

1 NORTH OGDEN CITY COUNCIL MEETING

2 August 12, 2014

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5 The North Ogden City Council convened in an open meeting on August 12, 2014 at 6:33 p.m. in  
6 the North Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and  
7 agenda of the meeting was delivered to each member of the City Council, posted on the bulletin  
8 board at the municipal office and posted to the Utah State Website on August 8, 2014. Notice of  
9 the annual meeting schedule was published in the Standard-Examiner on January 24, 2014.

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11  
12 PRESENT: Brent Taylor Mayor  
13 Kent Bailey Council Member  
14 Lynn Satterthwaite Council Member  
15 Cheryl Stoker Council Member  
16 Phillip Swanson Council Member

17  
18 EXCUSED: James Urry Council Member

19  
20 STAFF PRESENT: Ronald F. Chandler City Manager  
21 S. Annette Spendlove City Recorder/H.R. Director  
22 Jon Call City Attorney  
23 Robert Scott City Planner

24  
25 VISITORS: Tarra Tippets Joan Brown  
26 Dan Carter Carol Campbell  
27 Bob Campbell Nick Yates  
28 Elizabeth Putnam DeAnn Layman  
29 Sandie Donaldson Holly Vanderwoude  
30 Blake Welling Jennie Taylor  
31 Rick Hancock Linda Skeen  
32 Lindsey Williams Shea Williams  
33 Carol Walker LaMoine Walker  
34 Kurt Illum Candice Illum  
35 Ryan Putnam Angie Francom  
36 Tiffany Turner

37  
38 Mayor Taylor welcomed those in attendance.

39  
40 Council Member Satterthwaite offered the invocation and led the audience in the Pledge of  
41 Allegiance.

42  
43 **RDA**

44 **1. PUBLIC HEARING TO DISCUSS THE NORTH OGDEN REDEVELOPMENT PLAN**

45  
46 A memo from City Manager Chandler explained the following notice was sent to the taxing  
47 entities and property owners potentially affected by the North Ogden Community Development

48 Area Plan. The purpose of the public hearing is to obtain public input from interested individuals  
49 and organizations. Following this meeting Administration will work with the taxing entities and  
50 property owners to create a revised community development area plan and present it to the RDA  
51 Board and a resolution adopting the plan at a later meeting.

52 “The proposed North Ogden Community Development Area (“NOCDA”) intends to  
53 utilize the tax increment revenues generated from the approximately 87.5-acre area for a  
54 specified period of time. If approved, the Redevelopment Agency of North Ogden (the  
55 “Agency”) will use funds generated to provide certain incentives to developers who carry  
56 out the community development purposes described in the NOCDA Plan (the “Plan”).  
57 State law establishes CDA’s to provide a tool for municipalities to increase the local tax  
58 base. The current appraised taxable value of all property in the NOCDA is approximately  
59 \$13.5 million with approximately \$130,500 generated in property tax. After development  
60 of the area, the taxable value of the development could be as high as \$55 million  
61 generating as much as \$750,000 in property taxes each year. This plan is prepared in  
62 good faith as a best guess estimate of the impact of the establishment of the NOCDA on  
63 North Ogden City (the “City”) and its residents. Changes in economic or other conditions  
64 may influence the actual impact either favorably or unfavorably. Excluding these  
65 unknown and unpredictable factors, the information included in this plan is considered an  
66 accurate representation of the reasonable expectations for the establishment of the  
67 NOCDA.”

68  
69 Mayor Taylor reviewed the staff memo and used the aid of a PowerPoint presentation to provide  
70 the public with an explanation of the purpose of the Redevelopment Agency (RDA) and the  
71 established redevelopment area in the City. He noted the RDA is considering creating a  
72 commercial development area (CDA) to facilitate the redevelopment of prime commercial  
73 properties within the City. He briefly reviewed the financial status of the RDA, with a focus on  
74 the fact that RDA funds are used to pay debt service for the North Ogden Aquatic Center. He  
75 summarized the efforts the City Council, City staff, and an Economic Development Committee  
76 created in 2010 have been working on pertaining to redevelopment of commercial areas, and he  
77 noted Economic Development Consultant Matthew Godfrey will make a presentation this  
78 evening that will summarize the economic development proposal for the King’s plaza. He  
79 emphasized that any economic development efforts that take place in an RDA area or a CDA  
80 will be funded by RDA dollars rather than general tax dollars. He stated there are also proposals  
81 to make improvements to the area surrounding the Lee’s Marketplace plaza and Mr. Godfrey  
82 will summarize those and other economic development ideas as well.

83  
84 Mr. Godfrey used the aid of a PowerPoint presentation to summarize the proposal of the creation  
85 of a CDA in the City; he referenced several properties in the City that are ripe for redevelopment  
86 or improvements. He noted a CDA does not carry with it the opportunity to condemn property  
87 for commercial development; rather, a CDA actually provides more opportunities to property  
88 owners and it is his hope that property owners will embrace the concept of including their  
89 properties in the proposed CDA areas and potential development projects.

90  
91 Board Member Bailey noted it is important to clarify that the City will not seek to purchase  
92 properties for redevelopment; rather the RDA Board is simply considering an action to create a  
93 CDA in order to better facilitate redevelopment. Mayor Taylor reviewed the formula used to

94 determine the amount of tax revenue the City realizes when a property is developed within an  
95 RDA or CDA. Mayor Godfrey added that RDAs and CDAs actually reduce the tax burden on  
96 residential property owners; it is good community policy to develop a community with  
97 appropriate commercial uses.

98  
99 City Manager Chandler informed the Board of the process City Administration has followed to  
100 inform the taxing entities represented on the Taxing Entity Committee (TEC) of the proposal to  
101 create a new CDA in North Ogden; all taxing entities were receptive, but more discussion will be  
102 necessary before the creation of the CDA is finalized. There was a general discussion about the  
103 terms of the creation that are negotiable among the various taxing entities.

104  
105 Mayor Taylor opened the public hearing relative to the creation of a CDA at 7:00 p.m. There  
106 were no persons appearing to be heard.

