

1 **NORTH OGDEN CITY COUNCIL MEETING MINUTES**

2
3
4 March 22, 2011

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6
7 The North Ogden City Council convened in regular session on March 22, 2011 at 5:30 p.m. in the North
8 Ogden City Council Chambers, 505 East 2600 North. Notice of time, place and agenda of the meeting
9 was delivered to each member of the City Council, posted on the bulletin board at the municipal office
10 and posted to the Utah State Website on March 17, 2011. Notice of the annual meeting schedule was
11 published in the Standard-Examiner on January 1, 2011.
12

13
14 **PRESENT:** Richard G. Harris Mayor
15 Martha Harris Council Member
16 Wade Bigler Council Member
17 Brent Taylor Council Member
18 Ron Flamm Council Member (arrived at 5:38pm)
19 Carl Turner Council Member
20

21
22 **STAFF PRESENT:** Edward O. Dickie III City Manager
23 Annette Spendlove City Recorder/HR Director
24 Dave Carlson City Attorney
25 Debbie Cardenas Finance Director
26 Craig Barker Community Development Director
27 Julia LaSeure Deputy City Recorder
28 Mel Blanchard Public Works Director
29 Scott Felter Public Works Maintenance Supervisor
30 Bill Bernard City Treasurer
31

32
33 **VISITORS:** Sherry Bernard David Snider
34 Rachel Snider Dave Hulme
35 Jim Harris R. Lynn Thomas
36 Chase W. Thomas Mike Norseth
37 Bruce Higley Cami Vanderpool
38 Brennen Vanderpool Rachel Trotter
39 Janis Stenquist Melanie Rhode
40 Lisa Payne David Bailey
41 Scott Wilding Jason Loveless
42 Daniel Garcia
43

44
45 **WELCOME**

46
47 Mayor Harris welcomed everyone in attendance. He then gave the invocation and led the audience in the
48 Pledge of Allegiance.
49
50

51 **CONSENT AGENDA**

- 52
53 1. Consideration to approve minutes of the March 8, 2011 City Council meeting.
54 2. Consideration and/or action to approve business licenses.
55

56 **Council Member Harris moved to approve consent agenda items 1 and 2. Council Member Turner**
57 **seconded the motion.**

58
59 **Voting on the motion:**

60 **Council Member Harris** yes
61 **Council Member Bigler** yes
62 **Council Member Taylor** yes
63 **Council Member Turner** yes
64

65 **Motion passed.**
66

67 **PUBLIC COMMENTS.**
68

69 There were no public comments.
70

4.71 **PRESENTATION OF 10 YEAR SERVICE PIN TO BILL BERNARD.**
72

73 Debbie Cardenas, Finance Director, stated that Bill Bernard was working here when she started with the
74 City. She said the City can rest assured that Bill will make sure that the City's money is as safe as
75 possible. He constantly monitors the investments, diligently watches over the interest rates and does a
76 really good job. He is invaluable. She said she depends on him a great deal. Congratulations to Bill.
77

78 Bill Barnard thanked everyone and introduced his wife, Sherry.
79

5.80 **PRESENTATION OF 30 YEAR SERVICE PIN TO SCOTT FELTER.**
81

82 Mel Blanchard, Public Works Director, said that BYU has Jimmer Fredette and North Ogden City has
83 Scott Felter. He said Scott doesn't just serve public works; he serves all the departments within the City.
84 He has so much talent and he shares that talent. Mel said he was amazed when he started here how young
85 Scott was and how much he knew. Scott started with North Ogden City in 1981. 30 years ago. Scott
86 started when North Ogden was much smaller than it is right now. It doesn't matter where you go; he has
87 had his hands in it. Mel stated there are five guys in public works that weren't born when Scott started
88 here. When you think about his 30 years, you have to think of all the things that are required over and
89 above in public works and all the miles he has plowed. Mel said the City could hire someone in Scott's
90 place but could not hire someone to replace him.
91

92 Scott Felter introduced his wife and three children.
93

6.94 **CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING ORDINANCE TO**
95 **ALLOW BACKYARD CHICKENS IN CERTAIN ZONES WITHIN NORTH OGDEN CITY.**
96

97 Craig Barker, Community Development Director, reminded the City Council that they had a public
98 hearing at the last meeting on this and it has not been changed. The City Council has had time to digest
99 what was presented at that time. He said one thing that was discussed was the fees. It was only proposed
100 at \$5 and he said there will be at some time some enforcement cost.
101

102 **Council Member Harris moved to keep the permit and \$5 fee as part of the ordinance. Council**
103 **Member Turner seconded the motion.**

104
105 Council Member Taylor said he thinks it is a good idea to have a fee on there at least initially and feels \$5
106 is a reasonable amount. He looked at other Cities ordinances and some are much more.

