

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 6, 2024

FINAL

Mayor Horrocks welcomed those present at 6:03 p.m.

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

EXCUSED: Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, 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, Camille Thorpe, residents.

1. DISCUSSION ON FISCAL YEAR 2025 BUDGET-CAPITAL PROJECTS

Karyn Baxter reported on the Capital Facilities Plan for fiscal year 2025 and said staff would present a five year plan for streets, water, and storm water at the upcoming budget meeting. She reviewed each project proposed in the fiscal year 2025 Capital Facilities Plan including maps and photos of current conditions starting with the 150 North water line and street reconstruction. She explained this water line installation would be done by the City water crew in conjunction with removing existing houses, providing new service into Hatch Park, and a full asphalt replacement. She indicated this project would commence in summer of 2024.

Ms. Baxter noted the second project was the Nancy Way water line replacement and street reconstruction with a full asphalt replacement. She said this would be the completion of the Lacey Way project. She indicated the requested budget would be for asphalt. She added the third project was 850 N/900 N/950 N/Madsen Lane water line replacement by City crews and a full asphalt street replacement scheduled for the summer of 2025.

Karyn Baxter spoke on the fourth project which was Coventry/Freedom Dr/Freedom Circle water line replacement, new storm drain, and street rebuild with full asphalt replacement. She

said this project was primarily about the canyon occurring along Coventry and explained that as there were no existing storm drain pipes, all of the water discharged into that natural ravine. She showed a photo of how the existing inlet box in the ravine was filled with mud that had to be cleaned out and the overall poor condition of the ravine. She stated the project included storm drain that would help to bypass the ravine.

Ms. Baxter indicated the fifth project would be the 900 North from Redwood Road to 400 West water line and street reconstruction with full asphalt replacement. She stated most of the pipes in the industrial area were cast iron or AC (asbestos cement) and no longer functioned after a certain age. She continued the sixth project was Main Street-Pacific to 1000 North with street reconstruction including street widening and reconstruction, new curb, gutter, sidewalks, and railroad crossing improvements. She acknowledged repairs would improve safety as the road and railroad crossing had significant elevation issues and the existing road was very narrow over the four sets of tracks. She noted the total project cost was \$3.3 million with a Surface Transportation (STP) grant of \$3,093,700 and the City's contribution of \$243,000.

Karyn Baxter shared that the seventh project was Windsor Dr/Windsor Ct/Ascot Dr with full asphalt replacement. She indicated the eighth project, Cynthia Way, was in similar condition with a need for full asphalt replacement. She stated the ninth project was Center Street sidewalk from US Highway 89 to Orchard Drive and included a new mixed use path on the south side, connection to an approved project at 130 East, and moved the bike lane and pedestrian access out of the roadway. She showed examples of what the 15 foot mixed use path and bike lane would look like. She noted the total project cost was \$576,000 with a TIF grant of \$322,380 and the City's contribution of \$253,620.

Ms. Baxter stated the tenth project was the Redwood Road west side path connections from 75 North to 965 North. She explained this would connect existing sections of asphalt path at 75 North (adjacent to Maverik), 965 North, and 465 North which was potentially about to be developed with that section of sidewalk to be deferred to the developer. She indicated the total project cost would be \$284,000 with a Transportation Alternatives Program (TAP) grant of \$226,640 and the City's contribution of \$56,660.

Karyn Baxter then shared a table of the proposed fiscal year 2025 Capital Facilities Plan with the project costs. She said the proposed streets projects total was \$2,815,000, which was a larger number than normal due to rising costs, but aligned with the streets plan that was previously approved by the City Council. She said the water project total was \$2,215,000 and would utilize existing budget leftover from the original Nancy Way project. She noted the storm water total was \$340,000 with \$40,000 to accommodate broken storm drains discovered during other projects and \$300,000 for the Coventry/Freedom Dr/Freedom Circle project. She acknowledged that other project costs were \$255,000 for Center Street sidewalk and \$60,000 for some Redwood Road trail connections.

Councilmember Jackson asked about snow removal for the proposed Center Street mixed use path. Karyn Baxter replied that there would be curb and gutter then a bike lane with the adjacent sidewalk at the same elevation. She explained snow removal of the bike lane adjacent to the sidewalk would be the responsibility of the property management company .

Councilmember Van Langeveld requested that the grant funding amounts be included in the project table for the budget retreat presentation.

Ken Leetham commented that this was the plan for the next twelve months and staff would present a five year Capital Facilities Plan during the budget retreat.