107  
108 **Board Member Swanson moved to close the public hearing at 7:00 p.m. Board member**  
109 **Satterthwaite seconded the motion.**

110  
111 **Voting on the motion:**

112  
113 **Board Member Bailey**                    **aye**  
114 **Board Member Satterthwaite**        **aye**  
115 **Board Member Stoker**                **aye**  
116 **Board Member Swanson**              **aye**

117  
118 **The motion passed unanimously.**

119  
120 Mr. Godfrey then used the aid of an additional PowerPoint presentation to provide more detailed  
121 information regarding the proposal to redevelop the King's Plaza in North Ogden. The proposal  
122 is to focus on family/entertainment tenancy including a public space with a regional draw, new  
123 architecture to create interest and beauty, uses that will break-up the large parking lot, new  
124 buildings on the empty land, and the inclusion of housing units. He reviewed photographs to  
125 offer examples of the types of improvements that could occur on the property to facilitate the  
126 improvement and redevelopment. He stated his vision for the property is for it to be a  
127 community gathering place that will be a great asset for the City. He noted the action requested  
128 from the RDA Board this evening is to authorize the issuance of a request for proposal (RFP) for  
129 the design of the elements the economic development committee has recommended for the  
130 project; this includes the public space, the façade work on the buildings, and the infill design  
131 concepts. He noted he will continue to work with property owners regarding the proposal as  
132 well as recruit tenants for the site. He indicated a financial feasibility has been performed  
133 regarding the project and the studies have shown the idea to be viable; there is funding available  
134 to proceed with the creation of the CDA and fund those public improvements in the project.

135  
136 Board Member Satterthwaite inquired as to who would fund the design work for the project. Mr.  
137 Godfrey stated the design project would be funded by RDA monies. He indicated the façade  
138 work would be funded by the property owners via repayment of a loan from the RDA.

139

140 Board Member Bailey stated he likes the concept for the project and he is in favor of moving  
141 forward with Mr. Godfrey's recommendation. He stated his only concern is whether the City  
142 will support two commercial centers. Mr. Godfrey stated the King's Plaza development will be  
143 much different than the commercial development closer to the center of town; he believes there  
144 is a market to support both developments. He added the idea and concept for the project will  
145 evolve as it progresses. Board Member Bailey asked if the existing tenants and property owners  
146 at the plaza are supportive of the redevelopment idea. Mr. Godfrey stated after holding meetings  
147 to discuss the concept he is not aware of any tenant or property owner that walked away unhappy  
148 with the recommendation. Mayor Taylor added some of the property owners may have other  
149 ideas for the space, but they are not opposed to the concept being discussed this evening.

150  
151 Board Member Swanson inquired as to the potential risk associated with the project. Mr.  
152 Godfrey stated the risk for the RDA Board is investing in the improvement of the facades of the  
153 buildings and the property owners not being able to pay back those loans. He stated the costs  
154 associated with creating the public space will not be paid back, but he views those improvements  
155 as an investment in the community with no associated risk.

156  
157 Board Member Stoker stated she also likes the concept, but wondered if inclusion of townhomes  
158 in the project would open the door for additional high density housing projects in the area. She  
159 indicated high density does not conform to the City's General Plan. Mr. Godfrey stated the City  
160 Council will ultimately control that issue by controlling the zoning of property in the area.

161  
162 Mayor Taylor asked if the Board is comfortable authorizing Mr. Godfrey to proceed with  
163 publishing the design RFP. The Board granted the requested authorization.

164  
165 Mayor Taylor then concluded the RDA meeting by providing the public with an explanation of  
166 the difference between the RDA Board and the City Council.

167  
168  
169 **Board Member Bailey moved to adjourn the meeting. Board member Stoker seconded the**  
170 **motion.**

171  
172 **Voting on the motion:**

173  
174 **Board Member Bailey**                    **aye**  
175 **Board Member Satterthwaite**       **aye**  
176 **Board Member Stoker**               **aye**  
177 **Board Member Swanson**             **aye**

178  
179 **The motion passed unanimously.**

180  
181 **The meeting adjourned at 7:30 p.m.**

182  
183  
184 **The City Council meeting convened at 7:30 p.m.**  
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**CONSENT AGENDA**

**1. Consideration to approve the minutes of the June 26, 2014 City Council Meeting**

**2. Consideration to approve the minutes of the July 8, 2014 City Council Meeting**

**COUNCIL MEMBER Swanson motioned to approve the consent agenda. Council Member Stoker seconded the motion.**

**Voting on the motion:**

<b>Council Member Bailey</b>	<b>aye</b>
<b>Council Member Satterthwaite</b>	<b>aye</b>
<b>Council Member Stoker</b>	<b>aye</b>
<b>Council Member Swanson</b>	<b>aye</b>

**The motion passed unanimously.**

**ACTIVE AGENDA**

**1. PUBLIC COMMENTS**

Jennie Taylor, 123 W. 3100 N., stated she is a parent of students that attend Majestic Elementary School and she is on the school’s community council and is an active member of the Parent Teachers Association (PTA). She indicated she is here to encourage the City Council to support the walking path on 2550 North for students to use that walk to school. She noted her own children do not walk to school, but she is aware that the path is needed very badly to provide safety for the students that do need to walk; 2550 North is a very busy street due to the various uses in the area and in some areas there is not even a shoulder on the road. She has also talked to people that are avid runners and cyclists and they avoid the area due to the same safety concerns. She concluded that the PTA is seeking support of the City and noted the school and Weber County School District cannot fund it. She stated that in an ideal world it would be possible for parents to drive their children to school each day, but that is not always an option and she feels it is the responsibility of the community to work together to keep all kids safe.

Tarra Tippets, 2421 N. 400 E., stated that she has lived at her home for 11 years and she has taken her kids riding bikes on 2550 North and it was very dangerous. Her kids now attend Majestic Elementary and she would love to walk her kids to school, but it is too scary to do so especially during the winter months when there is snow and ice on the roadway. She stated it would be beneficial for all students in the area to include a walking path to provide safer passage to the two schools in the area. She asked for City support of the walking path.

Ryan Putnam, 302 E. 2350 N., stated he lives in the townhomes in the boundary of Majestic Elementary and he has three children that attend the school. He stated he has exercised on the street and it is very dangerous and he was very nervous because he had his two-year-old son with him. He stated he pays close attention to traffic and he worries that kids walking on the road to and from school would not be paying as close attention. He noted a path on 2550 West would

232 provide the children an option to avoid dangers on the road. He indicated the Montessori school  
233 in the area has added portable classrooms to their property, which leads him to believe that  
234 traffic in the area and on 2550 North will only increase. He stated he and the other parents in the  
235 area feel the path is needed and he is hopeful the Council can see that need as well.  
236

237 Angie Francom, 361 West 1700 North, stated she has three children at Majestic Elementary and  
238 while her children do not walk to and from school on 2550 North, she has walked on the road for  
239 exercise in the past and the walk to the school is fairly far and not safe. She stated she is well  
240 acquainted with the challenges that come with having three cities feeding students to the school  
241 as well as other logistics and financial rules that must be followed; however, the road has a speed  
242 limit of 40 miles per hour, but most cars travel at 50 miles per hour and traffic levels are very  
243 high during school commute hours. She stated an improved asphalt path would be very  
244 beneficial to the safety of the children in the area and drivers naturally pay closer attention to  
245 features such as sidewalks or crosswalks. She stated it would not be necessary to widen the road  
246 or impact existing landscaping on the sides of the road and for that reason she feels the path is a  
247 great option that would greatly improve the safety of the students in the area.  
248

