

NORTH OGDEN CITY COUNCIL MEETING

May 13, 2014

The North Ogden City Council convened in an open meeting on May 13, 2014 at 6:30 p.m. in the North Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and agenda of the meeting was delivered to each member of the City Council, posted on the bulletin board at the municipal office and posted to the Utah State Website on March 20, 2014. Notice of the annual meeting schedule was published in the Standard-Examiner on January 24, 2014.

PRESENT:	Brent Taylor	Mayor
	Kent Bailey	Council Member
	Lynn Satterthwaite	Council Member
	Cheryl Stoker	Council Member
	James Urry	Council Member
STAFF PRESENT:	Ronald F. Chandler	City Manager
	S. Annette Spendlove	City Recorder/ H.R. Director
	Jon Call	City Attorney
VISITORS:	Phillip Swanson	Don Brown
	Joan Brown	Byron Strawn
	Steve Prisbrey	Erica Prisbrey
	Colby Snyder	Bruce Christensen
	Lee Ann Christensen	North Ogden Youth Council
	C. Dale Randall	Christian George
	Lisa Roskelley	Suzanne Robinson
	Jim Flint	Gordon Robson
	Rachel Trotter	Lynda Pipkin
	Dale Anderson	Julie Anderson
	Josh Nichols	Steve Rasmussen
	Joe Horne	Kylee Horne
	Justin Fawson	John Hansen
	Keanu Palav	William Kowalewski
	Yvette Palan	Brenda Kowalewski
	Linda Protzman	Grant Protzman

Mayor Taylor welcomed those in attendance.

City Attorney Jon Call offered the invocation and led the audience in the Pledge of Allegiance.

AGENDA

1. PUBLIC COMMENTS

Byron Strong, 3435 N. 825 E., referenced the entrance to the development that included McDonalds and Lees; he appreciates the City regulating traffic in that area, but he does not believe motorists should be ticketed for illegal activity when using that entrance until the area has been marked more clearly indicating the permitted traffic patterns in the area. He offered a suggestion for how to divide the entrance lane and painting directional arrows on the ground to assist motorists. He stated many people that are getting pulled over and issued citations do not even know they are breaking the law; the money generated by those tickets could be used to make the improvements to the entrance.

William Kowalewski, 2979 N. 1315 E., stated that he would like a Lacrosse field for home games in North Ogden. He stated that he would like to have a field to practice on and to have a home field advantage. He stated that they currently travel to Syracuse and Brigham City for home games, which is pretty far from North Ogden. He stated that having a home field would give North Ogden another sport for kids in the area to play and it would benefit the City.

Josh Nichols, 993 W. 3300 N., stated Lacrosse is one of the fastest growing sports and has the most scholarships available. He stated that it is important for kids this age to start developing in this sport right now. He feels like they are doing a great job and that they have a lot of support. He stated that all the pieces are in place right now, Coach Holland at Weber High is doing a great job. They are teaching the fundamentals to the youth so they can be competitive when they are older. He hopes the City can recognize a need for this and back it as well.

Keanu Palav, 223 N. Polk Avenue, stated there is an entire Lacrosse community that includes kids in third grade all the way up through High School. He stated they always need fields to practice at. He stated that they all need a field, it's not just serving one team, and it's serving an entire community. He stated that they will help as much as they can to raise funding for the field, but they also need help from the City Council. He stated that it would be greatly appreciated if they could help them get started.

Julie Anderson, 940 E. 2600 N., President of the Weber Junior Lacrosse program, asked all of the boys and girls that play Lacrosse to stand to be recognized. She stated to the Mayor, City Council, and other City administrators, that this is the face of Lacrosse and they do not have a field to practice or play on. She stated they come here tonight to ask for support to build a Lacrosse facility where they can invite others to come play on North Ogden turf rather than playing on their turf. She stated that the property in question that she hopes they approve tonight does a great job of growing weeds and dirt piles. She states that each of these kids see so much more, they see a field where they can hone their skills, play their games, and show others how their City supports a sport they love. She stated that they would really like the Council's support. She stated that the coaches and the children will do their part and she asks that the City do theirs and give Lacrosse their support tonight to move forward to make a dream a reality.

Steve and Chris Lemon, 3322 N. 900 E., and daughter Anna. Ms. Lemon stated that her family has been very involved in Lacrosse for the past eight years and they have used facilities in Farr West for their home field, but Farr West plans to start their own program soon and the facility

will no longer be available to North Ogden. She stated she has spoken with North Ogden representatives about using parks in the City and she has been told they are dedicated entirely to soccer. There is a whole community that has interests in sports besides soccer and they should be welcomed, wanted, and have an opportunity to be on a team. She asked that the Council give full consideration to providing an opportunity for Lacrosse to be played in North Ogden. Anna then relayed her experience with Lacrosse over the past eight years and stated it is the fastest growing sport in the entire nation and eventually the City will need to accommodate it; now is the time to do it and the City has the space to make it happen now. The sport has done so many great things for so many kids and if they are not afforded a space to play it will fail. Mr. Lemon added that all sports are good at developing youth, Lacrosse included. The youth need a venue to continue to participate in Lacrosse and continue to grow and develop. Ms. Lemon added that Weber High School found a space for boys Lacrosse, but the field does not accommodate girls Lacrosse and if the City does choose to build a Lacrosse facility it would be nice to consult with the Lacrosse community to ensure the fields are adequate for both boys and girls teams.

David Burt, 4457 N. 900 W., Pleasant View, stated his children have played Lacrosse for years and it has always been a challenge to find a facility for his kids to play. He reiterated Lacrosse is the fastest growing sport in the nation.

Colby Snyder, 2091 N. 550 W., Harrisville, stated he started playing Lacrosse in high school and he is now a coach at Roy High School; he stated it is important to understand what a Lacrosse complex can do for the local Lacrosse players as well as the community; it is important to have a home field and a beautiful facility could accommodate tournaments, which would create an economic benefit for the City. Having a home field is a confidence builder for the players; this is a tight knit community and he is very supportive of the construction of a field that will benefit the players in the entire region.

Jeremy Morton, 170 N. Harrison, Ogden, stated that he wanted to emphasize the draw the field would have; it would bring many visitors to North Ogden and would create a great economic benefit.

Leeann Shepherd, 443 E. 3650 N., stated she is hoping the Council is gaining an understanding of how important a Lacrosse field is to the community; the girls Lacrosse has never had a home field in North Ogden and the boys junior league only recently found a home field at Oaklawn Park. She relayed a personal experience she had with the City where she was turned away from Oaklawn last year during the playoffs during which a home field advantage would have been a boon to the team; they ultimately played at Weber County Fairgrounds and the costs for the use of that field were much higher than they would have been at Oaklawn. The Lacrosse players have felt so bad about being turned away from the local facilities.

Dale Anderson, 940 E. 2600 N., stated he and his wife have overseen the North Ogden Junior Posse for several years and they are also very involved in Lacrosse; they have dedicated their lives to children's programs because they believe so strongly in the benefit they provide. In researching youth that go astray and find themselves on the wrong side of the law, it can cost between \$35,000 and \$60,000 to house an inmate at the prison; there is an economic benefit to

saving people from encountering those problems. He stated there is a vacant piece of ground near the posse grounds that is essentially a garbage dump and it is a beautiful location that could become a gem to the City. He is confident the Lacrosse community will do its part to help raise funds to construct the facility.

Jeff Pendergast, 3431 N. 875 E., stated he met with the Mayor during his campaign and they spoke about a Lacrosse field at that time. He has been involved in Lacrosse his entire life and it is a great sport with great participants and great supporters. He is passionate about the sport and the development of the youth. He spoke about a few players that he has been familiar with, including both of his own children, and stated they are great players and great people. There are a few things that are holding people back from playing the sport: the first is player awareness and the proposed field would provide more awareness of the availability of Lacrosse in the community. Second is lack of coaches and a home field will encourage people to coach. Third is field availability. It is necessary to provide an isolated Lacrosse facility to accommodate games and practices in order to provide safety to players and spectators alike. He asked that the Council vote to provide a Lacrosse facility and to move forward with the project as soon as possible.

Dale Potter, 658 E. 3525 N., stated he is a goalie for the Weber High Lacrosse team. He wanted to reiterate a few things that have been said tonight; mainly the safety of spectators and others using the park where a Lacrosse team is practicing. He stated Lacrosse players have found somewhere that they fit in and it keeps them in line and helps develop them personally.

