

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
APRIL 2, 2024

FINAL

Mayor Horrocks welcomed those present at 6:10 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; Tyler Abegglen, Golf Course Manager; Heidi Voordeckers, Finance Director; Wendy Page, City Recorder.

OTHERS PRESENT: Janet Welsh, Mason Bennett, Dee Lalliss, Camille Thorpe, residents.

1. ANNUAL REPORT FROM HEALTH AND WELLNESS COMMITTEE

Councilmember Van Langeveld introduced Janet Welsh, Chair of the Health and Wellness Committee, who would report on the Health and Wellness Committee.

Janet Welsh commented that she was the Chair and Mason Bennett, who was also in attendance, was the Vice Chair. She said the other Health and Wellness Committee members were Corey Markisich, Jane Hall, Chase Larson, and Councilmember Van Langeveld. She spoke on the Committee tasks designated by the City Council including reviewing and researching existing programs (County, State, etc.), to create strategy and recommendations for any barriers that community members may struggle with, prepare and present annual report to the City Council, and carry out City approved programs and initiatives. She shared the areas of interest assigned to the Committee which were physical and mental health, emergency preparedness, personal wellness, food and housing access, addiction, social media/newsletter, as well as any other public health and general welfare issue.

Janet Welsh spoke on one of the 2023 Committee accomplishments which was partnering with Davis Behavioral Health and Communities That Care program to provide several Circle of Security classes and an EveryDay Strong workshop. She said there had been varying degrees of

participation which could be attributed to scheduling and would be reviewed for future classes. She mentioned the Health and Wellness Fair which was held in conjunction with the City's Night Out Against Crime and included participation from Davis County Health and other healthcare related business in the area. She added that the Committee also participated in the South Davis Emergency Preparedness Fair and the County Emergency Preparedness Fair. Ms. Welsh shared that the Health and Wellness Committee attended Senior Lunch Bunch events and how the seniors preferred paper handouts for information on senior services, health, and the City newsletter.

Janet Welsh noted that several Committee members attended the Davis County Healthy Communities event. She said this was an excellent event and gave the Committee opportunities to network and learn more about topics such as aging and how municipalities could help residents age in place. She added that the following concepts could be integrated into City planning including housing, outdoor spaces and buildings, transportation, communication and information, civic participation and employment, respect and social inclusion, health services and community support, and social participation could make a big difference for residents of advanced age or with disabilities. She then mentioned that Davis County Health Department had lost their South Davis location and suggested the potential use of City Hall for community services.

Ms. Welsh spoke on Committee enhancements including a focus on collaborating with other committees and agencies and utilizing what already existed. She shared the example of working with the Parks and Arts Board on bike repairs stations along the trails. She continued with the other enhancements such as assigning goals to committee members. She reported on the 2024 established goals for each category including physical and mental health with the goals to promote and host two Communities That Care classes per year, complete and review an inventory of existing City open space, parks, and other assets, highlight and plan events around those assets, work with the Parks and Arts Board to sponsor three or four trail events per year, collaborate with Davis County Health, and promote One Kind Act a Day.

Mason Bennett reported on the One Kind Act a Day initiative and how the Mayor and Council was working with local elementary schools on participating in this initiative.

Janet Welsh then spoke on emergency preparedness and the recommendation to change the bylaws to remove this responsibility from the Health and Wellness Committee. She said this was a broad topic and would be better suited to either experts or another standalone committee.

Mayor Horrocks said the City coordinated with Davis County and South Davis Metro Fire for emergency preparedness and how each resident should also have an individual plan.

Mayor Horrocks also spoke on the One Kind Act a Day initiative and said the next step was a City Resolution to participate. Janet Welsh said April 12th was Utah's One Kind Act a Day celebration so the Committee would promote that.

Janet Welsh reported on the personal wellness category and mentioned the 2023 Wellness survey in partnership with Utah State University (USU) that was done last year and the new survey for this year. She said the results would be shared once the survey had been completed. She also mentioned that the Committee would print out paper copies for the Senior Lunch Bunch to complete.