249 Mike Carter, 304 West 1825 North, stated he has walked along the area in question and can  
250 testify that it is a dangerous road; when running on the road himself he has felt it is very  
251 dangerous and has had to dodge cars. He stated it is terrifying to him because children are not as  
252 attentive as adults when walking on a street; he stated this combined with potentially distracted  
253 drivers and high speed limits could lead to a tragedy. He stated a four-foot walkway is a great  
254 investment in order to provide safety for the children.  
255

256 Linda Skeen, 3068 North 1375 East, referenced the agenda item regarding the potential  
257 construction of a dog park; she thinks it is a good idea. She has served as the Director of the  
258 Humane Society as well as the Adoption and Volunteer Coordinator at the Ogden City Animal  
259 Shelter and she thinks animals need an area where they can socialize with other animals; studies  
260 have shown that giving dogs the ability to run off of their leash they become better pets and do  
261 not bark as much as home. She stated dog parks will also lead to fewer animal control problems  
262 because responsible pet owners will take their dogs to the parks. She stated there are many  
263 newer homes in the community with smaller yards or no fences and the park would provide  
264 outlets for dogs to burn their energy.  
265

266 Sandy Donnellson, 557 East 3000 North, stated she would also like to encourage the City to  
267 build a dog park; she lived in Ogden and always took her kids to the dog park. Such a facility is  
268 a great place for citizens.  
269

270 Tiffany Turner, 2673 North 950 East, stated she is an advisor for the North Ogden Youth  
271 Council and she wanted to inform the Council that the float that the Youth Council rode on  
272 during the Ogden Pioneer Days Parade received the civic award. She presented the award to the  
273 City on behalf of the Youth Council.  
274

275 Shae Williams, 337 East 2300 North, stated he is also present to support the dog park. He lives  
276 in a townhome that does not have a fenced yard and he visits a dog park in West Ogden at least

277 two or three times per week. He noted many of the people that frequent that park are from the  
278 North Ogden community so it will be nice to have a park closer to home for all of those people.  
279

280 Holly Vanderwood, 555 East 3050 North, stated she also wanted to show her support for the dog  
281 park. She stated due to the layout of her neighborhood and steep slopes it can be difficult for her  
282 family with a young child to exercise their dog; having a dog park would be great for her and her  
283 family. The park would also create a great sense of community and bring animal lovers together.  
284

285 Mr. Carter re-approached and referenced the dog park project, indicating it would be a great  
286 asset for the community that would give dog owners and dogs an opportunity to socialize and  
287 interact with one another.  
288

289

290 **2. DISCUSSION AND/OR ACTION TO CONSIDER A SIDEWALK LOCATED ON**  
291 **THE SOUTH SIDE OF 2550 NORTH AND EAST OF MAJESTIC ELEMENTARY**  
292

293 Mayor Taylor provided a brief history of the request from the Majestic Elementary PTA to build  
294 a walking path on 2550 North. He used the aid of a PowerPoint presentation, which included an  
295 aerial photograph that he used to orient the public to the proposed location of the walking path.  
296 He indicated the road does span three different cities. He then summarized student safety  
297 projects that have been completed in the City in the past, noting the City does have budget  
298 constraints that prevent funding of all needed projects. He stated a sidewalk would normally be  
299 required at the time of development of the property in the area, but development of the area is  
300 not expected to occur anytime soon and that is why the City is considering options for installing  
301 a path until development can occur in the area. He reviewed estimates from contractors that  
302 have provided bids for constructing the path and noted they range from between \$16,000 and  
303 \$20,000. He stated there have been discussions about working with the Majestic Elementary  
304 PTA to hold a fundraising activity that could raise monies for the project and he invited PTA  
305 president Liz Putnam to address the Council regarding those opportunities.  
306

307 Ms. Putnam stated that she was informed by the school and Weber School District that the PTA  
308 cannot fundraise or commit any money to the project, but there are other alternatives for raising  
309 money through the community council or grant opportunities. She stated she does not want this  
310 fact to kill the project because the number of students at the school as well as the nearby  
311 Montessori school has increased this year and that will result in an increase in traffic, which  
312 makes for a very difficult situation. Mayor Taylor asked if the school can hold a fundraiser  
313 independent of the PTA. Ms. Putnam stated that she is unsure whether that is an option.  
314

315 There was a general discussion regarding community fundraising opportunities so that it is not  
316 necessary for the City to pay the entire cost for the pathway. Council Member Stoker stated  
317 parents and the rest of the community need to participate in facilitating safe travel of students to  
318 the school. She stated she rides her bike on the road, but will stop once school starts because it is  
319 too dangerous, mainly because of the driving habits of parents taking their students to and from  
320 school; parents need to be reminded that they are not the only ones on the road. Ms. Putnam  
321 stated that the school district has been addressing the issue for years by providing a courtesy  
322 school bus for students in the area, but that is no longer an option.

323  
324 Council Member Bailey expected to hear from the PTA or community members regarding their  
325 ability to assist in raising funds for the project. He stated having heard that is not the case, he  
326 feels it is not reasonable to ask the City to pay the entire cost for a project that will not benefit all  
327 citizens of the City. Ms. Putnam stated the City has built sidewalks near other schools without  
328 asking for money from them or their PTAs. Council Member Bailey stated that is correct.  
329 Council Member Satterthwaite noted the City has required developers to install sidewalks when  
330 their property has developed on pathways to schools; that is the best way to meet the need.  
331 Council Member Bailey asked if it is possible for the parents of the area to develop a fundraising  
332 plan independent of the school. Ms. Putnam stated she can explore those options. Mayor Taylor  
333 added he has had previous discussions with the school and they indicated they would support the  
334 PTA fundraising efforts, so the news that Ms. Putnam received yesterday is surprising to him.  
335 He agreed other fundraising opportunities should be explored. Ms. Putnam stated she can look  
336 into those options. Council Member Bailey stated that he recognizes the need for the path in the  
337 area.

338  
339 The Council had a general discussion regarding potentially lowering the speed limit on the road.  
340

341 Council Member Satterthwaite stated he is not opposed to the City participating in the cost of the  
342 project, but he feels the community should participate as well. Ms. Putnam inquired as to the  
343 percentage of the project cost the City is willing to commit. There was a discussion regarding  
344 the cost sharing for the project, with no firm conclusion.