107
108 **Voting on the motion:**

109 **Council Member Flamm** **yes**
110 **Council Member Bigler** **yes**
111 **Council Member Turner** **yes**
112 **Council Member Harris** **yes**
113 **Council Member Taylor** **yes**

114
115 **Motion passed.**

116
117 Craig Barker mentioned the yard setbacks in the various zones. He said our smallest lots will be 8,000 sq.
118 ft. The ordinance will require a 10 ft. setback for the coop; not necessarily the run. That setback will
119 provide some buffer to those who may not be in favor of backyard chickens. It will not necessarily mean
120 that the coop will be in the middle of the yard as most of the smallest lots are 80 ft. wide. There was
121 some discussion regarding the minimum setback, which would be 3 ft. If the Council doesn't choose to
122 go with 10 ft., the minimum will be at least 3 ft.

123
124 Council Member Bigler asked what the definition of a structure is and said that a dog kennel can be
125 within 1 ft. of property line. Craig Barker said that kennels are addressed somewhere else entirely. He
126 said we would have to address what a dog run is vs. a structure. Some people talk about kennels where
127 they keep their dogs and those can be pretty fancy and entirely enclosed. Council Member Bigler said
128 that is why he is asking the question. Craig said it is up to the Code Enforcement Officer to interpret and
129 if it goes to Court, the Judge will tell us what a dog run is. Council Member Bigler said he is not sure
130 why a chicken coop couldn't match that. He said that some yards will be affected negatively by the 10 ft.
131 setback requirement. Craig said there is nothing magic about the distance; in zoning distance is often just
132 a buffering factor.

133
134 **Council Member Harris said Council Member Flamm had a good point about the existing**
135 **accessory building being converted to a coop and to be in compliance with other setbacks, she**
136 **moved to change the 10 ft. setback to 3 ft. and treat a coop as any other accessory building. Council**
137 **Member Bigler seconded the motion.**

138
139 **Voting on the motion:**

140 **Council Member Bigler** **yes**
141 **Council Member Taylor** **yes**
142 **Council Member Turner** **yes**
143 **Council Member Harris** **yes**
144 **Council Member Flamm** **yes**

145
146 **Motion passed.**

147
148 Craig Barker talked about the distance from an existing dwelling on a residential lot stating the ordinance
149 requires any structure to be 6 ft. minimum. That is the current standard and there is no proposed change
150 but it is in a different section. He is just informing the City Council of that requirement. A wooden coop
151 would be 3 ft. from property line and 6 ft. from the house on the same property.

152

153 Council Member Flamm referred to the sections regarding setbacks and stated that would need to be
154 changed to match the accessory buildings. Craig said that is correct.

155
156 **Council Member Flamm moved that the change be made to conform with accessory buildings.**
157 **Council Member Harris seconded the motion.**

158
159 **Voting on the motion:**
160 **Council Member Bigler** **yes**
161 **Council Member Taylor** **yes**
162 **Council Member Turner** **yes**
163 **Council Member Harris** **yes**
164 **Council Member Flamm** **yes**

165
166 **Motion passed.**

167
168 Craig Barker said there are two zones where chickens are already allowed, RE-20 and R-1-8AG, on one
169 acre or larger parcels. We are not proposing any changes to that. Joel Grasmeyer has made some
170 suggestions because there are some unclear areas in that but we are not proposing to address that right
171 now. Craig said he intends to address those with the Planning Commission within the next couple
172 meetings. We are not proposing any changes to those two zones that already allow the keeping of
173 chickens. That means right now they have to be kept on a parcel that is one acre or larger. Some people
174 were concerning that we are changing that; we are not going to change anything.