Ms. Welsh spoke on integrating a "Health in All" principal in City ordinances, plans, and policies. She noted this included considering impacts on health and wellness in everything the City did related to residents, particularly those with special needs.

Councilmember Baskin arrived at 6:35 p.m.

Janet Welsh focused on the category of food and housing access and mentioned existing resources in the community including food drives and support for existing food pantries, exploring resources and plans to address homelessness and housing stability, landlord mediation, County programs, etc. She reviewed the addiction category and said the Committee would provide information for the City's website to promote resources as well as working with Davis Behavioral Health.

Janet Welsh continued with social media and the City's newsletter and how the Committee would utilize these resources to share information with residents regarding events and areas of focus. She said the Committee would provide a newsletter spotlight on an outdoor amenity three times per year. She mentioned ongoing activities that were not part of the 2024 goals including coordinating with other City boards and committees, the Health and Wellness Fair in August, and support for three Unity in the Community events (Juneteenth, Pride, Latin).

Councilmember Jackson asked about the Bountiful Senior Center as well as a meal program for seniors that was occurring in Bountiful and if this was a City or County program. Janet Welsh replied that it was a County program and there was a driver who would take residents to the Bountiful Senior Center for lunch, tax prep, tech support, and more.

Councilmember Knowlton questioned if there were other items the Committee needed from the Council including any support or action. Janet Welsh responded that Councilmember Van Langeveld attended the monthly meetings and was a good support. She mentioned that there may be a need for additional funding in the future.

Councilmember Van Langeveld commented on collaborating with other committees and mentioning any items that may be in the Committee's purview. She spoke on amending the

ordinance to remove emergency preparedness and adding language to invite non-voting members.

2. DISCUSSION ON POLICY AND RESPONSIBILITY FOR SIDEWALK REPAIRS INCLUDING DAMAGE FROM STREET/PARKSTRIP TREES

Ken Leetham reported on some Citywide issues with sidewalk, curb damage due to street and parkstrip trees. He said that in 2017 the City hired a company to perform a sidewalk condition survey and identified multiple locations with damage. He shared a map pinpointing the locations with damage and suggestions for those areas including 466 areas for replacement and 63 areas for grinding. He showed an area with severe sidewalk damage due to a tree and said three City employees removed some tree roots and a contractor replaced sections of the sidewalk at a cost of \$881. Mr. Leetham said grinding was more affordable and helped to remove the trip hazards but cannot be performed in all situations. He shared spending for sidewalk and crosswalk repair for previous fiscal years including 2023-2024 with \$65,000 spent and proposed \$65,000 for fiscal year 2024-2025. He explained how residents were attached to their trees and would like the sidewalks fixed without damage to adjacent trees. He recommended the following for fiscal year 2025 including performing an updated sidewalk condition survey (at a cost of approximately \$20,000), adoption of rules about property owner participation in sidewalk replacement and continuing to allocate funds annually to address sidewalk repairs.

Mayor Horrocks said Salt Lake City assessed property owners for sidewalk repairs and beautification. He asked if there were trees that actually worked in parkstrips or if they would all become problematic at some point. Ken Leetham replied that the City had a list of approved trees. He said staff had discussed allowing residents to remove turf in the parkstrips and replace it with non-irrigated material and some landscaping and encourage tree planting 10-12 feet away from the sidewalk within the front yards and not in parkstrips.

Councilmember Jackson asked about the legality of ownership for sidewalks and parkstrips. Sherrie Pace said some developments with Planned Districts required trees in the parkstrips. She explained the current tree ordinance had a different list of trees based on the area in the City, soil conditions, and parkstrip size.

Councilmember Jackson questioned who legally bore the responsibility of the sidewalk. Ken Leetham said the property owner was responsible for keeping the sidewalk clean and clear including snow removal. He said the responsibility of replacement of the sidewalk belonged to the City but could potentially be shared with adjacent property owners in the future.