345  
346 Council Member Swanson stated he is also concerned that the community is expecting the City  
347 to pay the entire cost for the sidewalk, but he is concerned that this same discussion did not take  
348 place when North Ogden Elementary asked for a sidewalk; the City responded by building the  
349 path for the school with no request for funding participation. He stated he is comfortable with  
350 authorizing the expenditure of City funds to complete the project and relying, in good faith, upon  
351 the school to raise funds over the next year to pay back the cost or a portion of the cost of the  
352 project.

353  
354 The Council then discussed the components of the project with a focus on the cost. Council  
355 Member Stoker asked if any of the work can be completed by City employees, to which Mr.  
356 Chandler answered yes. Council Member Stoker stated she feels the City needs to proceed and  
357 complete the project and she is unsure whether the City can ask for reimbursement from the  
358 school or PTA.

359  
360 Council Member Swanson asked if there would be liability upon the City by asking for citizens  
361 in the community to participate by providing labor to complete the work. City Attorney Call  
362 stated that would be fine as long as the participants sign a liability waiver.

363  
364 Mayor Taylor shared his thoughts about the issue; he feels the PTA and parents will continue to  
365 try to help complete the project, but the City has completed other sidewalk projects for other  
366 schools in the City at a similar cost or higher than the proposed project. He stated he feels the  
367 City needs to maintain consistency on how schools are treated.  
368



369 Council Member Satterthwaite stated the path is essentially temporary in nature and he proposed  
370 that the path be constructed of road base in order to reduce the cost of the project. He added he  
371 would like the project to be completed in the first couple weeks of school. Council Member  
372 Swanson stated he likes the idea of saving costs by building a road base path, but he wondered  
373 how snow and ice would be removed from the path in the winter months. He stated he tends to  
374 agree with Council Member Stoker regarding this issue and he feels the City should complete the  
375 project now, but communicate that the project will not set a precedence of the City having an  
376 open checkbook for these types of projects.

377  
378 Mayor Taylor reviewed the options available to the Council this evening, with a focus on the  
379 need to amend the budget if the Council chooses to proceed with the project. Mr. Chandler then  
380 reviewed snow removal options for a road base path versus an asphalt path.

381  
382 **COUNCIL MEMBER Stoker moved that the City complete the sidewalk project subject to**  
383 **the budget implications of the project. Council Member Swanson seconded the motion.**

384  
385 Council Member Swanson asked Building Official Kerr to provide his opinion regarding whether  
386 it is more appropriate to build a road base or asphalt path. Mr. Kerr stated he would recommend  
387 asphalt because it would be much easier to plow in the winter months.

388  
389 **Council Member Stoker amended her motion and indicated she would prefer an asphalt**  
390 **pathway. Council Member Swanson seconded the amended motion.**

391  
392 Council Member Satterthwaite asked if the motion includes direction to ask from financial  
393 involvement from the school, to which Council Member Stoker answered no. Council Member  
394 Bailey stated he does not believe the school will ever be able to provide financial assistance, but  
395 there may be options to request participation from the residents living in the area. He stated the  
396 same has been done for other requested projects in the City, but he understands the urgency of  
397 this project.

398  
399 Council Member Swanson stated he would strongly encourage the community to do everything  
400 they can to raise funds or contribute to the project in any way possible.

401  
402 Mayor Taylor stated the City has asked for the school district's partnership in the creation of a  
403 CDA to facilitate redevelopment of areas of the City and the school board may wonder why the  
404 City is so hesitant to proceed with this project after asking for such a commitment relative to the  
405 CDA. Council Member Bailey stated he does not feel the two issues are related and the school  
406 district is not giving up any money by approving the City' CDA. He stated he is frustrated that  
407 the community does not have access to school resources, such as school gymnasiums, etc., free  
408 of cost.

409  
410 Council Member Satterthwaite stated he does not feel the City can rely upon the school or the  
411 PTA to contribute to the project. There was a general discussion about the makeup and capacity  
412 of the community council to potentially provide a financial contribution to the project. Council  
413 Member Bailey stated he would like to propose an amendment that the citizens or community  
414 council for the school contribute \$3,000 for the project. Council Member Satterthwaite stated he

415 would propose that the City proceed with completing the asphalt project and ask that the  
416 community contribute one dollar for every four dollars the City spends on the project; this would  
417 equate to 20 percent of the project cost. He stated he feels the right people have not been  
418 mobilized to complete the project. Council Member Swanson stated he likes the idea of the  
419 community contributing to the project, but he would prefer the City move forward with the  
420 project without requiring a defined contribution from the citizens.

421  
422 Mayor Taylor asked if there is a motion that could receive the consensus from the entire Council.

423  
424 **Council Member Bailey made an amended motion that the City fund the asphalt path**  
425 **project for the City owned 1,000 foot stretch on 2550 North with a request that the**  
426 **community, in good faith, contribute \$3,000 to the project. Council Member Satterthwaite**  
427 **seconded the motion.**

428  
429 There was a general discussion about the Council potentially considering a maximum cost for the  
430 project, with Mr. Chandler stating staff will be able to provide a solid bid to the Council prior to  
431 the required budget opening public hearing relative to the project; the public hearing will be  
432 scheduled for August 26, 2014.

433  
434 **Voting on the motion:**

435  
436 **Council Member Bailey** aye  
437 **Council Member Satterthwaite** aye  
438 **Council Member Stoker** aye  
439 **Council Member Swanson** aye

440  
441 **The motion passed unanimously.**

442  
443 Council Member Satterthwaite stated he would also like to discuss the process for addressing the  
444 speed limit of the road and he asked staff to conduct research to facilitate that discussion at the  
445 next Council meeting.

### 446 447 448 **3. DISCUSSION REGARDING THE CONSTRUCTION OF A DOG PARK**

449  
450 A memo from City Manager Chandler explained the proposed resolution creates a surcharge that  
451 will be added to the annual dog license fee. The surcharge amount can be added after your  
452 discussion. The following examples of annual revenue generated by a surcharge are based on  
453 1,500 dog licenses.