175
176 Council Member Bigler said on parcels one acre and up we are not changing any of that? Craig said no,
177 not in those two zones, RE-20 and R-1-8AG. Now we have to ask the question, for the larger pieces that
178 aren't in those two zones, we need to talk about bringing them up to those allowances. Council Member
179 Flamm said it isn't really clear that way. Council Member Bigler said any existing ordinances with
180 chickens will not be diminished in the number of chickens that they can have; it will remain the same.
181 Craig said that is correct we are making it equal with what else is out there.

182
183 Council Member Taylor asked whether this new ordinance would allow more chickens than the existing
184 ordinance. Craig said no, it is based on the size of your parcel. The current ordinance states on more than
185 five (5) acres, an aggregate of a total of two (2) units of group A, B or C, or a combination thereof, may
186 be kept per acre.

187 Group A: Four (4) horses or cows, or combination thereof.

188 Group B: Four (4) sheep or goats.

189 Group C: Five (5) rabbits, or thirty (30) chickens, or thirty (30) pheasants, or ten (10) turkeys, or
190 ten (10) ducks, or five (5) geese, or ten (10) pigeons.

191
192 Mayor Harris said the proposed ordinance does change RE-20 and R-1-8AG to allow chickens on less
193 than 1 acre.

194
195 Craig Barker said section 7-E-2 and 3 will be changed to state that they apply to all zones except RE-20
196 and R-1-8AG. Craig referred to the number of chickens that would be allowed. We go from 8,000 sq. ft.
197 to 12,500 sq. ft. We used a flat number of six but if you look at all the different ordinances out there the
198 numbers are all over. There is nothing magic about that number and it is up to City Council to decide.

199
200 Council Member Taylor said he would like to see some flexibility for more chickens. He said any lot
201 under an acre is very different than a 1/5 of an acre and he suggested more categories. Salt Lake City
202 allows 15 chickens on any size lot provided the coop is a certain amount of sq. ft. and the run is a certain

203 amount of sq. ft. It seems like they did that for simplicity's sake. They originally had more categories
204 but they changed that. He said he would like to see a higher amount.

205
206 Council Member Bigler said he would like to see under an acre be increased to 10 chickens partly because
207 many people have said that you have to buy chicks in bulk. Craig Barker asked if it is the same
208 everywhere. He said he has been to IFA and has seen a big box of chicks. Council Member Bigler said
209 that is the preference

210
211 **Council Member Harris moved to change the number of chickens allowed under E1 from no more**
212 **than six hens to no more than 10 as long as the owner can still meet the requirements in item 4.**
213 **Council Member Bigler seconded the motion.**

214
215 **Council Member Taylor proposed an amendment allowing up to 10 chickens on properties up to 1/2**
216 **acre and more than 1/2 acre up to an acre allowing up to 15 chickens. Council Member Bigler**
217 **seconded the motion.**

218
219 **Voting on the motion:**
220 **Council Member Turner** yes
221 **Council Member Harris** yes
222 **Council Member Flamm** yes
223 **Council Member Bigler** yes
224 **Council Member Taylor** yes

225
226 **Motion passed.**

227
228 **Council Member Flamm said it seems to him that if we are going to allow 15 chickens on an acre**
229 **then we would increase the limit on the larger lots and allow 15 chickens per acre. He moved to**
230 **change items 7-E 2 and 3 to 15 chickens per acre. Council Member Turner seconded the motion.**

231
232 Council Member Taylor asked what happens on a 1.9 acre lot. Craig Barker said it generally is rounded
233 down.

234
235 **Voting on the motion:**
236 **Council Member Harris** yes
237 **Council Member Flamm** yes
238 **Council Member Bigler** yes
239 **Council Member Taylor** yes
240 **Council Member Turner** yes

241
242 **Motion passed.**

243
244 Council Member Flamm said we have in there the selling of eggs in prohibited. He said he feels like if
245 they go to the effort of having the chickens, the family if probably not going to be eating that many eggs.
246 Craig Barker said the thing to be aware of is that when he talked to the state regarding the selling of eggs;
247 they only get involved if you are a wholesaler selling them. It may open the coop owner up to some
248 litigation related to quality of eggs that would become the homeowner's issue. Council Member Flamm
249 made a motion to strike the restriction on the selling of eggs.

