mayor Berube advised Mr. Hansen to proceed to the rezone application process based upon the feedback and support voiced by the Council tonight.

5. DISCUSSION ON WASHINGTON BOULEVARD SIDEWALK WIDTHS

Council Member Dalpias summarized his understanding of the history of decisions made regarding sidewalk improvements along Washington Boulevard; the Council heard from Mr. Secrist and Mr. Wangsgard in a recent meeting regarding their concerns over the burden of proceeding with certain sidewalk improvements as part of a project they are jointly undertaking

to improve the parking area that serves both of their properties. They have asked for an exception to the requirement to construct a 10-foot sidewalk in front of their property as doing so will require the relocation of utility boxes and other infrastructure. They are not opposed to the improvements, but they are asking for some flexibility that will allow them to minimize their costs associated with the project.

Planning Director Hess then summarized options potentially available to the Council in responding to the request from Mr. Secrist and Mr. Wangsgard. He focused on the types of projects that trigger the requirement to install a 10-foot sidewalk along Washington Boulevard and indicated that it is based upon public works standards and technical specifications, which are part of a policy document that has been adopted by the Council.

Mayor Berube expressed his concern about offering an exception to sidewalk requirements; he would rather the Council pursue amendments to existing policies or standards and then impose those changes on all properties, rather than offer exceptions to certain property owners. The City can be accused of selective enforcement when exceptions are provided. He then facilitated discussion among the Council regarding the topic at hand; Council Member Swanson stated it is the Council's responsibility to act in the best interests of the City rather than in the financial interest of a property owner and he is not in favor of the exception. Council Member Ekstrom stated that while she is supportive of sidewalks and walkability, she does not think a 10-foot sidewalk is necessary; she would like to consider adjusting the policy to reduce the required width along Washington Boulevard. Council Member Barker agreed with Council Member Swanson that exceptions to ordinances should not be granted, but he is also concerned about the burden placed on property owners who are just trying to improve their properties. He agreed it may be necessary to consider a policy or ordinance adjustment. Council Member Cevering agreed with Council Members Ekstrom and Barker. He added that the businesses owned by Mr. Secrist and Mr. Wangsgard have been in place for some time and they should be grandfathered under the codes that were in place at the time they were constructed; he feels that the ordinance requirement to install a 10-foot sidewalk in this case is onerous. Mayor Berube stated that he feels the Council should consider amending the ordinance rather than providing an exception; if the Council gets in the habit of picking and choosing when to apply an ordinance or policy, there will be problems for the City in the future. This led to debate among the group about appropriate sidewalk requirements for Washington Boulevard.

Council Member Dalpias indicated he would like the Council to consider an ordinance that would make sure that the requirement to build a new 10-foot-wide sidewalk would only apply to new construction; he also is not opposed to considering a special improvement district that would make it possible to complete desired sidewalk improvements for all properties along Washington Boulevard. City Engineer Gardner summarized the process for creatin a special improvement district.

6. DISCUSSION ON DEFINITIONS FOR THE FUTURE LAND USE MAP

Planning Director Hess referenced his staff report regarding this issue and used the aid of a PowerPoint presentation to summarize General Plan definitions, the manner in which density is calculated and defined, current housing inventory in the community, and to highlight examples of neighborhood commercial uses in other communities surrounding North Ogden. He also referenced areas of the City in where there are great redevelopment opportunities, and he recommended the Council consider a new mixed-use zone that would facilitate high-quality mixed-use projects.

7. DISCUSSION ON WHETHER OR NOT TO SEND AN OFFICIAL LETTER TO THE STATE LEGISLATURE ON VOTING METHODS

City Manager/Attorney Call stated this is a follow-up discussion to the presentation the Council received in their last meeting regarding voting methods; Administration needs to know if the Council would like to send an official communication to the State Legislature regarding North Ogden's desired voting methods. Mayor Berube polled the Council to determine if they want to communicate their desires to the State Legislature. A majority of the Council concluded they do not feel the current system is broken and that it is not necessary to send an official letter to the Legislature regarding voting methods. If a letter were to be sent, it should communicate the City's opposition to ranked choice voting in municipal races. Council Member Swanson stated that it is his understanding that ranked-choice voting may be chosen as the preferred method for partisan races in Utah; he would like to send a letter indicating that North Ogden is opposed to any adjustment to that legislation that would impose ranked-choice voting as the preferred voting method for non-partisan, municipal races.

8. PUBLIC COMMENTS

Julie Anderson, North Ogden resident, stated she supports the proposal from Mr. Hansen for devilment of the Shaw property; she prefers single family homes over multi-family units, but has some questions about the traffic that will be generated by the project onto Lomond View and Ben Lomond Drives. She hopes that issue will be considered and addressed as the project moves through the City's application process.

Mayor Berube reported that a traffic study has been conducted for another project near the Shaw property and that can be reviewed in preparation for receiving the application for the Shaw property.

Richard Wangsgard, North Ogden resident, referenced the discussion about sidewalk improvements in conjunction with adjustments to his parking area; he is not opposed to improving or beautifying North Ogden, but he is concerned that he may end up paying for the improvement twice if the City does pursue a special improvement district along Washington Boulevard.

Mayor Berube stated that it would be important for the Council to include some mechanism in the special improvement district ensuring that property owners that have already paid for improvements being facilitated by the district would not be charged in conjunction with additional improvements.

Mr. Wangsgard then stated that there are areas along Washington Boulevard where the park strip in front of the sidewalk are wider than others; on his property the park strip is six feet, while it is four feet in others and this means the sidewalk encroaches further onto his property and reduces his options for increasing parking capacity. He asked that the Council consider that issue as well as it is important to be consistent with required improvements along Washington Boulevard.

9. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Ekstrom asked if the Council is willing to revisit the decisions that have been made regarding the configuration of the intersection of Pleasant View Drive and Washington Boulevard. Mayor Berube stated a permanent decision has not been made and the Council has indicated they will revisit the issue based upon improvements and traffic signalization to be completed on 2600 North. The Council agreed.

Council Members Cevering and Swanson thanked Mr. Hess for the quality of the information that he has provided to the Council tonight. Mayor Berube echoed that gratitude and stated he appreciates the leadership that Mr. Hess has shown in his Department since beginning his employment with the City.

Mayor Berube then stated he has sent an email to the Council asking that they review current Rules of Order and Procedure in preparation for discussion of possible amendments to the document. He then reported on the progress of the Police Station project, which is still in the design phase. He also asked that the Council take very seriously their assignment to evaluate the budgets of the Departments to which they have individually been assigned. This work will be very important as the annual budget preparation process commences in the near future.

10. ADJOURNMENT

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

Voting on the motion:

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

The motion passed unanimously.

The meeting adjourned at 8:23 p.m.

S. Neal Berube, Mayor

Susan L. Nance, CMC
City Recorder

March 22, 2022
Date Approved