454	<u>Surcharge</u>	<u>Annual Revenue</u>
455	\$3.00	\$4,500.00
456	\$5.00	\$7,500.00
457	\$8.00	\$12,000.00
458	\$10.00	\$15,000.00

459 The City charges the following for animal licenses per year.

- 460
- Dog, Unneutered or Unspayed \$30.00

- 461 • Dog, Unneutered or Unspayed and Micro Chipped \$20.00
- 462 • Dog, Neutered or Spayed and Micro Chipped \$5.00
- 463 • Dog, Neutered or Spayed \$10.00
- 464 • New Dog, Part of Year (After July 1st) Unneutered or Unspayed \$15.00
- 465 • New Dog, Part of Year (After July 1st) Neutered or Spayed \$5.00

466 The City also charges \$2.00 for duplicate licenses and a \$15.00 late fee for dogs licensed after  
467 March 2. The surcharge will not affect these fees. The resolution also restricts the use of these  
468 funds for dog park construction. They can't be used for ongoing maintenance of the park.

469  
470 Mayor Taylor provided the public with a brief synopsis of the history of the request to construct  
471 a dog park, after which Dog Park Committee Chair Carol Campbell approached the Council and  
472 offered the proposal for the design and construction of the park forwarded by the committee.  
473 There was a focus on improvements to the fence surrounding the detention basin to make it dog-  
474 proof. The committee is also very interested in the canal that feeds the basin and they have met  
475 with the City's wastewater staff to address options for preventing access to the canal in order to  
476 avoid situations where a dog may get into the canal or head gate where a rescue would not be  
477 possible. She added culinary water is not immediately needed at the park and the main focus is  
478 making immediate improvements that would provide access to the park sooner rather than later.  
479 She focused on funding for the project and stated the committee would like for those using the  
480 park to pay for it via a surcharge on dog licensing fees. She then reviewed photos of the basin  
481 and identified the areas of the basin that need immediate improvements. She referenced other  
482 fundraising options for the park and stated she feels some residents would be interested in  
483 donating to the park, but she needs the go ahead from the Council so she can go to businesses  
484 and request sponsorships or cash donations. She indicated it may be necessary to phase the park  
485 and additional improvements, such as a water feature and exercise equipment, could be added in  
486 future phases. The idea of segregating small dogs from large dogs will also be addressed in the  
487 future due to the fact that no small dog owners have expressed an interest in participating with  
488 the construction of the park or suggested that the segregation area be an immediate improvement.  
489 She then briefly referenced the bids for the fencing, noting that they are not final bids; all fencing  
490 bids were higher than \$10,000. She concluded her only concern with spending money on the  
491 fencing and other park improvements at this time is the fact that the property could potentially be  
492 developed for commercial use in the future and she asked if the RDA would pay to relocate the  
493 improvements to another area once such development occurs. Mayor Taylor stated that would  
494 be his suggestion and such relocation would be funded by RDA or CDA monies.

495  
496 Council Member Bailey asked if it would be more appropriate to wait on moving forward with  
497 the dog park if there is the potential for commercial development in the area that would require  
498 the relocation of the basin and park. Mayor Taylor stated the idea that the basin may be needed  
499 for commercial development is a new concept and he is hopeful that a decision will be made  
500 regarding that concept soon, even before work begins on the dog park. Council Member Bailey  
501 stated he is also concerned that the dog park may abut a commercial zone. Mayor Taylor  
502 concurred and noted it is very likely that the basin will become part of a commercial  
503 development and it will be necessary to relocate it; he suggested that the Council consider  
504 creating a budget for the project with the understanding that a new location will be selected. He  
505 indicated this will give the committee the ability to solicit funding from businesses or citizens  
506 whilst waiting for the final location to be selected.

507  
508 Council Member Swanson stated he is very encouraged by the fact that those supporting the park  
509 are willing to secure private donations for the project. He has not heard any supporter of the  
510 project suggest that the City fund the park. He stated he is already aware of the possibility of  
511 certain dog associations being interested in renting the park for events like agility contests.  
512

513 Ms. Campbell inquired as to the timeline for making a decision regarding the commercial  
514 development of the basin; she indicated the committee is ready to proceed with the project.  
515 Mayor Taylor stated the Council will need to have more detailed discussions regarding the exact  
516 location of the park, but he would like for the Council to focus on the budget for the park at this  
517 time.  
518

519 There was a general discussion about the idea of segregating small dogs from large dogs, with  
520 Ms. Campbell indicating that all dogs will be welcome to use the park, but a small dog area will  
521 not be provided when the park is initially opened. Mayor Taylor added there are actually  
522 advantages to building a new detention basin with the dog park in mind; the City would fence the  
523 basin and it would not include a canal; this may free up some funding for fencing of a small dog  
524 area in the first phase of the project. Ms. Campbell asked that the record reflect that the  
525 committee is ready to proceed immediately and she urged the Council to make a decision as soon  
526 as possible.  
527

528  
529 **4. DISCUSSION AND/OR ACTION TO APPROVE A RESOLUTION INCREASING**  
530 **DOG LICENSE FEES FOR CONSTRUCTING A DOG PARK**  
531

532 Council Member Bailey noted that as he read through the proposed resolution he noticed that the  
533 monies raised through the dog license surcharge can only be used for construction and not  
534 ongoing maintenance. Mr. Chandler stated that is correct and that was his suggestion because he  
535 does not want the park to become dependent on the license surcharge for ongoing maintenance.  
536 Council Member Bailey asked how the maintenance will be funded. Mr. Chandler stated the  
537 only additional expense associated with the park is trash removal; the City is already mowing the  
538 grass, etc. at the current basin. Council Member Swanson stated those that have participated on  
539 the committee have offered to volunteer and donate their time on a regular basis to clean and  
540 maintain the park and the facilities located there.  
541

542 Mr. Chandler stated the proposed resolution amends the consolidated fee schedule, which is  
543 considered by the Council each year during the budget process; the Council can make changes to  
544 the proposed surcharge at any time in the future when deemed necessary. Mr. Chandler noted  
545 the dog license renewal period is not until next March, but the important thing to consider is that  
546 it is in the current fiscal year.  
547

548 Council Member Satterthwaite stated he believes a \$5.00 surcharge is sufficient. Mayor Taylor  
549 agreed and noted that he feels the project may be a good candidate for recreation, arts, museum,  
550 and parks (RAMP) grant funding.  
551

552 **COUNCIL MEMBER Satterthwaite motioned to approve Resolution 13-2014 by adding a**  
553 **dog license surcharge fee of \$5.00 for constructing a dog park and that the resolution**  
554 **become effective immediately. Council Member Stoker seconded the motion.**  
555

556 **Voting on the motion:**  
557

558 **Council Member Bailey aye**  
559 **Council Member Satterthwaite aye**  
560 **Council Member Stoker aye**  
561 **Council Member Swanson aye**  
562

563 **The motion passed unanimously**  
564  
565

566 **5. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE ANNEXING**  
567 **0.274 ACRES LOCATED AT APPROXIMATELY 860 E. 2100 N. PETITIONERS**  
568 **LYMAN C. AND LONNIE C. BARKER**  
569