250
251 Council Member Bigler said if someone has a smaller lot they can sell them but if they have larger lot
252 they can't. Mayor Harris said right now, the way the ordinance reads, that is correct.

253

254 **Council Member Flamm moved to strike 7-1-d prohibiting the selling of eggs. Council Member**
255 **Bigler seconded the motion.**
256

257 Council Member Taylor said we already addressed that in RE-20 and R-1-8-AG this is not applicable.
258 Craig said that is correct. Council Member Taylor asked, if we strike this, what would it fall under, home
259 occupations? Craig Barker said we have never regulated the selling of produce grown on a residential lot.
260 Mayor Harris said in any zone someone could sell produce they sell at their home. Craig Barker said that
261 is correct.
262

263 Council Member Harris said the difference she sees is that those other produce items are seasonal this
264 could be ongoing. Also, there is the potential for not just young children selling these things as with a
265 lemonade stand. Craig Barker said we currently do not enforce lemonade stands. Council Member Harris
266 asked wouldn't they need a home occupation license if they had 60 chickens. Craig Barker said we have
267 never required that.
268

269 Council Member Bigler said he could see that a couple neighbors to be regular customers. It's not going
270 to be an operation like Lee's. He said he doesn't see a problem with the smaller lots.
271

272 **Voting on the motion:**

273 **Council Member Flamm** **yes**
274 **Council Member Bigler** **yes**
275 **Council Member Taylor** **yes**
276 **Council Member Turner** **yes**
277 **Council Member Harris** **yes**
278

279 **Motion passed.**
280

281 Council Member Taylor said he is concerned with the rights of the neighbors being protected. Is it an
282 accepted fact that the City has the right to inspect the coop, run, etc.? Craig Barker stated that 7-E-4-k
283 would allow that. He said we have an Administrative Court that could be used to enforce that. If we have
284 a complaint, a compliance officer goes out and gives them a citation. The Court can then determine
285 whether they are in violation and, if so, the permit can be pulled.
286

287 Council Member Bigler asked about the wording "up to 5 acres" and "5 acres or more". Craig Barker
288 said it will be changed to "up to 5 acres" and "more than 5 acres"; which will make it clearer.
289

290 Council Member Taylor suggested, regarding properties of one to 5 acres and more than 5 acres, the new
291 requirements for the coop, 20 ft. from property line, 50 ft. from any dwelling on the same lot, 75 ft. from
292 any dwelling on an adjacent lot and 100 ft. from any public street are more prohibitive. Craig Barker said
293 it is not any more prohibitive than any other lot; those zones already have those standards and in his mind
294 it is no different. Craig said he doesn't know why it should change but it is up to the Council.
295

296 Council Member Flamm asked, regarding lots of one to five acres and lots more than five acres, would
297 those people be able to have an accessory building closer to the property line than a chicken coop is
298 allowed. Craig Barker said it is the same for accessory buildings. Council Member Flamm said maybe
299 we should look at this the same way. The distance from the property line should be the same. Craig said
300 you have to consider how big an acre parcel is. In an R-1-10 zone the minimum lot width is 100 ft., which
301 means the property has to be 430 ft. long to be an acre. He said he doesn't think it is crowding to require
302 the larger setbacks.
303

304 Mayor Harris said he thought we have the same number of chickens on the larger lots. Craig Barker said
305 on more than 5 acres you may keep a total of two units of group a, b, or c, or a combination thereof per
306 acre. That's 30 chickens per acre. He said you can make the zones the same and if he were a chicken
307 farmer he would like to have the same allowance for chickens. He suggested that the Council make it
308 exactly the same.

309
310 Council Member Taylor said that would increase cows, pheasants, ducks, etc. Craig Barker said no, this
311 is only talking about chickens.

312
313 Council Member Bigler asked what the ordinance says about accessory buildings. Craig said it allows
314 accessory buildings 3 ft. from property line even on the larger properties. It only changes when you get
315 into the keeping of animals and fowl.

316
317 Council Member Harris asked if we use Council Member Flamm's suggestion that a coop is treated as an
318 accessory building throughout all zones on all sizes of property would that make it better. Council
319 Member Taylor said yes if we keep the 20 ft. distance requirement from a dwelling on an adjacent lot.
320 Council Member Harris said as far as placement of the building we could treat a coop as an accessory
321 building in all zones.