Katelyn Snow, 220 N. 450 E., stated Lacrosse has put her life on the right track and has given her confidence and the drive to do something with her life.

Leah Becker, 3385 N. 900 E., stated she just graduated from Weber High School and played on the Lacrosse team; it made her feel like she was part of a family and she will be friends with the people she played with for the rest of her life. It has also given her a drive that she will carry with her for the rest of her life. All Lacrosse players are insured by a national association and that will not cost the City any additional money. The complex would help the community so much.

Vaughan Heaton, 360 W. 3925 N., Pleasant View, stated four years ago he was coaching his son's soccer team and he decided to let them play Lacrosse and he has been coaching ever since. His daughter has played on the girls team as well and he has loved what the sport has done for his kids and for him. He extended an invitation to the Council to attend a game tomorrow at Barker Park.

Boston Preisler, 3033 N. 425 E., stated the local field would get more people involved in Lacrosse, which will improve the local programs so that they can compete with teams in other areas like Salt Lake City.

Brenda Kowalewski, 2987 N. 3250 E., stated she has had the privilege of coaching the boys and girls teams; it has been difficult to grow the girls' teams because there is no local place for them to play. She appealed to the Council based on the economic development factor that the City

will experience if they are available to host Lacrosse games and tournaments. She asked that the Council vote yes on providing a Lacrosse facility for the City.

6. YOUTH COUNCIL REPORT

Youth Council Mayor Harris provided the Council with a report regarding the actions of the Youth Council over the past year; she referenced the groups participation in the Kiwanis breakfast on the Fourth of July, participation in the Cherry Days parade and celebration, roadside cleaning with the Kiwanis club in October, organization of the Turkey Trot in November, working in the Santa House in December, participation in the 2014 legislative session in January, and attendance at leadership training in March. She thanked the Mayor and City Council for their support.

Council member Bailey asked that all members of the Youth Council present stand and be recognized. Each of them said their name for the record. The Youth Council received a round of applause.

Mayor Taylor recognized the outgoing Youth Council advisor, Marilyn Harris, who has served in the capacity for the past nine years. She has touched so many lives and done so much for the entire City. He presented her with a gift and flowers from the City. Ms. Harris stated it has been so fun for her to participate with the Youth Council and she has been grateful for the City's support.

2. PRESENTATION TO FORMER COUNCIL MEMBER FAWSON

Mayor Taylor stated former Council member Fawson's family was not able to attend the meeting this evening and for that reason the presentation to Mr. Fawson will be delayed to a future meeting.

3. DISCUSSION REGARDING A LACROSSE FIELD

Mayor Taylor stated this is a new item for the Council and he simply wanted to have discussion regarding the proposal to construct a Lacrosse facility before adding an item to a future agenda for formal action. He provided a brief history of the development of this agenda item, with a focus on the availability of a vacant piece of ground near the gravel pit and the City will have a large amount of fill dirt and top soil available during the construction of the Public Works Facility that could be used to level a space for a field on the ground. City Administration has met with representatives of the Lacrosse community and made a decision to bring the issue to the Council for deliberation. He reviewed data regarding participation in Lacrosse programs in the area and offered a comparison of participation rates in other sports, such as soccer. He also referenced other dedicated Lacrosse fields in the region as well as other parks where Lacrosse games, not practice, are permitted. A facility to potentially be constructed in North Ogden would be a public park open to the entire community and not just Lacrosse teams. He stated there has been consideration to dedicating a detention basin to Lacrosse and he referenced the two largest detention basins in the City, noting one is not large enough to accommodate a regulation Lacrosse field and the other regularly has standing water as well as a lack of parking area. He

stated City Administration initially told the Lacrosse community that the City is not in the position to fund the construction of a park and the parents and players committed to assist in fundraising efforts for the project. He identified other potential funding sources, including impact fee revenues, capital improvement project funding, RAMP grant funds, and cell tower lease revenues. He also reviewed the potential actions the Council could take, including denial of the request, denial with addition of the project to a future project list, approval with no public funding until fundraising goals are met, or approval and funding of the project based on a specified budget amount. He briefly reviewed the list of existing parks in the City and noted a Lacrosse park is included in the City's 1997 Master Plan.

Parks and Recreation Director Staheli then provided the Council with information regarding the potential cost to construct a Lacrosse field at the location near the gravel pit referenced by Mayor Taylor. She focused on the various utility connection costs for the property, impact fees, irrigation equipment and installation, laser grading of the field to provide proper drainage, compost, top soil, fencing, and seeding or sodding the field. The total cost of the park with the hydro-seeding option would be \$69,600 and the total cost of the park with the sodding option would be \$89,231. Some of these costs could be decreased by the use of volunteers or in-house services.

Council member Bailey inquired as to the potential operational costs associated with the field once it is constructed. Ms. Staheli stated she does not have an actual cost, but she noted it will take approximately five man hours per week to mow the field and the City will also be responsibility for the cost for irrigation water.

Council member Satterthwaite asked if there would be additional space for other Lacrosse groups at the park. Mayor Taylor stated he anticipates there would be enough teams to occupy all fields at the proposed location throughout the entire Lacrosse season; the rest of the year the park would be available to other sports. A parent in attendance stated each team would use a field for two hours each day, five days per week and the sport runs nearly year-round between the girls and boys club.

Council member Urry stated staff has indicated that they allow Lacrosse games at Oaklawn Park, but not practice because of the damage that it causes to the park. He stated that leads him to believe that there will be damage to a park no matter where Lacrosse practices and games are permitted. Ms. Staheli stated that is correct, but if a new park were constructed specifically for Lacrosse, it would be possible to select a type of grass that would be better at withstanding the kind of traffic associated with Lacrosse. Council member Urry stated those costs would need to be factored into the operational costs for the facility.

Council member Bailey inquired as to how Lacrosse is different relative to the damage it causes to the field when compared to football or soccer. Ms. Staheli stated she is not sure of the reason for the excess damage, but constant Lacrosse activity essentially turns a field into a 'muddy mess', mainly due to the fact that the sport is played during the spring season when the ground is wet as well as the manner in which the game is played. A parent noted Lacrosse players wear cleats just like soccer players, but Lacrosse players are constantly moving, especially near the goal. He agreed that the wet spring conditions contribute to field damage. There was a brief

discussion regarding the type of grass seed that is included in the estimate for the park as well as the appropriate leveling of the field that would assist in proper drainage of the field. There was also a discussion regarding the ability for the park to accommodate other sports and clubs that may also assist in fundraising for the facility. Council member Urry stated the proposal is to build the park expressly for Lacrosse and Lacrosse teams would have first priority for reservation of the park; when not in use by Lacrosse the park could be used by other teams or for other activities.

Council member Urry referenced the economic benefit the park could provide and he asked the cost that a team would typically pay to play in a tournament and the portion of that cost that is dedicated to the sponsoring organization. Ms. Kowalewski stated that each team pays a fee and individual players also pay a fee; the team fee ranges from \$500 to \$1,500. Council member Urry inquired as to the number of teams that participate in a tournament. Ms. Kowalewski stated it depends on the number of fields available, but North Ogden could partner with Pleasant View and Harrisville to increase the number of fields to a point that a local tournament could accommodate a minimum of 30 teams. Each team has about 20 players and they travel to the tournament with their parents, all of which contribute to the local economy while in town. There was then a brief review of the costs associated with Lacrosse participation. Council member Urry stated that the argument is that sports build character, but there are many things that build character and he wondered how much money the City should be considering dedicating to an activity based on the fact that it builds character. He stated that it is important for the Council to weigh needs and wants and be fiscally responsible. He stated he wants to be fair to everyone and he referenced the earlier comment about a Lacrosse team being refused access to a park for practice; he asked how that came about. Ms. Staheli stated that in the City's agreement with Lacrosse they have permission to use the parks for games as deemed appropriate by the City's Parks Supervisor. She stated that access to the park was denied based on the condition of a field following heavy rains.

Council member Stoker stated that one activity does not fit everyone and that has always been the case; children have diverse interests and children should not be told no when it comes to an activity that gives them something to do and prevents them from participation in negative activities. She stated she does not believe the City should pay the entire amount for the project, but can contribute after seeing how much the parents and players are able to raise after a fundraising effort.