570 A staff memo from City Recorder Spendlove explained the Ordinance is coming back to the  
571 Council for review as updates have been made to the legal description of the property being  
572 annexed. The changes that were made are marked in red on the attached Ordinance.  
573

574 Ms. Spendlove reviewed her staff memo.  
575  
576

577 **COUNCIL MEMBER Bailey motioned to approve Ordinance 2014-17 annexing 0.274**  
578 **acres located at approximately 860 E. 2100 N., Petitioner Lyman C. and Lonnie C. Barker.**  
579 **Council Member Stoker seconded the motion.**  
580

581 **Voting on the motion:**  
582

583 **Council Member Bailey aye**  
584 **Council Member Satterthwaite aye**  
585 **Council Member Stoker aye**  
586 **Council Member Swanson aye**  
587

588 **The motion passed unanimously.**  
589  
590

591 **6. DISCUSSION AND/OR ACTION TO CONSIDER AN AGREEMENT BETWEEN**  
592 **GRACE R. HANCOCK AND BRENT H. GRIFFITHS AND NORTH OGDEN CITY**  
593

594 A staff memo from City Planner Scott explained when the City Council is acting in a legislative  
595 capacity as the land use authority the City Council has wide discretion. Examples of legislative  
596 actions are general plan, annexations, zoning map, and land use text amendments. Legislative  
597 actions require that the Planning Commission give a recommendation to the City Council.

598 Typically the criteria for making a decision, related to a legislative matter, require compatibility  
599 with the general plan and existing codes. The applicant is requesting that the property located at  
600 1850 North Washington Boulevard be annexed and be zoned Commercial Zone C2. The North  
601 Ogden General Plan map calls for the property to be annexed into North Ogden City and the  
602 zoning along Washington Boulevard to be commercial. The single family residence will be non-  
603 conforming. The property is on the west side of Washington Boulevard. The property is  
604 currently being used as a vacant commercial building and single family residence. The Planning  
605 Commission approved the site plan for the commercial business on April 2, 2014 under authority  
606 of an Interlocal Agreement with Weber County. This property has some unique circumstances  
607 regarding culinary and secondary water. Relative to culinary water, the house on the property is  
608 currently being served with a well. The Sacco's building has water service from Bona Vista  
609 Water District. City water lines will be available as adjoining properties develop and city water  
610 lines are extended. This property will need to de-annex from Bona Vista Water District. The  
611 attached agreement recognizes these unique circumstances and does not require connection to  
612 city water until Grace Hancock no longer occupies her residence and water is available. The  
613 subsequent owner will have 180 days to make a connection and pay all applicable fees. Relative  
614 to secondary water, the residence currently uses well water to water the landscaping. The  
615 Sacco's building is using culinary water to water their landscaping. City ordinance requires that  
616 irrigation systems be provided to landscaping using a timer. The property owner has made a  
617 request that a timed irrigation system not be required until secondary water is available. This  
618 request is a policy issue for the City Council. The following information from the General Plan is  
619 shared to assist in this decision. The General Plan calls for "All development in the community  
620 should be built on land suitable for the Intended use" Additionally, "New commercial and other  
621 business development will enhance the community when meeting the objective of the General  
622 Plan. An improved standard of function, quality, and appearance is expected by the citizens. (2)  
623 Implementation Goal: Existing Commercial development should be required to upgrade their  
624 properties to improve appearance and functioning."  
625 The General Plan has identified the upgrading of existing facilities as a goal. The Planning  
626 Commission approved a site plan that balanced the existing design of the Sacco's building with  
627 current city standards. The site plan approved landscaping has been installed. The remaining  
628 question is how to ensure that the landscaping is maintained. Sacco's has been using the existing  
629 culinary water in the building and hand watering the landscaping. The landscaping is being  
630 maintained.

631

632 The memo provided the following summary of City Council considerations:

633

634

635

636

637

638

639

640

641

642

643

- Is the proposal consistent with the General Plan?
- How far does the City Council want to go in requiring annexing properties to be brought up to North Ogden City standards?
- How does the proposal relate to the Zoning and Land-Use Policy for evaluating zoning requests?
- Does the proposal meet the North Ogden Zoning ordinance standards?
- Is the water service agreement acceptable to the City Council?

The Planning Commission considered this item at their April 16, 2014 meeting. The Planning Commission voted unanimously to recommend that the City Council annex and rezone this property to C-2 finding that the application is consistent with the North Ogden General Plan, i.e.,

644 the property is within the City annexation policy and C-2 zoning is appropriate. The Planning  
645 Commission did not address the most recent request regarding culinary and water service. The  
646 City Council will need to determine if the provisions contained in the agreement are acceptable.  
647

648 Ms. Spendlove and Mr. Scott reviewed the staff memo and the process for annexing a property  
649 into the City.  
650

651 Council Member Bailey asked if the City is covered legally by the recommended agreement.  
652 Mr. Scott answered yes and noted he feels the Planning Commission did a good job in reaching  
653 this conclusion to deal with a unique situation.  
654

655 Mayor Taylor asked if there is any way to ensure future owners will be informed of the  
656 agreement and the water situation. Ms. Spendlove stated that she believes the water situation  
657 will be disclosed on the plat and the recorded agreement. There was a general discussion  
658 regarding the fact that water connections will likely be required when future development occurs  
659 on the surrounding property. Council Member Bailey stated he would like to be specific about  
660 when the water connections will be required to be made in the future. Mr. Call stated that a  
661 general rule is that water connections should be required when a water line is in the street in front  
662 of a building for which the connection would be made. He suggested the agreement be amended  
663 to indicate that the owner of the property not be required to make a connection to the City's  
664 water system until water infrastructure reaches the property line.  
665

666 Rick Hancock, 649 East 1700 North, stated that at the point of his mother's death or when she no  
667 longer owns the home the person seeking to purchase the property has a first right of refusal to  
668 purchase the remaining 16 acres surrounding his mother's home. He stated that is when  
669 development will begin and when water will be made available to the home. He stated at this  
670 point in time his mother and Sacco's do not have the finances to install water infrastructure and  
671 his objective was to not incur any additional costs at this time and, instead, allow the future  
672 developer of the property to pay for the improvements.  
673

674 **COUNCIL MEMBER Bailey motioned to approve Agreement A18-2014. Council Member**  
675 **Swanson seconded the motion.**  
676

677 **Voting on the motion:**  
678

679 **Council Member Bailey**                    **aye**  
680 **Council Member Satterthwaite**       **aye**  
681 **Council Member Stoker**               **aye**  
682 **Council Member Swanson**            **aye**  
683