Councilmember Knowlton was in favor of not penalizing a property owner for following City standards and holding them harmless in the event of sidewalk damage. He urged the City to look at alternatives such as a bridge or reroute to help keep good trees.

Councilmember Clayton mentioned responsibility for trip hazards if a tree was not removed due to a property owner wanting to save a tree. Ken Leetham said that once the City becomes aware of a dangerous situation, then we become responsible for any harm caused by the City not repairing the trip hazard.

Todd Godfrey commented that generally the City would be liable if they were notified of a trip hazard related to a tree in a parkstrip and then did nothing to fix that hazard. He explained the resident's property line was the back of the sidewalk and the City owned the sidewalks and parkstrips.

Councilmember Van Langeveld was in support of a budget item for repairs and being proactive. She suggested that once those areas were identified as potentially hazardous areas that the City should notify those residents beforehand. She also said that the City should consider offering replacement trees for those that needed to be removed as well as offering sidewalk repair and billing the resident for the cost of the repair with their approval.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:19 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
APRIL 2, 2024

FINAL

Mayor Horrocks welcomed those present at 7:28 p.m. Tammy Clayton offered the thought and invited Dee Lalliss to offer an invocation. She then 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; Tyler Abegglen, Golf Course Manager; Heidi Voordeckers, Finance Director; Wendy Page, City Recorder.

OTHERS PRESENT: Janet Welsh, Mason Bennett, Dee Lalliss, Camille Thorpe, residents; T. Bendo, Debbie Olsen; Kristina Brown, Chevron.

1. CITIZEN COMMENT

There were no citizen comments.

2. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING FEBRUARY 29, 2024

Heidi Voordeckers reported on the revenue and expense report for the month of February 2024. She indicated that the General Fund was at 65% expended and right on track. She spoke on impact fees and shared that the City continued to make progress in implementing the Capital Facilities Plan with almost \$900,000 more invested in projects compared to last year. She explained that this included parks, streets, water, and storm drain projects. She said the fiscal year 2025 budget development process was underway with the City Council to adopt the tentative budget during the May 7, 2024 City Council meeting. Ms. Voordeckers shared a comparison for expenditures in fiscal year 2023 compared to fiscal year 2024 including \$461,770 for Parks (with an increase of \$456,410 from last year), \$1,867,580 for streets (with an increase of \$610,240 from last year), \$1,141,160 for water (with a decrease of \$49,340 from last year),

and \$56,130 for storm water (with a decrease of \$119,350 from last year) for a total of \$3,526,640 for fiscal year 2024.

She noted the complete monthly financial report was included in the meeting packet.

3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2024-13R: A RESOLUTION APPROVING A REAL ESTATE PURCHASE CONTRACT FOR PROPERTY LOCATED AT 95 WEST 150 SOUTH

Ken Leetham shared an aerial view of the Hatch Park expansion with the proposed property at 95 West 150 South. He explained the terms of purchase included a purchase price of \$450,000 with the City to pay closing costs, the property owner would pay pro-rated property taxes, the planned closing is scheduled for April 10, 2024, and the owners would vacate the property by June 30, 2024. He said the demolition was planned for August 2024.

At 7:37 p.m. Mayor Horrocks opened the public hearing. There were no public comments and he closed the public hearing at 7:38 p.m.

Councilmember Van Langeveld moved that the City Council approve Resolution 2024-13R: A Resolution Approving a Real Estate Purchase Contract for Property Located at 95 West 150 North.

Councilmember Baskin asked for clarification on the purchase amount. Ken Leetham clarified that the previously-approved property was purchased for \$390,000 and the purchase price for this property is \$450,000.

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

4. CONSIDERATION OF RESOLUTION 2024-14R: A RESOLUTION PROCLAIMING APRIL 27, 2024 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

Councilmember Baskin spoke on the Arbor Day event which would be held April 27th at the new dog park. She introduced Kristina Brown representative of Chevron who would be donating trees and assistance with planting for this event.