Council member Bailey stated that he is trying to understand the size of the Lacrosse community and how many people this field will serve; documentation references 113 boys and 30-40 girls and he asked if that is all that would be using the facility. Mayor Taylor stated that is the number of children in North Ogden, but the facility would serve the entire region. Ms. Anderson referenced the number of leagues and teams, noting participation fluctuates from year to year. There are at least 150 boys in the junior league, but she cannot address the number of kids in the high school level. An additional parent stated there are at least 40 players in the high school varsity program, but through the State of Utah there are at least 10,000 youth players. He also referenced competition Lacrosse teams that would be part of the overall community. Council member Bailey stated he is trying to determine the total number of youth that would be served by the proposed Lacrosse field. The parent added that a tournament draws at least 600 people to a

community and they spend a decent amount of money while in town. Discussion regarding the number of Lacrosse participants in the area continued, with a conservative estimate of at least 500 players within North Ogden boundaries that will be participating in Lacrosse by the time the proposed facility is built. Council member Urry stated he feels that is an inflated number; there may be that many people participating in a North Ogden program, but they may not all be North Ogden residents. He stated that North Ogden residents will be ‘footing the bill’ for the park that will be used by non-North Ogden residents. Ms. Lemon provided information regarding grant opportunities through the Lacrosse association.

Council member Bailey inquired as to the process for allocating park time to different programs or groups. Ms. Staheli stated the recreation programs ran by the City have first priority relative to use of the parks; second is groups that request use of the park, such as AYSO soccer. Council member Bailey asked if the groups that receive priority are based in North Ogden. Ms. Staheli stated many of them are. Council member Bailey asked if the City is offering park space to groups from outside of North Ogden and if it would be sensible to discontinue that practice in favor of offering existing space to the Lacrosse club. Ms. Staheli stated she does not believe that is the case. Council member Bailey stated he would be in favor of reviewing the practice for allocating park space to different clubs and groups. He then addressed the audience and noted the process the Council goes through on an annual basis to prepare a budget is long and laborious and that is necessary because the amount of funds available to the City are limited and in order to find all the needs and wants of the citizens it would be necessary to increase property taxes by 50 to 100 percent; that would be a terrible way to manage and instead the Council manages by exception. He stated the Council must make hard decisions and in this case if the City cannot allocate funding or existing park space for this activity, it may be an option to dedicate the space for the park as long as the Lacrosse community raises the funds for construction of the field. He stated he feels ‘the ball is in their court’ when it comes to furthering the project. Council member Urry agreed.

Council member Stoker stated the Council could approve the project in concept and allow the Lacrosse community to begin fundraising for the project. She agreed it is not possible to budget the amount of money needed to construct a facility, but she would be supportive of proceeding with the understanding that the City will not fund the entire project.

Council member Satterthwaite stated the Lacrosse community has made a great and positive argument, but there is no additional funding available for this type of project. The Council must be fiscally responsible, but they welcome the important input that has been given tonight.

Mayor Taylor stated the comments made by the Council about the budget are all very true, but one thing that is unique about this proposal is that the Lacrosse community has offered to participate in fundraising efforts for the park. There is an opportunity for a win-win situation for both the City and the Lacrosse community and he would like to give them the authority to begin fundraising on behalf of the City. He reiterated the cost for the project could be decreased by performing some of the work in-house or by receiving in-kind labor. He also reiterated some of the other funding sources available for this type of project. Council member Bailey stated that before moving forward he would like a better sense of what the actual costs for the project could be. He stated the proposal does not include any information regarding parking areas, for

example. He stated he would like the Lacrosse group to put together a realistic business plan for the project and he reiterated he would be willing to consider the donation of the ground to the project. Council member Urry agreed. General discussion regarding the scope of the project ensued, with a focus on the proposed design and layout of the park and the associated parking areas.

Council member Satterthwaite encouraged the Lacrosse community to reach out to the businesses in the City. Council member Urry stated the same thing was done in the past for the North Ogden Junior Posse and the facility was built by the community. Mayor Taylor stated he believes the Council would be pleased with the outcome if the Lacrosse community is given formal approval to proceed with their fundraising efforts. He suggested that an ad-hoc committee be organized to develop a business plan and fundraising plan and goal; they could also develop a realistic estimate for the project. All Council members stated they would be supportive of that plan. Mayor Taylor stated City Administration will facilitate the development of the ad-hoc community. Lisa Shara, 3316 N. 1225 E., asked what specific information the Council is looking for relative to the development of a business plan. Council member Bailey stated he is seeking a realistic proposal for what it will cost to develop the raw piece of ground into a park in a specified time frame. He stated he would entertain a one year plan if it is realistic, but it is the Lacrosse community's responsibility to determine that plan. Ms. Anderson asked if the Lacrosse community can fundraise under the umbrella of North Ogden and if they can communicate that the City of North Ogden is considering building the park. Council member Bailey stated he would like to see a plan before allowing the Lacrosse community to raise funds in the name of the City. Mayor Taylor agreed and stated it may be possible to have a plan available for the Council to consider within two weeks. Council member Stoker stated a concrete plan will help to provide assurance to the businesses that the park will actually be built.

Council member Urry thanked the parents and youth for standing to be heard about this issue. Mayor Taylor agreed and asked that everyone stay involved. He also thanked Ms. Staheli for her work on the estimate for the project and noted she is a great asset to the City.

**The Council then took a brief break.

The meeting reconvened at 9:10 p.m. **

4. DISCUSSION AND/OR ACTION TO CONSIDER A PUBLIC WORKS FACILITY CONTRACT

Mayor Taylor stated the Administration was not able to complete contract negotiations with Lundahl and a contract, once finalized and reviewed by the City Attorney, will be made available to the Council for final consideration.

Council member Bailey stated the Council has already given Lundahl approval to proceed with the project and he asked if that is now problematic without a contract. City Manager Chandler answered no and stated the only work being completed at this point in time is earth work and soil testing. City Attorney Call stated he is comfortable with that work continuing without an agreement. There was a general discussion regarding at which point the lack of a contract would

be problematic, with Mayor Taylor noting it is possible to call a special session to consider final approval of the contract if necessary. He then provided a brief overview of the project and the project budget of \$2,951,847 for the benefit of those in attendance at the meeting. He noted the ground breaking ceremony for the project will take place June 3 at 6:00 p.m. and the public is invited to attend that event. Council member Stoker noted that former Council member Fawson was no longer a member of the Council when the final budget decision was taken, but his input regarding the project was very valuable and she thanked him for his influence over the project.

5. COUNCIL MEMBER VACANCY INTERVIEWS

Mayor Taylor reviewed the process defined by State Code for filling a Council vacancy. He noted that all applicants will be interviewed; each candidate will be given three minutes to provide an introduction and the Council will then have an opportunity to ask each candidate questions. The Council will then take a vote to narrow the field down to two candidates and the two highest vote getters will advance to a final vote; the Mayor will only vote in the case of a tie. There was a brief discussion regarding the method of voting, which City Attorney Call stated it may be appropriate for the Council to write down their votes, which would then be read into the record. The Council opted to voice their votes for candidates rather than writing them down to be read into the record.

Steven Prisbrey

Mr. Prisbrey stated he was raised in North Ogden and appreciates what a great place it is to live. He is married with two children and he currently works for Colgate Palmolive and he is a licensed realtor. When he saw the open position he saw an opportunity to give back to the community where he grew up and loves. He got involved a couple of years ago in local government and he feels this is an opportunity to serve the place that he loves.

Council member Satterthwaite asked Mr. Prisbrey what he believes are the most pressing issues the City will deal with in the next three years. Mr. Prisbrey stated he feels there will be strong growth in the City and that growth should be managed effectively and with foresight; he commended the current City Council and Mayor for their foresight. He stated with growth many issues may come to the City, such as traffic issues and an increase in time. He stated there will also be budgetary issues, but increased economic development may help to offset those issues.

Council member Bailey asked Mr. Prisbrey if he sees North Ogden as a bedroom community or a commercial destination. He asked how Mr. Prisbrey would balance the needs of economic development with the desire to remain a bedroom community if he feels the City should be a bedroom community. Mr. Prisbrey stated that if everyone was asked why they moved to North Ogden they would likely say that it is a wonderful place to live and is a bedroom community; however, they would like to have more conveniences and services in the City. It is a challenge to balance both of those desires, but growth will occur in a free market without government interference. It is important to maintain the feel of a bedroom community, but have the foresight and ability to anticipate issues that will arrive. He referenced other communities where strong growth has diminished the bedroom community feel and he would hate to see that happen in North Ogden.

