

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
FEBRUARY 20, 2024

**FINAL**

Mayor Horrocks welcomed those present at 6:09 p.m.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Tammy Clayton  
Councilmember Suzette Jackson  
Councilmember Ted Knowlton  
Councilmember Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Jon Rueckert, Public Works Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Heidi Voordeckers, Finance Director; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Curtis Bennett, Mason Bennett, residents; Melissa Ballard, Utah House of Representatives; Todd Weiler, State Senator.

1. DISCUSSION OF CITY COUNCIL BUDGET PRIORITIES FOR FISCAL YEAR 2025

Elected officials shared the following budget priorities for Fiscal Year 2025:

**Councilmember Knowlton**

- 1) US89 Planning and Beautification
  - a. Utah Trail network
  - b. Transit Planning
  - c. UDOT on ROW section and access agreement
  - d. How do we want US89 to look and feel
  - e. Funding improvements on US89
- 2) Tree Planting Program for private landowners
- 3) Exploring public parking lot/structure in the Town Center – aid in walkability
- 4) Find funding sources to implement actions from the General Plan update
- 5) Implementing/creating a phase to implement new street configurations to implement new street design

**Councilmember Jackson**

- 1) Beautification and functionality of US89
  - a. Identification of looking like the City Center
- 2) Attract retail/commercial in the town center
  - a. Grocery stores
  - b. Restaurants
  - c. Willing to make concessions to achieve

**Councilmember Baskin**

- 1) Ongoing funding of tree planting throughout the City of at least \$75,000 and donations
- 2) Does not like current City signage, does not like concrete signs, implement branding designs citywide
- 3) 4/10 work study – does it continue to work for the citizens – unbiased
- 4) Not in favor of 1100 North bridge – too much money
- 5) Look for ways to cut budgets
- 6) Snow sledding facility at the golf course

**Mayor Horrocks**

- 1) Would favor a five year planning horizon
- 2) Complete Hatch Park and Foxboro Wetlands Park this year
- 3) Accent lighting in the clubhouse against the walls, corners, etc. – Have lighted fountain on or lights on the deck during winter weddings and any time it is dark
- 4) I-15 beautification in North Salt Lake
- 5) Roundabout signs may be getting to end of life – should we upgrade to new technology
- 6) Tunnel Springs Park expansion should be done - Cemetery may not be feasible there
- 7) Pickleball courts on the top of the landslide area
- 8) Hardship policy for utility system (mandatory recycling)

**Councilmember Van Langeveld**

- 1) Health & Wellness in policy section of the General Plan update
- 2) Homeless resource plan for the City
- 3) Supports other City Council members ideas including US89, Redwood Road, tree planting, and new signs
- 4) Public art, including new signage and potentially murals – funding
- 5) Amend budget to be more precise about budgeting City events
- 6) Clearer processes for all City committees to prepare budgets and use City funds
- 7) Increase code amendments that support tax base, beautification, and quality development
- 8) A trail around every park – circuit trail in every park in the City

**Councilmember Clayton**

- 1) Supports a cemetery in North Salt Lake
- 2) Winterfest – support a larger, more marketable event
- 3) Transit is missing on the west side of the City

Ken Leetham spoke on the possibility for a cemetery at Tunnel Springs Park or the school district parcel in that area. He said the two challenges for municipal cemeteries were space and long-term funding sources.

**2. DISCUSSION ON LOCAL ISSUES AND 2024 LEGISLATIVE UPDATES - SENATOR TODD WEILER AND REPRESENTATIVE MELISSA BALLARD**

Mayor Horrocks asked for a brief update and priorities from the 2024 Legislative Session.

Melissa Ballard, Utah House of Representatives, spoke on how the City was a leader in planning, collaboration, quality of life, and police. She mentioned several bills related to parental leave for teachers and employees of public schools (HB182), a bill (HB248) related to helping individuals utilize their time (program, job, treatment, financial management) while in correctional facilities as well as facilitating health records.

Todd Weiler, State Senator, reported on SB104 requesting Apple, Google, etc. to turn on filters for cellular phones for minors. He spoke on SB150 which would provide legal protections related to the free exercise of religion. Senator Weiler mentioned that there would be evening sessions on Thursday, Monday, and Tuesday and invited individuals to attend.

Senator Weiler clarified that SB150 was written with all of the protections needed related to Religious Freedom Restoration Act (RFRA). He spoke on how this bill would help with religious accommodations.