2. DISCUSSION OF THE 400 WEST WATER LINE AND STREET REBUILD PROJECT

Ken Leetham reported that this project was the replacement of a water line from Center Street to 1100 North and the rebuild of the road. He spoke on the high cost of the project and how staff worked on different approaches to extend the life of the road.

Karyn Baxter said the 400 West project included a full water line replacement as well as asphalt street reconstruction. She explained this project was previously presented and budgeted in two separate sections: Center Street to 500 North and 500 North to 1100 North. She showed photos of the condition of the street. She indicated the previous project estimates for 500 North to 1100 North were \$1,450,000 for the street reconstruction and \$860,000 for the water line replacement and \$1,500,000 for the street reconstruction and \$1,260,000 for the water line replacement from Center Street to 500 North for a project total of \$5,070,000. She stated staff requested bids for the 500 North to 1100 North portion of the project in fiscal year 2023 and received one bid of \$1,531,964 for the water line work. Staff had estimated the cost to be \$860,000 but material prices had increased significantly.

Ms. Baxter said the new plan for fiscal year 2024 was to bid the entire length of 400 West as the road would not last another season. She explained that evaluation of the project showed that the water line was not currently experiencing failures but the road needed to be reconstructed this summer. She mentioned staff also reviewed the geotechnical studies with the first report showing a standard pavement design that did not address the cause of the current road conditions. She stated the second report addressed the cause of the failure which was a debonding of the lower and upper asphalt layers. She indicated the recommended design options included reconstruction or a mill and fill and no water line replacement. She said the pros of the street reconstruction would be replacement of the water line, full depth with treated base and correction of any lower issues, estimated life span of 25 years, and use of some impact fees. She noted the cons included a future side path along 400 West for bike/ped access, long construction time, and a high cost of \$5 million. Ms. Baxter said the pros of mill and overlay were shorter construction time, design flexibility, avoid delays with railroad crossing, estimated life of 15 years, and lower cost. She acknowledged the cons of the mill and fill were the delay of the replacement water line (which

could fail at any time), no use of impact fees, and risk of reflective cracking. Ms. Baxter explained the process of the mill and fill with removal (mill) of four and a half inches (4.5”) of the road, removal of any section with failure, paving even with the remaining asphalt, patching, and re-pavement of entire road.

Karyn Baxter said due to the wideness of the road the City could move the curb, add the eight foot side path, and install a new water line in the future when funding allowed. She recommended mill and fill for the entire length of 400 West, mill to remove all asphalt to the debonded depth of 4.5”, spot repair failed sections in the lower layer, overlay with three inches (3”) HMA and one and a half (1.5”) of stone matrix asphalt (SMA), replacing the water line crossings at 100 North, 200 North, and 900 North, and evaluating the water line connections at Center Street and 1100 North. She stated the estimated cost for the full street reconstruction was \$2.9 million and the water line replacement was \$2.1 million with a 25 year life expectancy. She said the water line project estimate was low and would probably be much higher. She mentioned the cost of the mill and overlay was \$1.5 million with \$250,000 for the water line crossing work with a 15 year life expectancy.

Councilmember Van Langeveld asked if staff had been able to determine the reason behind the two surfaces debonding. Karyn Baxter said the geotechnical report showed a theory that there was a chemical reaction between the aggregate and petroleum products.

Councilmember Jackson questioned if there was any financial onus on the railroad. Karyn Baxter replied that the road in this area did not cross the tracks as the tracks on this road was a spur line. She said the City would generally have to bear the cost for any associated projects that impacted the railroad.

Councilmember Jackson asked if the recommended proposal for the mill and fill was something that could be covered in the budget or if it would require a bond. Karyn Baxter responded that it was her understanding that there would be funding in the budget for this project.

Heidi Voordeckers commented that the previously proposed project would have been covered but there would not be funding for any other projects in the fiscal year. She would provide additional information during the financial report portion of the meeting.

Mayor Horrocks asked about repairing or lining the existing pipe. Karyn Baxter explained how the AC pipe would become brittle and could not be repaired.

The Council did not make a formal motion on this item but supported the staff’s approach to do this project a different way. Formal approval by the Council will come when the project is awarded to a contractor by the City Council.

3. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING JANUARY 31, 2024

Heidi Voordeckers reported the potential budget amendment for restructuring the water line/road reconstruction project and reviewed related revenues. She shared a graph of impact fee collection trends with \$3 million in revenues collected between fiscal years 2020 and 2022 with only \$50,000 collected in fiscal year 2023. She stated this greatly impacted projects and made the 400 West project untenable with the current water impact fee revenues. Ms. Voordeckers said that the options would be to use all of the reserves to complete the water line project with no funds for other projects until revenues increased or borrow at high interest rates. She explained that during the next Council meeting staff would hold a public hearing for a budget amendment reducing the projected impact fee revenues for the current fiscal year and increasing the projected interest revenues. She mentioned there would also be a reallocation of construction funds for PTIF related to the City's interest earnings.