Council member Urry asked Mr. Prisbrey what he feels is the proper balance between City planning and personal property rights. Mr. Prisbrey stated there are many farmers and ranchers that have owned properties in the City for decades and they are now moving towards selling or developing their properties to continue to provide for their families. Property rights are one of the most sacred things in this country, but at the same time cities need to plan for growth. He reiterated property rights are sacred, but a property owner should not be allowed to harm other property owners by using their property in a way that would be detrimental.

Council member Stoker disclosed that Mr. Prisbrey is married to her granddaughter. She then stated there have been recent issues in the City relative to property zoning or development that is not consistent with the General Plan and she asked if the fact that he is a real estate agent will create a conflict for him or if he will be able to remain objective. Mr. Prisbrey stated his role on the City Council would trump anything he may be working on in the real estate realm. He stated he values character, honesty, and integrity and that would be most important to him when considering any issue the City may be faced with.

Mayor Taylor asked Mr. Prisbrey about his experience in working in a group setting and why Mr. Prisbrey would be the best candidate for the position. Mr. Prisbrey stated there are always different personalities in a group setting and those personalities may be more or less visible depending on the issue at hand; however, it is very important to work with counterparts in the spirit of understanding and appreciation of opposing views. He stated he has had the opportunity to work in many different group settings and he has learned to appreciate opposing views. He used the saying “agree without being disagreeable” and stated he would stay true to his values and conservative beliefs while maintaining respect and appreciation for other views on the Council.

Phillip Swanson

Phillip Swanson stated he is grateful for the opportunity to seek a position on the City Council at this time; his interest in the City Council has grown over the past several years since the onset of the Public Works Project discussion. He started attending meetings and becoming more involved and became enamored with the process, debate, discussions, and the opportunity to learn from others and their ideas. He stated he has attended many public meetings held by the City in an effort to better understand from an inside viewpoint the City’s needs, resources, and capabilities in order to form in his own mind the best decision going forward. Often that has required him to put aside his own feelings and he has enjoyed seeing certain projects evolve from something that may have initially been divisive to something that is greatly planned. Those evolutions have changed his view on how to accomplish hard things. He stated he comes from the Phoenix, Mesa area where suburbs have very large populations and it is refreshing to him to see what a city of this size is able to accomplish. He stated he loves the City and wants to be part of the process as a member of the City Council.

Council member Bailey asked Mr. Swanson how he feels the City can best balance economic growth with the desire to remain a bedroom community. Mr. Swanson stated the foundation of a bedroom community can be renewed with the update of the City’s General Plan. He stated he

would like to consider the best uses of the existing neighborhoods as well as developing a downtown area or commercial corridor that would be more welcoming to businesses. He stated North Ogden does not want to be like Riverdale and it is better to strike a balance by dedicating a commercial area and attracting the right kinds of businesses. He added that he believes neighborhoods are for families and not businesses.

Council member Satterthwaite stated this is a representative form of government and he asked if Mr. Swanson would press forward in making decisions as a representative of the community or if he would constantly seek input from the residents. Mr. Swanson stated that it would be a mistake to only look forward and make decisions without public input; a representative cannot properly represent if they are not in touch with those that they represent. He stated one of the most difficult parts of being a representative is when one's personal feelings differ with the feelings of the community that they represent. He stated it would take courage and fortitude to vote the way the community desired when one's personal feelings differed.

Council member Urry asked how the Council should balance the City's duty to plan with personal property rights. Mr. Swanson stated that is a tough question that is being fought on many levels throughout the nation. It is easy to say you are in favor of property rights 100 percent until your neighbor starts to build something that you don't like; suddenly you may be more in favor of zoning ordinances. He stated he is not in favor of government overreaching and something that he does not have a fondness for is eminent domain; generally speaking eminent domain cases should be a last ditch effort to take care of something that is considered an absolute necessity. He stated striking a balance will be difficult and it is one of the questions of the day. Both sides need to work together to create a peaceful community where everyone can live together as neighbors.

Mayor Taylor asked Mr. Swanson how he would interact with a group such as the Council and why he is the right candidate for this position. Mr. Swanson stated there are two phases to participating in a deliberative process; first is that the person must be willing to speak their mind and cannot be intimidated, bullied, or manipulated. Second, the person must be able to, with the same vigor, sit back and listen as everyone else gives their point of view. After internalizing the information it can be weighed against one's personal feelings. He stated he can implement both of those phases and the Council has seen how he works in a deliberative process and his ability and willingness to express his feelings and even change his mind about an issue after hearing other points of view.

Council member Stoker asked Mr. Swanson to use a word or two to describe his best attribute. Mr. Swanson stated he feels his strongest characteristic in all aspects of his life is that his concern and care for the individual takes paramount importance in life; the things he has done as a parent he has done because he loves his children and wants them to be the absolute best they can be. On the boards he has participated on where he has had to consider how to spend the thousands of dollars donated by generous donors, the primary concern is the beneficiaries that he is there to serve and everything he does is focused on them. He stated the same would be true in a role on the City Council; all that he would do would come from a sincere desire for the best outcome for all concerned.

Grant Protzman

Mr. Protzman stated he has reviewed the resumes of everyone that applied for this position and he is impressed and believes the Council has great candidates to choose from; one thing he brings to the table is a broad experience in out-of-the-box thinking with a commitment to common sense consensus building. He believes he is the only person that has applied that has endured a public office in the past; he has worked with constituent groups that have been very adamant about their positions and have presented good points supporting their arguments. He stated one thing he thinks the City needs is transparency because lack of transparency leads to misunderstanding, division, and conflict. He stated a clear calendar could be included on the website for residents to view. He added there is a lag between meetings and minutes being approved and during that time it is easy for rumors to float; he has some suggestions for how to deal with that. He stated he feels the City needs to be proactive and should not be waiting for 40 citizens to approach the Council regarding a certain issue before they take action on it. He stated there are many groups the City should be reaching out to, particularly pertaining to developing a General Plan for the future of the City; the City needs to establish a liaison with those groups so that they are not angry about something the City has done without their knowledge. He stated it is necessary to keep budgets under control and he actively campaigned against the proposed bond to build the swimming pool; there were plenty of ways to seek private donations and community support so that those that use the pool are committed to it. He noted creative problem solving and personal attendance and commitment are also very important; he had 100 percent attendance when he sat in the Legislature for a 10-year period and that was not easy. He stated he has thought about the issues deeply and he is happy to associate with the Council, Mayor, and staff.

Council member Satterthwaite asked Mr. Protzman how he would stay in touch with the community when making decisions and moving forward. Mr. Protzman stated outreach is very important and an elected official should spend a lot of time knocking on doors to get a feel for how the citizens feel about an issue; community opinion can change very easily and elected officials need to be on top of that.

Council member Bailey asked Mr. Protzman how to balance economic development and maintaining the bedroom community feel. Mr. Protzman stated that he loves North Ogden as a residential community, but he likes low property taxes; he feels there are areas that can support economic development and the City does not ever stand the chance of developing like Riverdale because the geography of the City would not support that type of development; the geography would support destination businesses that would draw people. Economic development is everyone's responsibility and everyone needs to consider and approach businesses that would be supported in this City. He stated it is necessary to maximize the economic development corridor in the best way possible. He added that it is also important to support strong families and if some families desire to have a home based business to allow parents to stay home with their children, the City should support that as well.

Council member Urry asked Mr. Protzman how he would balance personal property rights and the right of the City to plan future development. Mr. Protzman stated that it is a very difficult issue that boils down to allowing people to use their property in a way they desire as long as it

does not have a negative impact on their neighbor; he does not want a pig farm next to his bedroom window and there are zoning ordinances in place to prevent something like that from happening. He added, however, that he does not support eminent domain except for in very necessary circumstances for public safety reasons. He stated that when the area around him developed his parents donated their land for roads, but other properties were taken by eminent domain; if the City were to approach projects like using a win-win perspective, there would be much more cooperation and less force needed. Once people understand, they can be supportive of zoning and the regulatory process.