684 **The motion passed unanimously.**  
685  
686

687 **7. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE ANNEXING**  
688 **1.560 ACRES LOCATED AT APPROXIMATELY 1853 WASHINGTON BLVD.**  
689 **PETITIONERS GRACE R. HANCOCK AND BRENT H. GRIFFITHS**  
690

691 **COUNCIL MEMBER Swanson motioned to approve Ordinance 2014-18 annexing 1.560**  
692 **acres located at approximately 1853 Washington Boulevard, Petitioners Grace R. Hancock**  
693 **and Brent H. Griffiths. Council Member Bailey seconded the motion.**

694  
695 **Voting on the motion:**

696  
697 **Council Member Bailey aye**  
698 **Council Member Satterthwaite aye**  
699 **Council Member Stoker aye**  
700 **Council Member Swanson aye**

701  
702 **The motion passed unanimously.**

703  
704  
705 **8. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE TO MAKE**  
706 **AMENDMENTS TO TITLE 11 OF THE NORTH OGDEN ZONING REGULATIONS**  
707 **TO ADD REQUIREMENTS FOR SHORT TERM LENDERS**

708  
709 A staff memo from City Planner Scott explained when the Planning Commission is acting in as a  
710 recommending body to the City Council, it is acting in a legislative capacity and has wide  
711 discretion. Examples of legislative actions are general plan, zoning map, and land use text  
712 amendments. Legislative actions require that the Planning Commission give a recommendation  
713 to the City Council. Typically the criteria for making a decision related to a legislative matter  
714 requires compatibility with the general plan and existing codes. On July 8, 2014 the City Council  
715 held a public hearing on an ordinance establishing standards for title loan companies. The City  
716 Council continued this item to August 12, 2014 in order to address four issues:

- 717 • Street Location. The City Council desired to limit title loan companies to Washington  
718 Boulevard in addition to the specific zones. Staff has added a provision that  
719 Washington Boulevard is the only street where title loan businesses will be allowed.
- 720 • Maximum Number. Staff was asked to compare the number of title loan businesses  
721 allowed under the draft ordinance comparing it to the Ogden formula. Ogden City's  
722 ordinance has a maximum of 15 title loan companies with a population of 83,793  
723 which translates into 1 title loan company per 5,586 people. Ogden City has 22 title  
724 loan companies. North Ogden has a population of 17,357 and using the 5,586 number  
725 would allow a total of 3 title loan companies.

726 The Ogden City maximum number came from a negotiation with the Utah Consumer Lending  
727 Association and was agreed to as long as the existing businesses were allowed to remain. The  
728 planning commission discussed the potential for establishing a maximum number of allowed title  
729 loan businesses. Our legal counsel advised not to include a maximum number of title loan  
730 businesses. Staff has created a map demonstrating the potential for other title loan companies  
731 based upon the draft separation standards. If each new business was exactly located at the  
732 minimum separation standard there could be a total of 5. It is highly unlikely that they would be  
733 spaced so this could happen.

734  
735 The third request was to expand the onsite notice sign to include the amount of interest that these  
736 lending companies are charging. Staff has inserted this in the notice language. Lastly, Staff was



737 requested to research if there is any relationship between pawn shops and title loan companies.  
738 North Ogden City does not allow pawn shops in the city. There are no state standards for pawn  
739 shops that lend themselves to transferring to title loan companies.  
740

741 The following extracts from the General Plan apply to this consideration.

742 Commercial Development

743 North Ogden's goals and policies concerning commercial developments address the aesthetics  
744 and location of commercial developments. The desire of City officials is to provide an attractive,  
745 pleasing environment in which to shop or work within a commercial core. Enough vacant  
746 property exists in North Ogden to accommodate future commercial growth. In order to function  
747 efficiently, proposed commercial developments should be evaluated for adequate internal  
748 circulation for automobiles and pedestrians with limited access points to the major streets serving  
749 the developments.

750 The focus of commercial development in North Ogden should be to provide services that support  
751 the resident population of the City and adjacent areas. Regional commercial centers would be  
752 inconsistent with citizen desires and the direction of this Plan. '

753 Commercial Development

754 New commercial and other business development will enhance the community when meeting the  
755 objectives of the General Plan. An improved standard of function, quality, and appearance is  
756 expected by the citizens.

757 The memo offered the following summary of City Council considerations.

- 758 • Is the proposed amendment consistent with the North Ogden City General Plan?
- 759 • Does the proposed use meet the requirements of the applicable City Ordinances?
- 760 • Are the new ordinance standards appropriate?

761

762 The Planning Commission recommends the City Council adopt the title loan ordinance.

763

764 Mr. Scott reviewed his staff memo with a focus on the number of title loan companies that would  
765 be permitted in the City if the ordinance were approved.  
766

767 Council Member Bailey stated he would like to discuss the idea behind limiting the number of  
768 payday lending institutions that will be permitted in North Ogden. City Attorney Call stated the  
769 City Council needs to offer a reasonable basis for limiting the number of such institutions; he  
770 feels the City would be safer to rely upon distance requirements associated with the land use  
771 rather than specify a certain number in the ordinance. Mr. Scott reviewed a map that highlights  
772 the distance requirements associated with the land use and identified the areas in the City in  
773 which institutions could potentially locate; the maximum amount that could be approved in the  
774 City is five according to the distance requirements. Council Member Bailey indicated one  
775 lending institution is too many. Mr. Call stated it is wise to rely upon formulas used in other  
776 cities in order to avoid liability; the Council could limit the number of lending institutions to  
777 three based upon the formula used in Ogden City. There was a general discussion about  
778 formulas used in other cities as well as the distance requirements defined in Utah State Code.  
779 Mr. Scott indicated he has not received inquiries from additional payday lending institutions  
780 interested in locating in North Ogden.  
781

782 Council Member Bailey stated he would like to use the formula used in Ogden City to limit the  
783 number of payday lenders allowed in the City to three. Mr. Scott stated Ogden City's formula is  
784 not based upon population; rather the number of institutions allowed in Ogden City is determined  
785 by distance requirements. The Council discussed a feasible way to include a limitation in the  
786 proposed ordinance, with a continued focus on the map provided by staff. Mr. Kerr noted that  
787 based upon the distance requirements it is very unlikely that there will ever be more than three  
788 payday loan institutions in the City along Washington Boulevard.  
789