Kristina Brown, Chevron, commented that they were looking forward to the event and said it was a beloved tradition for Chevron employees and their families to participate annually in this Arbor Day event.

Councilmember Baskin moved that the City Council approve Resolution 2024-14R proclaiming April 27th as Arbor Day in the City of North Salt Lake. Councilmember Clayton seconded the motion.

Councilmember Knowlton thanked Chevron for their generosity and support for this event.

The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

5. CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR SILVER SKY LOFTS TO INCLUDE PROPERTY AT 215 EAST ODELL LANE AS PHASE 2

Sherrie Pace reported that this was a request for Silver Sky Lofts Phase 2 and showed a map with the location of Phase 1 on Highway 89. She said Phase 2 was the parcel located to the east of Phase 1 and was accessed directly from Odell Lane. She shared the background development of Phase 1 with 13 townhome units, open space, community areas, and parking. She explained the proposal was to add two units to three unit building on the southern property line, a four unit building in the northeast corner, and a five unit building on southeast corner. She mentioned that the Planning Commission reviewed this amendment and held a public hearing.

Ms. Pace stated that the Planning Commission recommended approval with the following conditions:

- 1) Landscaped areas that were less than 8 feet in width or depth must meet the water efficient landscape standards which prohibited sod;
- 2) The developer must amend the proposed landscape plan detailing the landscaping of the private rear yards in accordance with the water efficient landscape ordinance and modify the CC&Rs for the development accordingly and specifically recommended the use of rock or bark mulch or artificial turf in lieu of sod;
- 3) An additional two guest spaces be added to the guest parking area; and
- 4) The density for Phase 2 be reduced from 11 units to 10 units to accommodate the additional guest parking and maintain the previously approved density of 12.4 dwelling units per acre with the recommendation to eliminate unit 15.

Sherrie Pace explained that the property was zoned RM-7 and would require a rezone to a Planned (P) District. She said the Planning Commission was required to hold a public hearing on the zone change at the same time as the request for the amendment to the General Development plan. She explained that if the City Council approved the General Development plan amendment the Planning Commission would then forward a recommendation to the Council on the zone change along with the amended development agreement at their next meeting.

Sherrie Pace commented that as the proposed Phase 2 contained an additional 0.74 acres they were requesting to add eleven units to the development. She said the Development Review Committee (DRC) recommended the removal of one unit to maintain the density of 12.4 units per acre, provide additional community open space, and two additional guest parking spaces. She noted that the Planning Commission had recommended removal of unit 15. She showed an architectural rendering of the two story townhomes which would be three bedrooms with unfinished basements and two car garages.

Councilmember Knowlton asked about the size of the backyards. He felt that as the backyard was the homeowner's domain they should choose what they wanted with it. Sherrie Pace responded that they were approximately 15 feet deep by 20-22 feet wide. She said the Commission wanted to encourage waterwise landscaping along with prohibiting sod in areas less than eight feet.

Councilmember Clayton questioned if there was greenspace available in the community. She also asked about guest parking in the driveways. Sherrie Pace replied that there was greenspace by the parking spaces. She said the streets were private and did not have room for on street parking. She explained that most of the units in this development had a two car driveway and a two car garage.

Councilmember Baskin asked about the approval process for the Planned (P) District rezone request. Sherrie Pace explained that Phase 1 was zoned as a P District and the developer was requesting that the additional property, Phase 2, be zoned P District. She explained that the Planning Commission held a public hearing on the rezone and if the Council approved the General Development Plan, then the Commission would review and make a recommendation to the Council for the development agreement and the rezone.

Councilmember Van Langeveld asked about the existing zoning in the area. Sherrie Pace said that the public comments were in favor of the rezone and the project. She explained that the proposed development would not fit in the CH or RM-7 zoning and would need to be rezoned to a P District.