Senator Weiler spoke on requirements and affordable housing. Melissa Ballard mentioned that the issue of lack of public transit on the west side of the City was most likely due to West Bountiful not being willing to connect roads with neighboring cities.

Councilmember Jackson asked about HB409 related to State versus Federal jurisdiction. Senator Weiler replied that there were 100 more bills than last year and did not think this bill would make it to the Senate. Melissa Ballard said there needed to be a balance as any pushback with the Federal government could result in forfeited funding.

Mayor Horrocks mentioned the gravel pits and concern about HB502. Senator Weiler and Melissa Ballard were not in favor of these bills. Melissa Ballard commented on private property



rights and how the refineries provided jobs with many of those employees living in the area, but also expressed her opposition to the two gravel bills (HB502 and SB172).

Ken Leetham spoke on HB489 party affiliation disclosure amendments and SB185 related to building inspections. He said cities would be amenable for developers to use a third party inspectors from a pre-approved list of City inspectors, but are opposed to having builders pick their own inspectors. Melissa Ballard replied that HB489 had been voted down. Senator Weiler expressed that cities that are not complying with the requirements to inspect within 3 days need to correct that practice and comply.

### 3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:15 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
FEBRUARY 20, 2024

**FINAL**

Mayor Horrocks welcomed those present at 7:25 p.m. Ted Knowlton offered the thought and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks  
Councilmember Lisa Watts Baskin  
Councilmember Tammy Clayton  
Councilmember Suzette Jackson  
Councilmember Ted Knowlton  
Councilmember Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Jon Rueckert, Public Works Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Heidi Voordeckers, Finance Director; Wendy Page, City Recorder.

OTHERS PRESENT: Dee Lalliss, Curtis Bennett, Mason Bennett, Collin Larson, residents; Lily Drake, One Kind Act a Day.

1. CITIZEN COMMENT

Dee Lalliss, resident, spoke on the agenda item for the vacation of the public utility easement and if the process could be streamlined for residents and the City.

2. PRESENTATION BY CURTIS BENNETT ON A CITY KINDESS INITIATIVE

Mayor Horrocks commented that he, Councilmember Van Langeveld, and Curtis Bennett had presented the Kindness Initiative at Orchard Elementary.

Curtis Bennett said he had been a resident for over twenty years and the director of One Kind Act a Day. He spoke on the beginning of the organization and the purpose to promote kindness in schools, businesses, and cities. Mr. Bennett shared that they worked with many cities to come up with the right program.

Councilmember Jackson was in favor of participating in the kindness initiative. Mayor Horrocks asked how to implement the program with 25,000 residents.

Curtis Bennett commented that the human epicenter was the school as parents, who were the business and religious leaders in the community, would hear about the initiative from their students.

Councilmember Baskin was also in favor of the initiative and said we all could do better over time and that we all learn how much easier it was to get through life being kind.

Councilmember Van Langeveld said the Health and Wellness Committee could work on ideas of how to implement the initiative in the City.

Councilmember Clayton was supportive of the initiative and mentioned Random Act of Kindness Week/Day.

### 3. CONSIDERATION OF APPOINTMENT TO THE HEALTH AND WELLNESS COMMITTEE

Councilmember Van Langeveld said that Valerie Walton had vacated her position on the Committee. She introduced Collin Larson who lived in the Foxboro area and ran for City Council in the last election cycle.

Collin Larson commented that he was excited to join the Committee.

**Councilmember Knowlton moved that the City Council approve the appointment of Collin Larson as a member of the Health and Wellness Committee. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

### 4. CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOT 1817 OF THE EAGLEPOINTE ESTATES PHASE 18 SUBDIVISION WITH PARCEL NUMBER 01-120-0084 AND TO VACATE THE PUBLIC UTILITY EASEMENTS AT 935 SOUTH SILVERTREE LANE, DEB KILLPACK & MATT RUSSELL, BUILD UTAH, APPLICANT

Sherrie Pace reported that several years ago one of the property owners in this subdivision approached the school district in order to purchase adjacent property. She stated several additional property owners have or would also be purchasing adjacent property. She mentioned the owner of lot 1817 of Eaglepointe Estates, located at 935 South Silvertree Lane, purchased 0.0273 acres of adjacent property from Davis County School District. She explained this plat amendment combined the existing lot with that parcel. She indicated the Planning Commission



reviewed this application on February 13<sup>th</sup> and held a public hearing. Ms. Pace said staff provided notices to the affected utility companies and Dominion Energy and Kern River had no objection to the public utility easement being vacated. She stated the applicant has plans to construct a pool house, pool, and retaining wall in the rear yard.