790 Mr. Scott then summarized the additional changes to the proposed ordinance since it was last  
791 reviewed by the Council, with a focus on the required changes to be made to signage within a  
792 payday lending institution relative to interest rates. There was a general discussion regarding  
793 enforcement, with the Council indicating they would like additional changes to the signage that  
794 includes a translation of the APR that would have been charged for the same loan through a  
795 traditional lending institution. Mr. Scott then referenced a past discussion where the Council  
796 directed staff to investigate the relationship between payday lending institutions and pawn shops  
797 and noted the City's ordinance does not permit pawn shops in the City. After a short discussion  
798 regarding permitted uses with a focus on pawn shops, Mr. Scott concluded the Planning  
799 Commission has recommended the City Council adopt the proposed ordinance.  
800

801 **Council Member Satterthwaite motioned to approve Ordinance 2014-19 to make**  
802 **amendments to Title 11 of the North Ogden Zoning Regulations to add requirements for**  
803 **short term lenders. Council Member Bailey seconded the motion.**  
804

805 **Voting on the motion:**  
806

807 **Council Member Bailey** aye  
808 **Council Member Satterthwaite** aye  
809 **Council Member Stoker** aye  
810 **Council Member Swanson** aye  
811

812 **The motion passed unanimously.**  
813  
814

815 **9. DISCUSSION AND/OR ACTION TO ACCEPT AN ANNEXATION PETITION FROM**  
816 **THE CEVERING FAMILY PROPERTIES LLC FOR PROPERTY LOCATED AT**  
817 **1700 NORTH WASHINGTON BLVD. 0.121 ACRES**  
818

819 A staff memo from City Recorder Spendlove explained Cevering Family Properties, LLC  
820 submitted an application (Exhibit D) petitioning for annexation for 0.121 acres located at 1700  
821 North Washington Blvd., North Ogden, Utah. The annexation process requires the City Council  
822 to accept the petition for annexation so that we can start the process. Weber County Surveyor has  
823 reviewed the annexation plat map and made some minor changes (Exhibit A) and those were  
824 corrected on (Exhibit B). This piece of property is within North Ogden City Annexation  
825 Declaration Policy. The petitioner is requesting a C2 (Commercial Zone) which the Planning  
826 Commission will give a recommendation to the Council at a later date. It is my recommendation  
827 that you accept the petition to start the annexation process.  
828

829 Ms. Spendlove reviewed her staff memo and reviewed a map to identify the location of the  
830 subject property, which is needed to provide a sufficient right-of-way for the extension of 1700  
831 North.

832  
833 **Council Member Satterthwaite motioned to accept an annexation petition from the**  
834 **Cevering Family Properties, LLC for property located at 1700 North Washington**  
835 **Boulevard, 0.121 acres. Council Member Stoker seconded the motion.**

836  
837 **Voting on the motion:**

838  
839 **Council Member Bailey aye**  
840 **Council Member Satterthwaite aye**  
841 **Council Member Stoker aye**  
842 **Council Member Swanson aye**

843  
844 **The motion passed unanimously.**

845  
846  
847 **10. DISCUSSION AND/OR ACTION TO CONSIDER A PAY BACK AND PROPERTY**  
848 **EXCHANGE AGREEMENT WITH KARMEN SANONE**

849  
850 Mr. Chandler noted this item was added to the agenda in the hopes that he would have an  
851 opportunity to meet with Ms. Sanone prior to tonight's meeting; that was not possible and he was  
852 not able to schedule a meeting with her until Thursday. He reviewed the options available to the  
853 Council this evening, noting they could adopt the agreement, adopt the agreement subject to Ms.  
854 Sanone's approval, or table consideration of the agreement until his meeting has occurred. He  
855 briefly reviewed the provisions of the agreement and the exhibits of the agreement, which are  
856 essentially a plat and map of the property in question.

857  
858 Council Member Swanson stated he is most interested in options that will prevent further delay  
859 for the Public Works Facility project. Mr. Call stated he would prefer to discuss such options in  
860 a closed session as they could potentially lead to litigation.

861  
862 Mr. Chandler concluded he would recommend the Council approve the agreement subject to Ms.  
863 Sanone accepting the terms so that if she does accept the terms it will not be necessary to hold a  
864 special meeting to consider this issue further.

865  
866 **Council Member Stoker motioned to adopt Resolution 14-2014 approving entry into a**  
867 **payback and property exchange agreement with Karmen Sanone subject to Ms. Sanone's**  
868 **acceptance of the agreement. Council Member Swanson seconded the motion.**

869  
870 **Voting on the motion:**

871  
872 **Council Member Bailey aye**  
873 **Council Member Satterthwaite aye**

874 Council Member Stoker aye  
875 Council Member Swanson aye

876  
877 The motion passed unanimously.

878  
879  
880 **11. PUBLIC COMMENTS**

881  
882 There were no public comments.

883  
884  
885 **12. CITY COUNCIL, MAYOR, AND STAFF COMMENTS**

886  
887 Council Member Swanson asked that the Police Department pay close attention to school speed zones and  
888 aggressively site those speeding through such zones.

889  
890 Council Member Bailey referenced the City's business license renewal process and a suggestion that all  
891 business licensees comply with all City zoning codes, but he wondered if that is a condition of approval of  
892 the business license. Mr. Call stated staff can add language to the administrative licensing application to  
893 indicate the applicant must agree to comply with all zoning codes.

894  
895 Council Member Bailey then noted there is a resident that mows the weeds on both sides of Lomond View  
896 Drive; it is City property and he is performing the work at his own expense. He stated there is concrete  
897 material left in the area that is making it impossible for the resident to continue providing the service he  
898 has been providing and he asked that the City require the contractor to remove the construction debris.

899  
900 Council Member Swanson stated he would like to discuss the City's temporary business regulations  
901 because he is upset by the fact that someone with a tent or awning can set up business directly across from  
902 a brick and mortar business that has made a financial investment in the City and followed all City  
903 licensing requirements. Mayor Taylor stated that issue will be discussed in an upcoming work session  
904 meeting.

905  
906  
907 **13. ADJOURNMENT**

908  
909 Council Member Satterthwaite motioned to adjourn. Council Member Swanson seconded  
910 the motion.

911  
912 **Voting on the motion:**

913  
914 Council Member Bailey aye  
915 Council Member Satterthwaite aye  
916 Council Member Stoker aye  
917 Council Member Swanson aye

918  
919 The motion passed unanimously.

920  
921  
922 **The meeting adjourned at 10:40 p.m.**  
923  
924  
925  
926 \_\_\_\_\_  
927 Brent Taylor, Mayor  
928  
929  
930 \_\_\_\_\_  
931 S. Annette Spendlove, MMC  
932 City Recorder  
933  
934 \_\_\_\_\_  
935 Date Approved

NOT APPROVED