Councilmember Knowlton moved that the City Council approve the requested amendment to the General Development Plan for Silver Sky Lofts to include property located at 215 East Odell Lane with the following conditions and subject to the approval of the amended development agreement and P-District rezone:

- 1) Landscaped areas that are less than 8' in width or depth and not in the rear yards shall meet the water efficient landscape standards which prohibits sod;**
- 2) The developer shall modify the CC&Rs for the development to allow the use of rock or bark mulch or artificial turf in the backyards in lieu of turf;**
- 3) An additional two guest spaces be added to the guest parking area; and**

- 4) **The developer eliminate unit 15, reducing the density for Phase 2 from 11 units to 10 units.**

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

6. CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOT 1819 OF EAGLEPOINTE ESTATES PHASE 18 SUBDIVISION WITH PARCEL NUMBER 01-466-1822 AND TO VACATE THE REAR PUBLIC UTILITY EASEMENT AT 965 SOUTH SILVERTREE LANE, BRAD TOONE, APPLICANT

Sherrie Pace reported that there had been several of these plat amendments in the last few months. She explained that this plat amendment would formally combine the existing lot with a ten foot parcel and vacate the ten foot public utility easement on the rear lot line. She said this easement vacation would allow the property owner to construct a retaining wall in the rear yard. She mentioned the Planning Commission held a public hearing and staff sent out notices and no public comments were received.

Councilmember Clayton moved that the City Council approve the plat amendment to combine lot 1819 of Eaglepointe Estates Phase 18 Subdivision with parcel number 01-466-1822 and to vacate the rear public utility easement at 965 South Silvertree Lane with no conditions. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

7. CONSIDERATION OF AN AMENDMENT TO THE FY24 SECONDARY WATER PROJECT LOCATION TO ELK HOLLOW ROAD AND ELK HOLLOW CIRCLE

Karyn Baxter reported on the deterioration of Elk Hollow Drive and Elk Hollow Circle and subsurface failure leading to surface damage. She said the recommendation was to alter the location of the secondary water project to Elk Hollow Road and Elk Hollow Circle. She showed the previous 2024 secondary water project location and said that while those areas needed replacement there was no subsurface failure there. She explained that the previous fiscal year 2024 secondary water project for Tanglewood Loop, North Woodcrest, and Sunflower Circle would move to fiscal year 2026. She said that while the cost estimate for the original plan and the revised area was almost the same the roadwork would be different due to the need for full depth reconstruction at an estimated \$465,000. Ms. Baxter indicated that additional funding would come from impact fees (if allowed) and Class C Road Funds. She said staff would return with a budget amendment for this project.

Mayor Horrocks asked how long this project would take. Karyn Baxter replied that the project would take at least 60 days with all of the road and utility work needed. She said the road would remain open to local traffic only.

Councilmember Jackson questioned what was causing the failure. Karyn Baxter responded that the failure for Elk Hollow Circle may be due to underground springs and Elk Hollow Road was due to the type of soil underneath. She said these issues would be remedied once the asphalt was removed including through spring water collection.

Councilmember Van Langeveld moved that the City Council approve changing the location of the FY24 Secondary Water Project Location to Elk Hollow Road & Elk Hollow Circle. Councilmember Jackson seconded the motion.

Mayor Horrocks asked if the previously-proposed project would be delayed two years. Karyn Baxter replied yes, the proposal is to switch the two projects which would delay the previously proposed project until 2026, the next budget year for planned secondary waterline projects.

The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

8. CONSIDERATION OF BID AWARD FOR THE 2024 STREET REBUILD PROJECTS (CYNTHIA WAY, DORTHEA WAY, AND 4000 SOUTH STREET) TO BH INC. IN THE AMOUNT OF \$316,295

Karyn Baxter reported that these projects were budgeted separately but had been combined for better bid prices. She showed images of the current condition of Cynthia Way and Dortehea Way which would include full asphalt replacement. She mentioned that 4000 South was part of the annexation area and also needed replacement. She said there were four bidders with BH Inc. (previously Green Construction) as the low bidder at \$316,295.