**Councilmember Baskin moved that the City Council approve the plat amendment to combine lot 1817 of the Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 and to vacate the public utility easements at 935 South Silvertree Lane. The applicants are Deb Killpack and Matt Russell, Build Utah. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

5. CONSIDERATION OF SITE PLAN APPROVAL FOR NSL SENERGY AT 480 WEST 900 NORTH, JIM AMES, SOUTH FORK PROPERTY MANAGEMENT, APPLICANT

Sherrie Pace reported that commercial site plans were reviewed and approved by the Planning Commission. She acknowledged City Code 10-20-5 required that site plan applications for properties that were five acres or more in size must be reviewed by the Planning Commission and City Council. She noted the proposed property was 8.16 acres with one existing 12,000 square foot office building with a service and wash bay. She stated the applicant, Senergy, was a lubricant distribution facility that would house and ship product(s) to their customers. She mentioned the proposed site plan would add a new 19,200 square foot warehouse building for storage and distribution of industrial lubricants. She said there were two existing drive approaches along 630 feet of frontage that were 45 and 32 feet in width and would not be modified regarding location or size. She added the applicant would remove the weeds, install rock mulch and plant material as well as drip irrigation for the existing trees and new plantings.

Ms. Pace reported the existing building was located 195 feet from the street with an asphalt parking lot that would need to be striped in accordance with the site plan prior to receiving a Certificate of Occupancy. She indicated the parking requirements would be 35 parking stalls with three ADA compliant stalls. She noted the site plan provided for 74 stalls which exceeded the requirement. She stated staff worked with the applicant on the building design to meet City standards. She mentioned onsite detention would also be added to the site. She concluded the Planning Commission recommended approval with no conditions.

**Councilmember Van Langeveld moved that the City Council approve the requested site plan for NSL Senergy located at 480 West 900 North with no conditions. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

Mayor Horrocks asked about the lifecycle of sales tax. Ken Leetham said some transactions were not taxable if they were a wholesale distributor. He explained if there were retail sales at a

location then the City would benefit from the point-of-sale sales tax transaction. He continued that the industrial park in general generated a large amount of sales tax but not all businesses in the park were sales tax generators. He said it depended on the structure, customers, how transactions were coded, etc.

Sherrie Pace commented on personal property tax and how this was paid on equipment. She said the property tax on equipment (shelving, racking, conveyor belts) was a yearly tax.

Councilmember Jackson asked if there was a zoning delineation and asked if the City could end up with a lot of property tax generating businesses and not sales tax generators. Sherrie Pace replied that there were use tables in each zone and a mix of wholesale and retail businesses. She said the focus was for retail businesses along Highway 89 or traffic corridors while the industrial area had many of the wholesale businesses.

Councilmember Baskin asked what percentage of the income/budget came from the industrial zone. Heidi Voordeckers replied that personal property, property, and sales tax could be determined by industry and staff could also try to obtain reports for property tax from the County Assessor's Office in order to understand better the percentage of revenues generated by the industrial areas of the City.

## 6. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of February 6, 2024 were reviewed and approved.

Councilmember Jackson requested a change in the minutes to reflect that she had provided a thought, prayer, and led the pledge of allegiance.

Councilmember Baskin submitted the amendments she was recommending via email to Wendy and Ken and both of the following were read into the record by Ken Leetham:

Lines 396-97: Google Fiber has removed those lines which had made her landline inoperable when it installed Google Fiber and has been very difficult to work with in correcting the error. As a council member, she has maintained her landline in cases of emergencies when cell towers may no longer not function. There are implications for funding for dispatch and 9-1-1 services also.

Lines 450-451: Baskin mentioned-reported on HB 489 which required-made it an option for a candidate running in a nonpartisan race to list on the ballot whether they are a republican or democratic. the candidate is a Republican or a Democrat. She spoke against this concept and expressed concern over the slippery slope of infusing unnecessary and undesirable partisanship in local races. She reported she would oppose this bill as a member of the city council at the Capitol when it went before a standing committee and informed the council of her position. Councilmembers Jackson and Knowlton acknowledged this was a problem.