Council member Stoker asked Mr. Protzman how he would communicate and work with the Council, staff, and residents. Mr. Protzman stated that he carried some major pieces of legislation when he served as a legislator and it was not because he was a member of the majority party; when Governor Leavitt wanted someone to head up a task force to combine seven departments into one he was the person that he selected to assist in that effort. He noted he held the necessary public hearings and carried the legislation and it has ultimately become a national model. He stated he has the ability to work well with other elected officials. In terms of working with disparate opinions, he listens, synthesizes a number of ideas, and he has no problem tackling tough issues. He referenced a few difficult issues he dealt with as a legislator and stated one of the things he does not tolerate or listen to well is the word “no”, especially when he sees a good cause. There are always ways to find a good direction and capacity to do things and it is necessary to leave no stone unturned. Council member Stoker asked Mr. Protzman if he could back down gracefully once all stones are unturned. Mr. Protzman answered yes; it is necessary to understand and appreciate differing points of view and reach a consensus for a way forward.

Mayor Taylor stated the seated Council has been working together for six months and every group goes through a process to come together; he asked why Mr. Protzman is the right person to take the position and be effective and hit the ground running. Mr. Protzman stated he is the right person because he understands group processes in public settings and with elected officials. He has done it in the past and has been successful; he has observed things happening in the City and he has a list of suggestions that he thinks would help to improve the City. He referenced the discussion earlier in the meeting regarding the Lacrosse field and noted the way he dealt with issues like that in the past was requiring a group to fill out a form identifying the key elements of their issue and a staff member would be assigned to meet with them in order to outline their presentation to prevent meetings from dragging on. His suggestion would be to require groups to follow that type of process so that they have the best opportunity at being successful and getting their point across.

Suzanne Robinson

Ms. Robinson stated that she is new to the community and she has sat back and watched how the City works for the past few years; she came from Michigan where she was actively involved in local politics. She stated she feels North Ogden is a great community and she has learned a lot about it. She stated she comes from a political family with a mother who served in the white house; she watched her campaign and manage campaigns. She stated she has a husband and four children, she is currently involved with Utah Down Syndrome Foundation through Weber and

Morgan Counties, and she is working with Weber State University (WSU) to facilitate the implementation of a college program for special needs college students. She enjoys planning and making things happen and she is a hard worker. She stated she enjoys the beautiful scenery and outdoors. She concluded that she enjoys watching how groups work and making things happen with differing opinions.

Council member Satterthwaite asked Ms. Robinson if she is aware of the time required to serve as a Council member. Ms. Robinson answered yes and noted that she understands that meetings can last late into the evening.

Council member Bailey asked Ms. Robinson how she arrived in Utah. Ms. Robinson stated she lived in Michigan for 10 years and during that time her family was working to get to Utah; they came here to buy out a company and be self-employed with the goal of being debt free. They moved to the area because Ogden was the best place geographically for their business, but they wanted to live in a smaller community and that is why they chose North Ogden. Council member Bailey asked Ms. Robinson her vision for balancing the need for economic growth with the desire to maintain the bedroom community feel of North Ogden. Ms. Robinson stated there have been great examples of that needed balance tonight; sometimes it is necessary to say no to certain developments that would take away the bedroom community feel, but there must be the understanding that economic development can provide a great benefit to the City. Ultimately she believes everyone agrees upon the goal of keeping North Ogden a small community. Council member Bailey asked Ms. Robinson what role she sees economic development playing in that goal. Ms. Robinson stated that she likes the idea of having a few key businesses in the City that will help to keep property taxes low.

Mayor Taylor inquired as to the life experience Ms. Robinson has that will make her successful as a member of the City Council in terms of group interaction and convincing other people why an idea of hers may be best and why she would be the best candidate for the position. Ms. Robinson stated the first thing that comes to mind is that she served on a jury when she was 18 and they were in deliberations and she was the only juror to vote against a guilty conviction because she did not believe the facts proved the defendant was guilty; she will not just vote the way everyone else is voting because it is easy.

Council member Urry asked Ms. Robinson how to balance personal property rights with the City's right to plan for the future development of the City. Ms. Robinson stated she is in favor of protecting property rights, but there are benefits to providing zoning and building restrictions.

Council member Satterthwaite asked Ms. Robinson what would indicate to her that she would need to get back in touch with the community. Ms. Robinson stated if one is actively involved in the community through schools and local businesses they are in touch with the community and should be pretty aware of what the community wants.

Christian George

Mr. George thanked the Council for their time and service. He stated he has deep roots in North Ogden; he spent his youth here and he and his wife chose to raise their family here because they

are committed to the City and the feel of the community. They feel comfortable raising their children here, and they enjoy the many amenities and outdoor recreation opportunities provided by the environment. He is a small business owner and he has seen the impact government can have on business, both positively and negatively; business owners face a lot of challenges in balancing budgets every day and it is necessary to have good management skills and awareness and he has gained good experience by doing that. He stated that he can offer assistance in three areas: long term planning because of his background in development and planning and an MBA degree stressing how fiscal responsibility plays into development planning. He added it is important to get community involvement in issues because communities that actively get involved in their own governments create a feel of camaraderie, involvement, participation, and it causes people to want to stay in their community. He wants his family to stay here and to achieve that it is necessary to make long term plans. He stated the final area he can focus on is providing a high quality of life and plan for the amenities of the community now and in the future. He stated there are many challenges with providing proper development for future populations, but the demand for people to move to the area is ever increasing because of special things that have been created because of the environment and people that are dedicated to service, respect, and appreciation of the public process.

Council member Satterthwaite asked Mr. George how he would stay in touch with the people of the community after being appointed to the position. Mr. George stated that he feels former Council member Fawson did a fantastic job of community outreach so that he could learn what was important to the members of the community that he represented and he would follow that example because it is important to communicate with the members of the community in the ways that they communicate. He stated that could be via Facebook, email, a phone call, or a personal visit. There will be differing viewpoints, but if people are given an opportunity to be heard they will feel the City is listening to their needs even when it is not possible to acquiesce to every request that is made. People will appreciate the opportunity to participate and they will be encouraged to come back to participate again in the future. People need to hear the message and invitation, but they also need to be given the opportunity to provide feedback and it is the City's responsibility to communicate with constituents in any way possible.

Council member Bailey asked Mr. George how he would balance economic development while maintaining the residential feel of the community; he also asked Mr. George his vision for the City in the next five years. Mr. George stated that he sees tremendous growth in North Ogden City over the next five year period; development is proposed further up the mountain and further to the west. It will be necessary to provide infrastructure while keeping the small town feel. He stated he feels it is necessary to create economic development centers that provide needed amenities and services while allowing neighborhoods to continue; that would require concerted planning efforts that can be carried out over the next five, ten, or one hundred years. He stated it is no question that the City will build out and it is necessary to accommodate as many people as possible while maintaining the small town feel where people have property rights and the ability to enjoy their space. The ownership of real property in the United States is one of the key factors that led the economic strength and development of the nation and it is important to protect those rights, but that is where long term planning comes in; it is necessary to do both and there will be challenges and disagreements. If the Council is open and plans for what they want to accomplish

at buildout, the City will be successful and will be one of the most desired communities to live in, not just in the State of Utah but in the entire country.

Council member Stoker asked Mr. George if he has the ability to listen to people or if he must always have the last word. Mr. George stated he does feel he is a good listener and he has had great experience with large groups, volunteer organizations, and different boards and listening is very important in those types of settings. He stated he will be the first to say that he does not know everything, but he does have some extensive experience and he feels he may be able to bring new things to the table; however, the opposite will be true and others will present ideas and concepts that he never would have thought of and the only way to hear them is to listen and understand where people are coming from. He stated a successful business owner will take feedback that he is gathering from employees and make the changes to give them the resources they need to do their job well; he feels he does that at his business and he feels he is successful, but it is not always easy because sometimes the feedback is frank and can point out his imperfections. He stated he does his very best to make changes when they are viable, legitimate, and supported by reason.

Council member Urry asked Mr. George if he would find other ways to serve the City if he were not selected to fill the vacant Council position. Mr. George stated that he would be interested in serving on a committee that will be working on the long term planning goals of the City because he feels he could contribute to that. He added he may be interested in filling a vacancy on the Planning Commission in the future. He stated that he has many other responsibilities and the time demands are great and, if not selected to fill the vacancy, he will need to determine how much he can contribute, but he will do his best to find the areas in which he can contribute the most.

Mayor Taylor asked Mr. George how he would contribute to the current City Council group and why he is the best candidate for the position. Mr. George stated that he is younger than other Council members and he is a business owner and there are opportunities for him to bring a new or unique perspective to the group. He stated there will be a learning curve, but he is proficient at adapting quickly and he values research to find a common ground in order to move forward. He stated it may be a long process, but it is absolutely worth it when people walk away feeling satisfied with the process.