4. ADJOURN

Mayor Horrocks adjourned the meeting at 6:57 p.m. to begin the regular session.

Councilmember Baskin disconnected from Zoom at 7:00 p.m. and did not attend the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 6, 2024

FINAL

Mayor Horrocks welcomed those present at 7:07 p.m. Alisa Van Langeveld led those present in the Pledge of Allegiance. Isaac Cyril presented his Martin Luther King Jr. speech. Lexi Marshall presented her Martin Luther King Jr. speech.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Alisa Van Langeveld

EXCUSED: Councilmember Lisa Watts Baskin
Councilmember Ted Knowlton

STAFF PRESENT: Ken Leetham, 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, Camille Thorpe, Joe Flake, Lesley Cyril, Isaac Cyril, David Marshall, Melanie Marshall, Lexi Marshall, Bradley Marshall, Derek Marshall, residents.

1. CITIZEN COMMENT

Camille Thorpe, resident, commented that she was a member of the Parks and Arts Board and spoke on the Winter Lights event. She mentioned that the NSL Reads event would be March 7th and assemblies to promote the event would also be held at Orchard Elementary and Wasatch Peak. She noted there would be an event that evening at City Hall with two award winning authors and the announcement of the winners for the writing contest.

Dee Lalliss, resident, spoke on the potential for State mandated recycling and proposed that the City Council look into a way to accommodate the elderly/fixed income or those that did not produce a lot of recycling or trash. He also asked about the glass recycling program.

Mayor Horrocks mentioned a potential hardship policy. He also spoke on secondary landfill options and the associated costs, how the current provider would bring garbage cans to the curb for those residents who were unable, and the contract with the current provider.

Councilmember Van Langeveld commented that she paid for glass recycling and shared the service with several neighbors. She suggested that residents may also be able to share garbage cans if necessary.

2. CONSIDERATION OF A CONCEPT PLAN FOR TRIPLETS ON MAIN PUD AT 391 NORTH MAIN STREET, LES ESSIG, APPLICANT

Sherrie Pace reported that recently the City Code was amended with respect to subdivisions and implemented new standards for PUD developments and a streamlined process for all subdivisions. She noted the proposed concept plan application was received on January 24, 2024 which was prior to the effective date of the subdivision ordinance changes which was January 30, 2024. She explained the applicant would be vested with the standards and review procedures in place prior to the adoption of the new code. She stated the concept plan review would be based upon the Code in place prior to January 30, 2024 which included review by the City Council.

Ms. Pace showed an aerial view of the property which was located at 391 North Main Street. She explained that there was an existing home on the one acre property that would be removed. She stated in 2017 the previous owner of this property obtained final plat approval for the Romaine Court PUD with ten townhomes. She continued after approval the property was sold to the current owner and as Romaine Court was never recorded the approval of the final plat expired. She mentioned in 2020 the City Code was amended with regard to the calculation of unit density and unit type for PUD subdivisions in the R1-7, RM-7, and RM-20 zones. She explained the permitted density for the R1-7 zone was limited to eight dwelling units per net acre. She noted the net acreage after deducting the street area of 0.13 acres was 0.87 acres and the proposed density of eight dwelling units per acre allowed for a maximum density of seven dwelling units.

Sherrie Pace said the proposed concept plan was for a condominium style PUD comprised of three twin home structures and one single family dwelling consisting of seven for sale dwelling units. She added the majority of property would be held in common and consist of open space, driveways, and a private street. She noted six of the units would obtain access from the new 20 foot wide private street and the single family dwelling would have access via Main Street. She explained all the units would be two stories with approximately 1,900 square feet of living space, two car garages, and driveways for a total of 14 garage spaces and 14 driveway spaces which exceeded the minimum 2.25 spaces per unit required by code. She indicated each unit would have a backyard space and the entire development would have community open space with detention and an amenity.