Councilmember Van Langeveld requested a correction to line 186 if David Frandsen agreed, from *“staff assessed the trees and replace the dead trees.”* to *“staff was assessing the dead trees and making replacements as necessary.”* David Frandsen agreed to this amendment.

**Councilmember Van Langeveld moved to approve the February 6, 2024 minutes as amended. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.**

## 7. ACTION ITEMS

The action items list was reviewed. Completed items were removed from the list.

Councilmember Knowlton asked for a schedule update on the General Plan. Sherrie Pace replied that the City Attorney had updated the language in the contract and the consultant had no issue with the changes. She said staff would then schedule a kick off meeting and provide an update at the next Council meeting.

Councilmember Van Langeveld asked about the railroad overpass and the decision-making process. Ken Leetham said the Council approved an expenditure with Horrocks Engineering to look at the longer span bridge which Union Pacific had approved. Horrocks Engineering would report to the Council during the March 19<sup>th</sup> meeting. He mentioned that the suggestion from former Councilmember Porter to reroute the Woods Cross Industrial Lead was not feasible, but a formal report would be provided to the City Council. He noted staff would also present two other options for consideration that would be in compliance with Union Pacific rules but may be distasteful to Woods Cross and the neighborhood.

## 8. COUNCIL REPORTS

Councilmember Knowlton spoke on the list of projects for the UDOT trail network funding. He noted this included the trail segment from the southern border of the City, along Highway 89, to 1500 North in Bountiful was ranked fourth on the list.

Councilmember Knowlton asked about the process for prioritization of budget items recommended by each member of the City Council earlier in the evening. Ken Leetham replied that a cost could be determined for some of the Council suggestions. He said staff would try to put those items into the budget with a cost estimate and include them in a document for further review during the 2024 budget retreat.

Councilmember Knowlton mentioned a Pew Trust survey related to zoning which showed recommendations for apartments to be built near train or bus stations and major job centers. He

indicated the Guiding Our Growth survey showed Utah residents were in favor of growth in town centers.

Councilmember Jackson reported on fluoride in the water. She spoke on the potential negative health side effects, the cost to the public, and the potential danger to the public of fluoride. She suggested an information campaign and for the Council to determine whether to remove fluoride.

Mayor Horrocks said there were better ways to administer fluoride but said the system was in place and asked if it was worth reexamining. Ken Leetham replied that the residents voted to add fluoride to the water system. He said if the Council wanted to make a change, then the residents would likely need to vote on this.

Councilmember Baskin commented that there was a vote to add fluoride to the water approximately 25 years ago. She noted there was opposition to adding fluoride to the water and then a lawsuit to ensure it was implemented. She stated the legal ramifications were very negative as it cost \$250,000 to defend the measure. She said she had not studied the academic research related to the health effects and could not comment on whether it was something to pursue.

Dee Lalliss said it would probably be more cost effective to provide fluoride pills to the residents who wanted them and to remove the fluoride from the water.

Councilmember Van Langeveld asked how much it would cost to add this item to the ballot. David Frandsen spoke on adding fluoride to the water system and said fluoride was dangerous to handle and damaged the facilities.

Councilmember Van Langeveld questioned if this would be a County decision or if the City could decide to opt out.

Councilmember Jackson asked about the cost related to adding fluoride to the City's water.

Ken Leetham responded these questions would require further research by staff.

Councilmember Van Langeveld reported on meeting with the principal at Orchard Elementary on partnering with the City in the One Kind Act a Day initiative and field trip to the City's golf course. She also invited the Martin Luther King Jr. speech contest winners to present those to the Council. Councilmember Van Langeveld mentioned the upcoming food truck nights and the idea to dedicate a night to specific schools and host a back to school night. She spoke on the potential to have a City booth at the food truck night as well.

Councilmember Clayton provided a reminder for the Youth City Council Easter Egg Dash on March 30<sup>th</sup> and asked the Council to attend.

9. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

10. MAYOR'S REPORT

Mayor Horrocks reported on the Wasatch Integrated Waste Management board meeting and the potential for mandatory recycling in the community. He said there was an opening on the South Davis Recreation District Board.

11. CITY MANAGER'S REPORT

Ken Leetham reported on the legislative session and the efforts of staff and Council. He mentioned training provided by the Fire District for newly elected officials on Saturday, April 27, 2024.

12. ADJOURN

Mayor Horrocks adjourned the meeting at 9:08 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Wednesday March 6, 2024 by unanimous vote of all members present.*



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