Dee Russell

Mr. Russell stated he and his wife have lived in North Ogden for 18 years and before that they lived in Pleasant View for 10 years, so they have lived in the community nearly 30 years total; they raised five successful children and are most proud of their family. He stated he is not a politician and “what you see is what you get”. He stated he has many life experiences and has been a successful business owner in the community, but he does not like to hear himself talk. He stated he is here because of the contributions he has received from the community; he feels it is his obligation and duty to serve. He noted he has a lot of life experience, but he does not believe experience is the most important thing when considering the appropriate person to fill this position; he has shown that he can start and finish something, that he has creative ideas, and that he brings many important things to the table.

Council Member Bailey asked Mr. Russell how he would balance the competing goals of economic development with retaining the residential flavor of the neighborhood. He stated North Ogden is a bedroom community and it is important to find that balance; it is the job of the City Council to balance those things as the members of the community would like. He stated hopefully the diversity among the Council will lead to that balance. He loves the idea of being a bedroom community, but he is realistic in his understanding that the City needs services and businesses. It is important for the Council to be progressive rather than stagnant and he would be one that would like to move forward and make the City welcoming to businesses. He stated he also wants the City to continue to be a good place to raise the family.

Council member Satterthwaite asked Mr. Russell to consider his perception or view of the community over the past two years and explain what challenges and opportunities he sees based on that view. Mr. Russell stated that he would like to move forward rather than look back, but in looking back he saw the Council make decisions that would help the City move forward; as he became involved on the Planning Commission he saw how those decisions were made with the goal of moving forward. He stated he feels good decisions have been made relative to the Public Works Facility, Recreation projects, etc. and the Council was looking forward as he does. When something is well planned there are fewer obstacles to try to get over. The Council should make decisions based on helping the people in the community be creative in raising money for the projects they would like to see completed rather than putting up obstacles for why they shouldn't be allowed to do something. He referenced the Lacrosse discussion earlier in the meeting and compared it to the time in the City when the soccer program was growing and it was necessary to find places that would accommodate practices and games and he reiterated it is the responsibility of the Council to be progressive and look forward to helping the community reach its goals.

Council Member Urry asked Mr. Russell how he would resolve a conflict between the General Plan and a property owner's desire to do something they want with their property that may be contrary to the General Plan. Mr. Russell stated it is important to find a balance and that is why there are several members on the Planning Commission and City Council to help make those decisions. He stated he has seen situations where eminent domain was used as a last resort, though he is not a supporter of eminent domain. He stated the City has an obligation to plan with the understanding that some people will not be happy with everything included in the General Plan; the Plan is a tool that should be used to build rather than to tear down. Council Member Urry asked if there is room to make an exception to the General Plan. Mr. Russell stated there must be room for that, though there may be differing opinions on that latitude.

Mayor Taylor asked Mr. Russell why he is the right person to join the Council at this point in time and how he would contribute. Mr. Russell stated that he can offer his time, good experience, a sense of humor, the ability to deal with people, and to practice humility in leadership. He has learned a lot from his past successes or failures and he offers strength from those successes and the strength from his family. He stated he has been retired for eight years and he reiterated he feels it is his duty to now serve the community.

Council Member Stoker asked Mr. Russell what he learned from his experience and career in the military. Mr. Russell stated the military has the ability to give people authority, but that authority is no good if one does not have the respect of their subordinates. It is important to have

humility, listen, and have a good sense of humor and that is what he learned from the military. It can be difficult to gain the respect of the officers reporting to him, but he did that by listening and trying to understand all points of view.

Bruce Christensen

Mr. Christensen stated he was the fourth son born to his parents who lived in California at the time; they relocated to northern Utah when he was two years old and he grew up in this area. His father wanted him to have more than he had so he helped to prepare his children for future successes before he was killed on his farm. He and all six of his siblings went to college and he ultimately joined the Air Force; he had other opportunities to go back to school and he earned a Masters and PhD degree, after which he taught at Weber State University (WSU) for 24 years. He stated he and his wife have been married for 19 years and they have lived in North Ogden for nine years.

Council member Stoker asked how to strike a balance between economic development and the citizens' desire for the City to continue to be a bedroom community. Mr. Christensen stated the main focus in terms of economic development is to meet the service needs of the community, which are the essential things such as food, fuel, and home amenities. He stated he does not think the City will ever be home to a hotel or a huge gas station; the key word is balance.

Council member Bailey asked Mr. Christensen his reaction and assessment of what took place earlier tonight during the discussion regarding a potential Lacrosse facility. Mr. Christensen stated that many of the people that spoke said the same thing, but it is important to give them the opportunity to do that and be heard. He stated he feels the outcome was good and the situation was handled very well by the Council; it is necessary to have more data upon which to base a decision and he would take his life and career experience to assist him in making decisions about those types of issues.

Council member Satterthwaite stated take-offs are optional, but it is necessary to land once a take-off has happened. He asked Mr. Christensen how he will know when there is a good place to land. Mr. Christensen stated it is sometimes difficult to know a good place to land, especially on the spur of the moment, which can be the case oftentimes in the City Council meeting setting. He stated it is important to prepare as much as possible, but it is also important to trust in the instrumentation available to the Council. He used the analogy of flying a plane in bad weather and trusting the plane's instruments and then breaking out of the clouds and seeing the runway. He stated sometimes it is necessary to adjust as you go and try to gain as much information as possible with which to make a decision and then make the best decision for the majority of the citizens.

Council member Urry stated the City has a General Plan and it could happen that a property owner wants to develop their property in a way that is contrary to the General Plan. He asked how the Council would resolve that issue. Mr. Christensen stated it would be necessary to deal with that issue very carefully. He stated during his career with the Air Force he found that many bases were clearly established, but development occurred around them and people or businesses moved in and complained about the noise generated by the base. He stated there is a fine line,

but most citizens need to understand that even though they may be a property owner there are still rules that they must abide by. He stated those families that have owned properties for years and now want to develop them do have certain rights, but development will impact other property owners in the City and the Council must carefully tread those waters to help bring about the proper rules.

Mayor Taylor asked Mr. Christensen how he would fit in with the Council and how he deals with disagreements. Mr. Christensen stated he has had the opportunity to sit on the WSU Faculty Senate for two different terms; that body consists of 39 people with PhDs; he was voted at one time to sit on the seven member executive committee for the Senate and he had some frustrations with the operations of that group, but in the long run the discussion was valuable and the right decisions were ultimately reached. He stated he would work in the same manner as a member of the North Ogden City Council.

Mayor Taylor then asked the Council to have a discussion regarding the candidates that have been interviewed. Council Member Bailey stated that he is so impressed with all the candidates and he thanked them for applying and visiting with the Council tonight. Council Member Stoker agreed and stated that it is only possible for the Council to select one person, but there are many other areas of the City for people to volunteer and serve. She encouraged each of them to stay involved because they have a lot to offer. Council Member Satterthwaite stated that when he took office he became aware of the importance of making lasting changes and making sure there is someone else that will follow behind him to continue doing that. He stated he was encouraged by the number and quality of candidates that have applied for the position and it will be a very difficult decision. He stated Mr. Russell and Swanson are currently serving on the Planning Commission and their service there is very important. Mr. Prisbrey has been very involved with the City and conservatism is very important, which is a quality that each candidate appears to have. Council member Urry stated he is pleased that there are so many that wish to serve the community and this will be a difficult decision. He added he has not seen a more diverse group of people than the current City Council, yet they are able to come together to find solutions and it has been a pleasure to serve with them; the Mayor is very good at keeping the Council informed of everything that is happening in the City and makes the Council feel like they are part of everything. He stated he feels any of the candidates would be a good fit on the Council and he hopes that none of the candidates will walk away from this process feeling discouraged or deciding not to continue to serve. Mayor Taylor stated he hopes that each of them will continue to serve and he noted there are various committee openings that he would like to ask them to appoint the candidates to.

Council member Bailey stated his first choice would be Mr. Swanson based on his involvement in the community over the past few years; he has been very involved in the Public Works Facility project and has attended nearly every Council meeting for the last two years. He noted he usually has something to say and he does so in an intelligent, respectful manner. He also has a willingness to look at other alternatives.

Council Member Stoker stated Mr. Swanson has been very involved and she would like to have the opportunity to work with him, but she also likes the manner in which he has served on the Planning Commission and she would hate to see him leave that position. She stated she would

like to vote for Mr. George based on his ability to communicate through social media channels like former Council member Fawson did.