322
323 **Council Member Taylor moved that we strike paragraphs 2b and 3b and replace those with the**
324 **language that the City will treat the coops as accessory buildings but with the special requirement**
325 **that they be 20 ft. from a dwelling on an adjacent lot. Council Member Bigler seconded the motion.**
326

327 **Voting on the motion:**
328 **Council Member Flamm** yes
329 **Council Member Bigler** yes
330 **Council Member Taylor** yes
331 **Council Member Turner** yes
332 **Council Member Harris** yes

333
334 **Motion passed.**
335

336 Council Member Taylor said one last thing to consider is instead of trying to fold the RE-20 and R-1-
337 8AG changes into this ordinance, just update those two zones to include the smaller lots together and do
338 this completely and separately from the others. Mayor Harris clarified that Council Member Taylor is
339 suggesting changing those two zones and remove the reference to RE-20 and R-1-8AG. Council Member
340 Taylor made a motion that we update the RE-20 and R-1-8AG ordinances separately from this ordinance
341 but consistent with the discussion we have had tonight. Council Member Harris seconded the motion.

342
343 Council Member Harris asked if this is considered a zoning change. Craig Barker said yes. Council
344 Member Harris asked if it would then require a public hearing and Planning Commission approval. Craig
345 Barker replied that it would.

346
347 Council Member Harris withdrew her second. Council Member Taylor withdrew the motion.
348

349 Mayor Harris said all of this information will be put into a clean copy and be brought back to the City
350 Council at the next meeting.

351
352
353
354

355 **CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ADD**
356 **THE LANGUAGE FOR THE PURPOSE OF A SIGN ORDINANCE.**

357
358 Craig Barker said this is the proposal from the Economic Development Committee that was
359 recommended by the Planning Commission for the purpose of the sign regulations. The City Council has
360 reviewed it and held a public hearing and there were no public comments.

361
362 **Council Member Harris moved to approve Ordinance 2011-04 amending the zoning ordinance to**
363 **add the language for the purpose of a sign ordinance. Council Member Taylor seconded the**
364 **motion.**

365
366 **Voting on the motion:**
367 **Council Member Taylor** **yes**
368 **Council Member Turner** **yes**
369 **Council Member Harris** **yes**
370 **Council Member Flamm** **yes**
371 **Council Member Bigler** **yes**

372
373 **Motion passed.**
374

375 **CONSIDERATION OF A PETITION FROM LYMAN BARKER REGARDING MAKING THE**
376 **PRIVATE ROADS IN LEWIS PEAK PRUD PUBLIC.**

377
378 Craig Barker presented the City Council with a drawing of the plan which shows the current public road
379 in red and the current private road in blue. He said the private road is built to our public road standards so
380 if you drove down there you wouldn't be able to tell any difference. The Developer and one property
381 owner are here. Approval would make these roads public throughout the subdivision. Lyman Barker has
382 a developer who wants to buy this subdivision. Craig said the Council may want to receive public
383 comments tonight; staff sees no reason not to consider that.

384 Council Member Harris said, in a situation like this, it might be appropriate to schedule a public hearing;
385 however, seeing as how we have both entities represented tonight, we could let them both speak and the
386 City Council would be better prepared to consider this.

387
388 Mayor Harris suggested that the Council hear from these folks tonight.
389

390 David Bailey represents Destination Homes and they would like to buy the lots from Lyman Barker. He
391 was expecting Mr. Barker to be here tonight. He said they were approached. This project was approved
392 with a 55 plus age bracket targeted but that has not gone well for Lyman. As they came in to dealing with
393 Lyman Barker, their intent would be to change the market and do two stories with more sq. ft. He said
394 architecturally that would need to be approved through the Planning Commission and they will submit a
395 packet for the meeting on April 6th. Mayor Harris asked what that has to do with the roads. Mr. Bailey
396 said changing the project would make it unfeasible to require an HOA fee that would take care of the
397 roads. They want to make it so the HOA just maintains the private grounds. Mayor Harris said the 55
398 plus requirement is not part of this PRUD anymore. Craig Barker said that is correct as it was changed
399 last year.

400
401 Council Member Bigler asked what's in it for the developer to have the private road to begin with. David
402 Bailey said typically you get a smaller road with means less asphalt and less cost but not in this case.