Councilmember Baskin moved that the City Council award the 2024 Street Rebuild Projects to BH, Inc. for the price of \$316,295. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

9. CONSIDERATION OF BID AWARD FOR THE EAGLEWOOD GOLF COURSE PARKING LOT PROJECT TO ADVANCED PAVING AND CONSTRUCTION IN THE AMOUNT OF \$59,959

Karyn Baxter reported that this project was for the asphalt portion of the repairs at the Eaglewood Golf Course parking lot. She said this would include new asphalt for the majority of the parking lot as well as curb and gutter repairs. She explained storm drain inlets would also be installed as the lack of inlets was a contributing factor in the damage. She indicated that staff received seven bids with Advanced Paving & Construction as the low bidder at \$59,959. She

mentioned that the budget for this project would come from the bond for the remodel of the Golf Course Club House which was already approved.

Councilmember Jackson asked about paving the entire parking lot instead of waiting on the middle section. Karyn Baxter responded that the pricing was bid per ton and the removal was bid per square foot/yard. She explained the pros and cons of repaving the entire parking lot versus just the areas that needed to be done now. She estimated the middle section would be under the \$25,000 limit for the City Manager to approve.

Ken Leetham spoke on the decision to either replace a portion of the parking lot or the entire parking lot at the Golf Course. He said if the Council had a preference to do the entire main parking lot then it should be added to the project via the motion.

Tyler Abegglen said that the parking lot required a surface treatment every five to eight years. He mentioned that they were trying to be conservative with remaining funds and how historically they discovered issues once the asphalt was removed. He was open to redoing the entire parking lot if everything went well and no issues were discovered.

Karyn Baxter clarified that a surface treatment would be applied to the middle section of the parking lot which would result in a similar appearance to the entire parking lot including the new sections. She said the entire parking lot would then be on the same preservation cycle.

The Council discussed mobilization fees, influx of traffic with the proposed winter use at the Golf Course, treatment cycles, adding the additional section, and storm drain remedies.

Karyn Baxter commented that a separate contractor would install the storm drain inlets at approximately \$15,000. She said the parking lot would be completed within a separate timeframe to avoid the summer season. She mentioned the parking lot striping would be completed by the annual striping contractor.

Councilmember Jackson suggested adding the caveat into the motion that if additional work was not required then the entire parking lot could be redone.

Ken Leetham commented that if the intention was to do the entire parking lot then the Council should approve this with the unit prices recommended and then staff could return to the Council if a problem was discovered.

Mayor Horrocks said if the middle section did not need to be done then he did not see a need to replace it at this time. He was comfortable with the staff's recommendation to only replace the outer sections. Tyler Abegglen responded that he would appreciate a new parking lot but said having the HA5 overlay over the middle section should help preserve it until the next overlay. He was comfortable waiting to redo the middle section and a portion near the dumpster enclosures.

Karyn Baxter said the HA5 overlay would be added to the entire parking lot during this construction season.

Councilmember Van Langeveld moved that the City Council award the Golf Course Parking Lot project to Advanced Paving & Construction for the price of \$59,959. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

10. DISCUSSION ON POSSIBLE CELL SERVICE IMPROVEMENTS AT EAGLEWOOD GOLF COURSE

Ken Leetham reported on discussion with Crown Castle who leased property for two cellphone towers at the Golf Course. He said the City Council had asked about improving cell service in the area and Crown Castle had determined that the technology at the Golf Course was outdated and was a barrier to good service. He explained that the solution was a new 60-80 foot cell tower constructed in the area. He mentioned that the current tower was 47 feet and the new tower would provide room for all four major cell carriers. Mr. Leetham indicated that if the City entered into an arrangement, then lease revenue would be suspended for five years due to the \$500,000 investment in a new tower. He said the new tower would need a 1,500 square foot building or structure with a fenced location.

Ken Leetham said the existing towers would be removed by Crown Castle and explained how the new tower could not be stealth (tree or similar design). He noted that Crown Castle would obtain carrier participation and showed the proposed area adjacent to several water tanks. He stated that while the cell service would be greatly improved there had been neighborhood opposition in the past.