Council Member Satterthwaite stated he also thinks Mr. Swanson has had great involvement in the past few years and he likes his experience as well. His vote would be for Mr. Swanson.

Council member Urry stated that he would also vote for Mr. Swanson; he has attended every Council meeting for at least the past year; he also sought election and has paid the price to be in the position. He is a man of integrity.

Mayor Taylor concluded the first round of voting is complete and Mr. Swanson and Mr. George have advanced.

In the second round of voting all members voted for Mr. Swanson. Council member Bailey again thanked all candidates for their willingness to serve and for seeking the position. Council member Urry encouraged each of the other six candidates to seek appointment to the Planning Commission to fill Mr. Swanson's vacancy on that body.

City Recorder Spendlove then administered the Oath of Office to Mr. Swanson.

7. DISCUSSION AND/OR ACTION TO CONSIDER A DEVELOPMENT AGREEMENT BETWEEN NORTH OGDEN CITY AND JACK BARRETT FOR THE PURPOSE OF CONSTRUCTING AN ASSISTED LIVING CENTER/NURSING HOME TO BE LOCATED AT APPROXIMATELY 1750 N. 200 E .

A memo from City Attorney Call noted that after reviewing the Development Agreement provided by Mr. Barrett and through discussions afterwards, staff has created a version of the Agreement which he believes will protect the interests of the city and allow the construction of an Assisted Living Center/Nursing Home facility on a portion of the property owned by Mr. Barrett. The most important consideration in these documents is that I believe the City has adequately provided that the property may only be used as an Assisted Living Center/Nursing home and that any portion of the 8.08 acres which is not used for the facility will revert back to the C-2 zoning. This Agreement provides that the developer must make an application to the Planning Commission for approvals of site plans, density calculations, and other pertinent items. This process will make sure the developer is required to follow all the city's ordinances as staff conducts a thorough review of the plans. Staff believes this contract will make sure that if anything is constructed on the 8.08 acres at this time it will be an Assisted Living Center/Nursing Home.

Mr. Call summarized his staff memo and stated he feels the draft agreement adequately protects the City as well as provides the developer with some assurances that he will be allowed to construct the assisted living facility.

Council Member Bailey asked what assurances the City has that the assisted living facility will follow the plans that have previously been reviewed and discussed. Mr. Call stated that the development agreement only assures both parties that an assisted living facility will be built, but it does not reference the design or plan for the project; the Planning Commission will deal with that portion of the project. Council Member Bailey asked if the Council has any recourse if anything

different than the previous plan is presented for approval. There was a brief general discussion regarding the concept of the project and Council Member Bailey asked if it is legal for the City Council to communicate their desires for the design of the development to the Planning Commission. Mr. Chandler answered yes and noted the alternative of approving this agreement would have been to go through the entire development process with the approval of the development agreement of the last step; the difficulty in that would be that the developer would be asked to make some significant investments without assurance that the project will actually be permitted to move forward.

Council Member Urry asked Mr. Barrett's representative if all engineering work for the project has been completed. Mr. John Hansen stated there is a conceptual plan and engineering work has been completed; the applicant will make application for site plan approval within the next few days. He assured the Council that he will plan to construct what he originally proposed.

Council Member Bailey moved to approve Agreement A12-2014 approving the Development Agreement between North Ogden City and Jack Barrett for the purpose of constructing an Assisted Living Center/Nursing Home to be located at approximately 1750 N. 200 E. with the condition that the facility be constructed as presented to the Council in earlier discussions. Council Member Satterthwaite seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

8. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE REZONE FOR PETITIONER JACK BARRETT FOR PROPERTY LOCATED AT APPROXIMATELY 1750 N 200 E REZONING 8.08 ACRES FOR THE PURPOSE OF CONSTRUCTING AN ASSISTED LIVING CENTER/NURSING HOME

There was a brief general discussion regarding the proposed ordinance with the focus on the fact that if the assisted living center/nursing home is not constructed, the property zoning will revert back to C2 Commercial.

Council Member Urry moved to approve Ordinance 09-2014 rezoning for petitioner Jack Barrett for property located at approximately 1750 N. 200 E. rezoning 8.08 acres for the purpose of constructing an Assisted Living Center/Nursing Home, subject to the Development Agreement for the same project. Council Member Satterthwaite seconded the motion.

Voting on the motion:

Council Member Bailey	aye
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Council Member Satterthwaite **aye**
Council Member Stoker **aye**
Council Member Swanson **aye**
Council Member Urry **aye**

The motion passed unanimously

**9. DISCUSSION AND/OR ACTION TO CONSIDER A VARIANCE REQUEST ON
MAXIMUM LENGTH OF A CUL-DE-SAC**

Mayor Taylor stated this item has been pulled from the agenda and will be considered at a future meeting.

**10. PUBLIC HEARING TO RECEIVE COMMENTS ON AN ANNEXATION PETITION
FROM GRACE R. HANCOCK AND BRENT H. GRIFFITHS FOR 1.560 ACRES
LOCATED AT APPROXIMATELY 1853 WASHINGTON BLVD**

A memo from Planner Scott explained when the City Council is acting in a legislative capacity as the land use authority the City Council has wide discretion. Examples of legislative actions are general plan, annexations, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes. The applicant is requesting that the property located at 1850 North Washington Boulevard be annexed and be zoned Commercial Zone C-2. The property is on the west side of Washington Boulevard. The property is currently being used as a vacant commercial building and single family residence. The Planning Commission approved the site plan for the commercial business on April 2, 2014 under authority of an Interlocal Agreement with Weber County. The North Ogden General Plan map calls for the property to be annexed into North Ogden City and the zoning along Washington Boulevard to be commercial. The single family residence will be nonconforming. The General Plan calls for "All development in the community should be built on land suitable for the intended use." Additionally, "New commercial and other business development will enhance the community when meeting the objective of the General Plan." The Zoning and Land-Use Policy includes guidelines for how zoning changes should be considered:

General Guidelines

1. A definite edge should be established between types of uses to protect the integrity of each use.

Staff comment: The proposed use provides an appropriate edge between surrounding properties.

2. Zoning should reflect the existing use of property to the largest extent possible, unless the area is in transition.

Staff comment: The proposal will allow the existing commercial use to continue and the single family residence will be non-conforming. The single family residence will eventually transition to a commercial use.

Commercial Guidelines

11. Commercial zones should be located on collector and arterial streets, avoiding local streets which serve residential zones. Access to commercial and manufacturing zones should avoid local streets within residential zone.

Staff comment: The proposal is located on Washington Boulevard, an arterial street.

12. Existing businesses on collectors and arterials should be allowed to expand while providing an adequate buffer with adjacent residential zones.

Staff comment: The existing property is transitioning to a new commercial use and will retrain the existing buffers to adjoining uses.

The memo concluded by providing the following summary of City Council considerations:

- Is the proposal consistent with the General Plan?
- 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?

The Planning Commission considered this item at their April 16, 2014 meeting. The Planning Commission unanimously voted 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., the property is within the city annexation policy and C-2 zoning is appropriate.

Ms. Spendlove reviewed the staff memo, noting there is an issue with culinary water connections to the property that will be resolved before a final ordinance is brought to the Council for consideration.

Mayor Taylor opened the public hearing at 11:55 p.m. There were no persons appearing to be heard.

Council Member Satterthwaite moved to close the public hearing. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

11. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE ANNEXING 1.560 ACRES LOCATED AT APPROXIMATELY 1853 WASHINGTON BLVD

An ordinance regarding the annexation will be brought to the Council at the next City Council meeting.

12. PUBLIC HEARING TO RECEIVE COMMENTS ON AN ANNEXATION PETITION FROM LYMAN C. BARKER AND LONNIE C. BARKER FOR 0.274 ACRES LOCATED AT APPROXIMATELY 850 E 2100 N

A memo from City Planner Scott explained when the City Council is acting in a legislative capacity as the land use authority the City Council has wide discretion. Examples of legislative actions are general plan, annexation, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes. The applicant is requesting that the property located at approximately 2100 North and 800 East be annexed and be zoned Single Family Residential R-1-12.5. The property is being annexed to be included with the proposed Coldwater Meadows subdivision. There is a companion application to rezone the Coldwater Meadows subdivision Single Family Residential R-1-12.5. That application will address the merits of that application for the entire Coldwater Meadows subdivision. The North Ogden General Plan map calls for the property to be annexed into North Ogden City. The memo provided the following summary of City Council considerations:

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?