403
404 Craig Barker said we used to have smaller roads in our PRUDs. About 10 years ago we had some
405 developments were coming to us to take them over so we came up with a city standard.

406 Council Member Taylor said traditionally in PRUDs amenities are listed somewhere. He asked are the
407 private roads in that list? Craig Barker said no, there is a park in the center and walking path.
408 Mike Norseth, 1546 N 775 E, said he is the sole resident in Lewis Peak Subdivision and they love it. He
409 said since the road is built to City standards he doesn't see any liability in the City taking it over except
410 the cost and maintenance. He said he presented a discussion to the Planning Commission last week and
411 he has some heartburn with going with the proposed new subdivision plan. Mayor Harris said his
412 concern tonight is the roads.

413
414 **Council Member Harris moved that the private roads in Lewis Peak PRUD become public.**
415 **Council Member Bigler seconded the motion.**
416

417 Craig Barker said the developer will create a road dedication plat which will be signed by the City and
418 two owners, and then recorded with Weber County.

419
420 **Voting on the motion:**

421 **Council Member Turner** yes
422 **Council Member Harris** yes
423 **Council Member Flamm** yes
424 **Council Member Bigler** yes
425 **Council Member Taylor** yes

426
427 **Motion passed.**
428

429 Council Member Harris said she thinks there are some discussions concerning PRUDs and some details
430 that perhaps need to be discussed by the City Council. She would like Staff to look at that and come back
431 with some recommendations at the second meeting in May. Council Member Bigler agreed.

432
433 Mayor Harris said if the Council Members have questions they should get them to staff.
434

435
436 **CONSIDERATION AND/OR ACTION TO SET A PUBLIC HEARING TO RECEIVE**
437 **COMMENTS REGARDING AMENDING SECTION 11-10-27, SITE PLAN APPROVAL, OF**
438 **THE CITY'S ZONING ORDINANCE.**
439

440 Mayor proposed April 26th as the date to hold this public hearing.
441

442 **Council Member Flamm moved to set April 26th for a public hearing regarding amending section**
443 **11-10-27 of the City's Zoning Ordinance. Council Member Taylor seconded the motion.**
444

445 **Voting on the motion:**

446 **Council Member Harris** yes
447 **Council Member Flamm** yes
448 **Council Member Bigler** yes
449 **Council Member Taylor** yes
450 **Council Member Turner** yes

451
452 **Motion passed.**
453
454
455

456 **CONSIDERATION AND/OR ACTION TO SET A PUBLIC HEARING TO RECEIVE**
457 **COMMENTS REGARDING AMENDING SECTION 11-22-7 OF THE CITY'S ZONING**
458 **ORDINANCE INCLUDING FREE-STANDING SIGNS, SIGN DESIGN STANDARDS AND**
459 **BUILDING SIGNAGE CALCULATIONS.**
460

461 Mayor Harris again proposed April 26th. Council Member Taylor moved to set a public hearing on
462 April 26th regarding section 11-22-7 of the City's Zoning Ordinance. Council Member Bigler
463 seconded the motion.
464

465 **Voting on the motion:**

466 Council Member Flamm yes
467 Council Member Bigler yes
468 Council Member Taylor yes
469 Council Member Turner yes
470 Council Member Harris yes
471

472 **Motion passed.**
473
474

475 **PUBLIC/COUNCIL COMMENTS.**
476

477 Mike Norseth, 1546 N 775 E, said he appreciates the diligence of the City Council to sit through all these
478 chicken ordinances. He said he was on the Planning Commission for Harrisville City for many years and
479 they adopted an ordinance to allow chickens. He complimented the Council on their efforts.
480

481 Dave Hulme, 513 E 1700 N, suggested, regarding the PRUD discussion that some members of the
482 Planning Commission would like to participate in that. He said the Council could let them speak that
483 night or have a workshop. He would like to involve them however the Council feels is appropriate.
484

485 Mayor Harris asked if the workshop mode is agreeable for that date. Council Member Harris said
486 depending what else is on the agenda she suggested a work session night such as the 1st Tuesday of June.
487 Mayor Harris said he didn't want to wait that long and suggested that we try to make this work.
488