Sherrie Pace explained that under the PUD standards for Code section 10-7-4, as adopted at the time of application, the Planning Commission would determine the minimum standards at preliminary plan approval for lot area, width, yard, height and coverage, street width, as well as varying other design standards contained within the ordinance 10-7-7. She stated the applicant has proposed a variance or change to the following standards:

Right of way: 20 foot asphalt private street versus the standard 50 foot asphalt right of way, a 1,320 square foot lot size versus a standard 7,000 square foot lot, a 20 foot front setback versus a standard 25 foot front setback from Main Street, an 18' foot front setback versus a standard 25 foot front setback from the private street, an 8'/12' (south/north) perimeter side setback versus a standard 8'/12' (combined 20') side setback, a 15' (west) perimeter rear setback versus a standard 25' rear setback, a maximum 13,000 square foot maximum lawn area versus a standard 25% or 6,500 square foot per lot maximum lot area, and four parking spaces per dwelling unit (14 garage spaces/14 driveway for a total of 28 spaces) versus the standard 2.25 parking spaces per dwelling unit.

Sherrie Pace explained that the City's ordinance related to water efficient landscape stated 25% of the lot or a maximum of 6,500 square feet may be sod or lawn unless modified by the Planning Commission for multi-family development. She mentioned the Planning Commission directed the applicant to limit the sod area of the property to a maximum of 13,000 square feet for the project and to include information at preliminary plat regarding the proposed HOA recreational amenity (sport court, BBQ area, tot lot, etc.). She said the Development Review Committee (DRC) recommended that the concept plan include an area adjacent to the private street for the placement of garbage and recycling containers on pick up day. She stated the purpose of the area would be for the temporary placement of cans for pick up other than Main Street. She explained the garbage truck would enter the site, turn around and pick up the trash upon exiting the development. She noted in addition the DRC recommended that a snow easement be placed at the ends of private street and landscaped appropriately.

Ms. Pace said the process for review under the previous Code required the concept plan to be reviewed by the Planning Commission and City Council. She mentioned the concept plan approval granted general approval of the design and layout and authorized the applicant to apply for preliminary plan approval. She stated preliminary plan and final plat could be combined and processed at the same time. She indicated the Planning Commission recommended approval with four conditions including 1) an area for garbage can placement on pick up days be added adjacent to the private street, 2) snow storage areas be added to the ends of the private street and landscaped appropriately, 3) the private street shall have no on street parking and shall be permanently posted as such, and 4) the maximum amount of lawn or sod shall be limited to a maximum amount of 13,000 square feet.

Councilmember Van Langeveld asked for the reasoning behind the accommodations being requested by the applicant and why they could not meet the City Code requirements. Sherrie

Pace replied that the PUD subdivision variations were to allow applicants to create developments with more open space, better amenities, and to address other missing middle housing pieces. She said the new subdivision ordinance required more specific allowances.

Councilmember Van Langeveld mentioned that all of the proposed parking was either in the garage or driveway and expressed concern with spillover parking. She asked if garages would be required to be used for parking. Sherrie Pace responded that this request was something the developer could be required to add to the CCR's for this community.

The City Council discussed the private street, guest parking, and neighborhood comments about drainage issues.

Councilmember Clayton moved that the City Council approve the concept plan as proposed for Triplets on Main PUD at 391 North Main Street with the following conditions:

- 1) An area for garbage can placement on pick up days be added adjacent to the private street;**
- 2) Snow storage areas be added to the ends of the private street and landscaped appropriately;**
- 3) The private street shall have no on street parking and shall be permanently posted as such;**
- 4) The maximum amount of lawn or sod shall be limited to a maximum amount of 13,000 square feet.**

Councilmember Van Langeveld seconded the motion.

Councilmember Van Langeveld suggested a condition that the CCR's include that garage interior spaces be intended for parking.

Councilmember Clayton amended the motion to add the condition:

- 5) Require the CCR's to have a provision which requires residents to utilize the garages for parking and not use the garages solely for storage.**

Councilmember Van Langeveld seconded the amendment to the motion. The motion was approved by Councilmembers Clayton, Jackson, and Van Langeveld. Councilmembers Baskin and Knowlton were excused.

3. CONSIDERATION OF RESOLUTION 2024-06R: A RESOLUTION SUPPORTING THE WASATCH FRONT REGIONAL COUNCIL GOAL TO WORK TOWARDS ZERO ROADWAY FATALITIES AND SERIOUS INJURIES

Karyn Baxter reported on the FHWA Safe Streets for All (SS4A) program which was part of the Federal Infrastructure Investment and Jobs Act. She said the Wasatch Front Regional Council (WFRC) has been working with a consultant to create the Comprehensive Safety Action Plan for the WFRC area with each local government to decide whether to apply for funding to implement safety strategies and project types referenced in the Action Plan. She noted in addition to tying an application to the regional Comprehensive Safety Action Plan, public agencies were also required to publicly commit to a goal of zero roadway fatalities and serious injuries. She explained the proposed resolution would affirm the City's commitment to improving roadway safety and meet the requirements for this grant opportunity.