Mr. Leetham asked for feedback from the City Council on whether staff should continue to review this item. He said the lease revenue for the existing towers was \$40,000 to \$50,000 per year.

The Council discussed the benefits and concerns with replacing the cell towers including resident feedback, lease revenue, cell service, tower appearance, and other locations for a tower.

Ken Leetham said staff approached Crown Castle regarding options and that they would be providing this service at the City's request. He explained the trade-off for the City is some lost revenue in exchange for much-improved cellular and Wi-Fi services for the golf course area and surrounding neighborhoods.

Mayor Horrocks stated that as far as he knew cellphone towers could not be denied related to health concerns. Ken Leetham said multiple carriers had approached the City in the past but did not pursue it due to resident opposition.

Councilmember Baskin commented that the Golf Course was the gem of the City and did not want to place a new tower there. She suggested asking residents for feedback to see if this was worth pursuing. Councilmembers Knowlton and Van Langeveld were also in favor of surveying affected residents.

Staff would provide a survey to affected residents to obtain feedback on the potential of upgrading the cell tower in the Eaglewood/golf course area.

11. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of March 19, 2024 were reviewed and approved as written.

Councilmember Baskin moved that the City Council approve the minutes of March 19, 2024 City Council. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

12. ACTION ITEMS

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

13. COUNCIL REPORTS

Councilmember Clayton thanked Linda Horrocks for her social media efforts and the success of the Easter Egg Dash.

Councilmember Van Langeveld mentioned the annual Wellness survey and requested responses. She said the City was asked to sit on a panel at the Utah League of Cities and Towns to discuss the survey. She also mentioned that Salt Lake City was approving their annexation plan which included North Point and asked if this included the Cross E Ranch property. Sherrie Pace responded that Salt Lake only wanted the Cross E Ranch property to Center Street.

Councilmember Baskin spoke on the Arbor Day celebration and the support of Chevron.

Councilmember Jackson said the Parks and Arts Board would be hiking along Rosewood starting at 6 p.m. on April 3rd. She said they would be reviewing signage along the trails. She also suggested a future discussion on the Wood Museum.

Councilmember Knowlton said the General Plan Committee met recently and said one key point was that the General Plan had to include the vision for the City with an implementation plan. He noted that the main question was how to establish goals which was a Council decision. He then spoke on the dog park committee meeting and the need for a landscape plan through EPG. He mentioned the need for a name for the new dog park.

David Frandsen reported that staff would meet with EPG and Woods Cross City on April 3rd and said the Arbor Day event would include the planting of 50 trees. He said they had discussed different names including police dog and City names.

Councilmember Knowlton spoke on water conservation and said experts did not agree that the future for Utah was drought. He said it was anticipated to be a hotter climate with more water via fewer events. He indicated that the key was water storage. Karyn Baxter commented that she attended a conference in January with a similar conversation and said there was some discussion on more snow evaporation versus runoff. She said overall the concern was making sure the City was prepared for what would come including increased housing and conservation.

14. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

15. MAYOR'S REPORT

Mayor Horrocks asked staff to prepare a resolution related to the One Kind Act a Day/Kindness initiative. He then spoke on how Wasatch Integrated Waste was pushing mandatory recycling and said Layton and Clearfield had passed resolutions asking the County to remove the penalty for not recycling. He said while he did not like the idea of mandatory recycling that the City had a high recycling rate and how everyone would pay the cost in relocating the landfill if cities did not participate in recycling.

Mayor Horrocks mentioned that the April 16th City Council meeting had been cancelled due to the annual conference in St. George.

16. CITY MANAGER'S REPORT

Ken Leetham spoke on the itinerary for the St. George conference. He also said there would be group photos prior to the May 7th City Council meeting.

17. ADJOURN

Mayor Horrocks adjourned the meeting at 9:29 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May 7, 2024 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