The Planning Commission at their April 16, 2014 meeting considered this application and is recommending that the City Council annex this property. The zoning designation is being considered as part of application ZMA 2014-02. The City Council can find that the application is consistent with the North Ogden General Plan, i.e., the property is within the city annexation policy.

Mr. Chandler reviewed the staff memo and there was a brief discussion regarding the proposed development that will be constructed if the annexation and rezone is approved; the proposed site plan was reviewed.

Mayor Taylor opened the public hearing at 12:02 a.m. There were no persons appearing to be heard.

Council Member Bailey moved to close the public hearing. Council Member Urry seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

13. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE ANNEXING 0.274 ACRES LOCATED AT APPROXIMATELY 850 E 2100 N

Council Member Bailey moved to approve Ordinance 10-2014 annexing 0.274 acres located at approximately 850 E. 2100 N. Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

14. PUBLIC HEARING TO CONSIDER REZONING THE PROPERTY LOCATED AT APPROXIMATELY 2100 N AND 800 E (COLDWATER MEADOWS) FROM SUBURBAN RESIDENTIAL (RE-20) TO SINGLE FAMILY RESIDENTIAL (R-1-12.5)

A memo from City Planner Scott explained when the City Council is acting in a legislative capacity as the land use authority the City Council has wide discretion. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes. The applicant is requesting that the property located at approximately 2100 North and 800 East be rezoned from Suburban Estate RE-20 and Weber County A-1 to Single Family Residential R-1-12.5. A segment of the property is being annexed to be included with the proposed Coldwater Meadows subdivision. The majority of the property was annexed in 1973 and is zoned RE-20. The applicant's proposed subdivision is designed for lots ranging in size from 12,500 square feet to 22,000 square feet necessitating the rezone request.

The General Plan calls for "All development in the community should be built on land suitable for the intended use." Additionally, "A variety of housing opportunities should be available to the citizens of the City. Quality residential development will be measured by design, maintenance, preservation of community resources, and open space." The Zoning and Land-Use Policy includes guidelines for how zoning changes should be considered:

General Guidelines

1. A definite edge should be established between types of uses to protect the integrity of each use.

Staff comment: The proposed subdivision provides for defined edges with surrounding properties.

2. Zoning should reflect the existing use of property to the largest extent possible, unless the area is in transition.

Staff comment: This area is in transition from agricultural to urban uses, primarily single family subdivisions with an adjoining church and assisted living facility.

3. Where possible, properties which face each other, across a local street, should be the same or similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.

Staff comment: This neighborhood has a variety of single family zones, i.e., R-1-S, R-1-IO, and RE-20. 2100 North is shown as a collector street on the transportation plan map.

4. Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.

Staff comment: The petition will have all properties in the same zone.

Residential Guidelines

5. Avoid isolating neighborhoods.

Staff comment: The proposed subdivision is in an area of transition. The street layout provides for appropriate connections that will provide connectivity to other neighborhoods.

The General Plan map calls for this property to be developed as single family residential, low density.

Both RE-20 and R-1-12.5 zones are allowed in this designation. The surrounding subdivisions have a variety of zone densities from R-1-S to RE-20. Many of the adjoining properties are in alfalfa acreage.

The memo provided the following City Council considerations:

- Is the proposal consistent with the General Plan?
- Does the proposal meet the North Ogden Zoning ordinance standards?
- How does the proposal relate to the Zoning and Land-Use Policy for evaluating zoning requests?
- Is the R-1-12.5 request appropriate for this neighborhood?

The Planning Commission considered this application at their April 16, 2014 meeting. There were some neighbors that were concerned about the reduced size of lots while other neighbors supported the change. The preliminary plat for the subsequent subdivision has lots varying in size from 12,500 square feet to over 20,000 square feet. Also this neighborhood consists of subdivisions with R-1-8 and R-1-10 zoning. The Planning Commission discussed that the General Plan allows for both the RE-20 zone classification and the R-1-12.5 classification for this property. The Planning Commission determined that the R-1-12.5 zone is appropriate and is recommending approval of the rezone petition. The City Council can find that the application is consistent with the North Ogden General Plan and approve the rezoning from RE-20 and A-1 to R-1-12.S.

Mayor Taylor opened the public hearing at 12:05 a.m. There were no persons appearing to be heard.

Council Member Swanson moved to close the public hearing. Council Member Satterthwaite seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

15. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE REZONING THE PROPERTY LOCATED AT APPROXIMATELY 2100 N AND 800 E (COLDWATER MEADOWS) FROM SUBURBAN RESIDENTIAL (RE-20) TO SINGLE FAMILY RESIDENTIAL (R-1-12.5)

Council Member Bailey referenced some comments from residents who were concerned about the blend of different zoning designations in the area and he asked Council Member Swanson to provide additional information about that. Council Member Swanson stated that everyone loves to move into an open field that is beautiful, but the owner of one of those fields now wants to develop his property and the concept that was laid out is quite nice and the only concern is that people living nearby are concerned that there may not be an open field behind them any longer.

Mayor Taylor inquired as to the minimum lot size allowed in the R-1-12.5 zone. Mr. Chandler stated that it is 12,500 square feet.

Mr. Hansen briefly reviewed the proposed site plan for the development, identifying ingress and egress points to the development.

Council Member Bailey moved to approve Ordinance 11-2015 rezoning the property located at approximately 2100 N. 800 E. (Coldwater Meadows) from suburban residential (RE-20) to Single Family Residential (R-1-12.5). Council Member Stoker seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

16. DISCUSSION AND/OR ACTION TO CONSIDER A WASTE HAULER CONTRACT

Mayor Taylor stated this item has been pulled from the agenda and will be presented to the Council at the next meeting.

17. PUBLIC COMMENTS

Steve Rasmussen, 1092 E. 3250 N., stated he feels the Council made a wise decision in selecting Mr. Swanson to fill former Council Member Fawson's seat. He then referenced the work done to properly orient a stop sign on 3100 North and 1050 East and stated people now know the stop sign is there because they can see the flashing lights from a distance. He thanked the City for acting quickly on that issue. He stated there still may be some safety issues at the intersection because some people roll through the stop signs and there is also vegetation in the area that can limit visibility of motorists. There was a brief general discussion regarding visibility at the intersection with Mr. Rasmussen stating it may be a good idea to station a Police Officer in the area to cite those that are not fully stopping at the intersection.

18. CITY COUNCIL, MAYOR, AND STAFF COMMENTS

Council Member Bailey referenced the comments made earlier in the meeting regarding citations being issues for left-hand turns from the Lee's parking lot. He thinks the comments are valid and the City should not be ticketing anyone leaving the parking lot until the entrance is properly striped. He added he would be in favor of issuing a moratorium on citations for that issue and he would also like the City to consider refunding any citations that have been paid for that issue. Mayor Taylor stated City Administration will look into the issue and report back to the Council.

Council Member Satterthwaite stated that he is pleased with the outcomes of the agenda items for tonight's meeting. He asked why agenda item nine was delayed. Mayor Taylor stated the applicant was not ready to make a presentation to the Council this evening. There was a general discussion regarding the application, with a focus on the permitted length of cul-de-sacs in the City.

Council Member Swanson addressed speed limit adjustments and the manner in which residents can be informed of a decreased speed limit or other traffic orientation changes. He then thanked the Council for their vote of support in appointing him to the vacant Council seat and he vowed he will not let them or the citizens of the City down.

Council Member Urry stated that for future issues similar to the Lacrosse issue that was discussed tonight he would like to recommend that groups elect a spokesman to speak for them so that the same comments are not made several times by different people. The other Council Members supported that idea.

City Recorder Spendlove reported that she will be out of the office next week attending the International Institution of Municipal Clerks (IIMC) Annual Conference in Wisconsin. She then reported the City will maintain its relationship with Heiner Insurance Company for Risk Management benefits.

Mayor Taylor acknowledged the amount of work City staff has been doing lately.

The audio recording of the meeting cut off at this point

19. ADJOURNMENT

Council Member Satterthwaite moved to adjourn the meeting. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Bailey	aye
Council Member Satterthwaite	aye
Council Member Stoker	aye
Council Member Swanson	aye
Council Member Urry	aye

The motion passed unanimously.

The meeting adjourned at 12:35 a.m.

Brent Taylor, Mayor

S. Annette Spendlove, MMC
City Recorder

Date Approved