Karyn Baxter shared information on the Safe System Approach which required moving away from traditional safety paradigms. She continued this included preventing death and serious injury, designing for human mistakes/limitations, reducing system kinetic energy, sharing responsibility, and proactively identifying and addressing risks. She stated an analysis comprised of risks was completed and a composite risk score was calculated for State, local, and UDOT roads, with ratings for the following roads in the City: Redwood Road, US Highway 89, 1100 North, Foxboro Drive.

Councilmember Jackson commented that she did not see any concrete action plans. Karyn Baxter replied that WFRC had a planning grant with a checklist for each City to complete to fulfill the requirements to be eligible for different project funding.

Mayor Horrocks mentioned Wildcat Way was a problem area. Karyn Baxter said this was a priority location but was not selected as a study case as it would be impacted by the I-15 construction.

Councilmember Van Langeveld moved that the City Council approve Resolution 2024-06R establishing the goal to work towards zero roadway fatalities and serious injuries. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, and Van Langeveld. Councilmembers Baskin and Knowlton were excused.

4. UPDATE ON UTILITY BILL FORMATTING AND CUSTOMER ENGAGEMENT PORTAL

Heidi Voordeckers reported on the requested utility bill formatting changes that would show tiered usage. She showed an example of a utility bill with the proposed culinary usage

calculation per level/tier, the usage history, and the irrigation usage calculation per level/tier. She indicated this updated bill should be ready to send out to residents for April's billing cycle.

Jon Rueckert reported on the customer portal and upgrading the meter system. He said both towers were almost functional and anticipated the meter reading should be available in several months. Mr. Rueckert showed the customer portal and the tools that would allow the customers to review and pay their bill, and view usage, notifications, WaterScore, etc.

Councilmember Clayton asked about help for residents that had issues with the portal. Jon Rueckert said there was a help option in the portal and paper billing would still be available.

Heidi Voordeckers mentioned that typically leaks would be found after monthly meter reads and said that Public Works would then determine the problem. She said City policy was to try and hold the resident harmless by giving them a billing discount back three months at the lowest rate as a one time courtesy if they correct the issue. She noted this system could help to detect leaks sooner.

Jon Rueckert said the system was also able to set up alerts to notify residents of usage.

Councilmember Jackson spoke on being able to read meters in real time versus a manual reading. She asked about the billing cycle and meter reading. Jon Rueckert replied that all of the meters that could read in real time had not yet been installed. He anticipated that there were approximately 5,000 meters to be installed by the end of the fiscal year.

5. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of February 20, 2024 were reviewed and approved.

Councilmember Van Langeveld moved that the City Council approve the minutes from February 20, 2024 as presented. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, and Van Langeveld. Councilmembers Baskin and Knowlton were excused.

6. ACTION ITEMS

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

7. COUNCIL REPORTS

Councilmember Jackson reported on the Parks and Arts Board meeting and new signage through the trails system. She spoke on reviewing all City events for attendance, cost, targeted demographics, etc. and potentially consolidating.

Councilmember Van Langeveld reported on meeting with local elementary schools and school/City partnerships.

Councilmember Clayton reported on attending the upcoming Youth City Council conference in Logan. She also mentioned the Bountiful City Handcart Days Parade and City Council participation on July 20th.

8. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

9. MAYOR'S REPORT

Mayor Horrocks reported on fluoridation of the water and said the City could not opt out if the water was provided by Weber Basin.

Mayor Horrocks mentioned that he would not be able to attend the Youth City Council conference in Logan. Councilmember Van Langeveld commented that she would be able to attend.

Mayor Horrocks spoke on the caucus meetings held on March 5th and said he was a County delegate and an alternate to the State delegation.

10. CITY MANAGER'S REPORT

Ken Leetham spoke on the Legislative session and said staff would continue to be vigilant regarding gravel pits. He mentioned other legislation related to housing, building inspections, and zoning concepts.

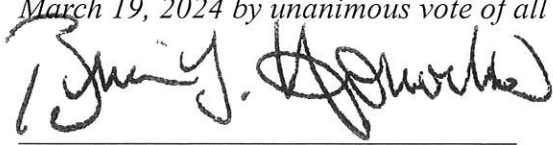
11. ADJOURN INTO CLOSED SESSION

At 8:30 p.m. Councilmember Clayton moved to go into closed session to discuss the purchase, exchange, sale, or lease of real property. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, and Van Langeveld. Councilmembers Baskin and Knowlton were excused.

12. ADJOURN

The meetings were adjourned during the closed session at 8:54 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday March 19, 2024 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