489 Council Member Taylor reminded everyone that the budget workshop is this Friday all day long. He
490 hopes as many residents as can come do for any part of it. He stated that item 10, free standing signs, has
491 been a major item coming out of the Economic Development Committee. It has been discussed for
492 months and these are significant modifications. He said he hopes that anyone interested in that will come
493 as well. The proposed changes are on the City's website.
494

495 Council Member Turner said the Parks and Trails Committee is working on changing some wording in
496 the ordinance and that should be ready for the Council something this spring.
497

498 Annette Spendlove said, regarding Quail Ponds, that as people were coming in to sign the plat, we found
499 several errors. As we talked with the Weber County Recorder's Office we were told they will not record it
500 and they found more errors. They will need deeds for each of the lots. The resolution that the City
501 Council passed had incorrect wording in it also and we will be bringing that back to the City Council on
502 Friday, March 25th. She said the Developer and the Home owners are aware of this. Edward O. Dickie
503 III said they are also aware they will not get a building permit until it is recorded. Mayor Harris explained
504 this is a simple housekeeping issue so will not take much time at the budget workshop.
505

506 Edward O. Dickie III stated the budget retreat agenda will go out tonight. We are still waiting to hear
507 from the insurance provide and are running through some numbers but we will try to get out an overview
508 as soon as possible. Most of the information will be provided in the packet on Friday. He said in his last
509 update he attached a letter to the Deer Meadows owners changing the CC&Rs so the City Council will no
510 longer be the Municipal Building Association for that because we don't own any lots there anymore. We
511 will bring that to the Council on the 25th to make it happen.

512
513 Mayor Harris said last week we took the Youth City Council to Utah State University for training. It was
514 a great success; there were 29 Youth City Councils from around the State. They were all exceptionally
515 well behaved. Our young people were exceptional in their behavior and their accomplishments. They put
516 on a workshop for the other Youth City Councils. They have a Council challenge that takes several hours
517 and our Youth Council took 7th place out of the 29 Councils. He said these kids do a lot of things later on
518 also; two former members of our Youth Council were elected to Student Senates. Over the years we have
519 had great success. He reminded everyone that Senator Hatch will be here on April 20th to honor our
520 volunteers.

521
522 Council Member Bigler asked the Mayor to pass along his thanks to Mrs. Harris as she does a great job
523 with the Youth Council.

524
525 Edward O. Dickie III said Orrin Hatch is coming to honor the Kiwanis and Civic League. He said we will
526 have someone come in each year to honor our volunteers. Last year it was Governor Huntsman.

527
528
529

530 **CONSIDERATION AND/OR ACTION TO ENTER INTO A CLOSED MEETING TO DISCUSS**
531 **THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY AND DISCLOSE THE**
532 **APPRAISAL OR ESTIMATED VALUE OF A PROPERTY UNDER CONSIDERATION; TO BE**
533 **HELD IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE 52-4-204-5.**

534
535 **Council Member Flamm moved to go into a closed meeting to discuss the exchange or lease of real**
536 **property and disclose the appraisal or estimated value of a property under consideration. Council**
537 **Member Bigler seconded the motion.**

538
539 **Voting on the motion:**
540 **Council Member Harris yes**
541 **Council Member Flamm yes**
542 **Council Member Bigler yes**
543 **Council Member Taylor yes**
544 **Council Member Turner yes**

545
546 **Motion passed.**

547
548 **The closed meeting began at 7:33pm.**

549
550 **The regular meeting reconvened at 9:07pm.**

551
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557 **DISCUSSION AND/OR ACTION REGARDING PROPERTY ACQUISITION.**

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559 **Council Member Turner moved to set a public hearing for May 24th to borrow from the Enterprise**
560 **Fund to purchase the McCormick property at 2750 N 550 E. Council Member Harris seconded the**
561 **motion.**

562

563 **Voting on the motion:**

564 **Council Member Harris yes**

565 **Council Member Flamm yes**

566 **Council Member Bigler yes**

567 **Council Member Taylor yes**

568 **Council Member Turner yes**

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570 **Motion passed.**

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572 **ADJOURNMENT.**

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574 **Council Member Turner moved to adjourn. Council Member Taylor seconded the motion.**

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576 **The meeting adjourned at 9:10pm.**

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581 _____
Richard G. Harris, Mayor

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S. Annette Spendlove, CMC

587 City Recorder

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Date approved