

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
MARCH 17, 2015

FINAL

Mayor Arave called the meeting to order at 6:04 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Robert Drinkall, James Hood, Kat Marsh, Nathan Jensen, residents.

Kat Marsh, Youth City Council Mayor, reported that the Youth City Council (YCC) has been working on filling eggs for the City's Easter egg hunt. She also reported on the YCC's recent attendance at the youth leadership conference at Utah State University. They met many new people from other districts and heard some great speakers. There were approximately 420 youth in attendance from 24 youth city councils.

Nathan Jensen reported that the leadership conference was fun and that there were a lot of good speakers.

James Hood reported that he and his wife had attended the youth conference as chaperones. He said there were several speakers who spoke about overcoming trials including an individual who was kidnapped and a former Miss Utah Rodeo who is now a quadriplegic.

Council Member Jacobson reported that the theme of the youth leadership conference was overcoming obstacles and that he appreciates the funding from the City that allows the YCC to attend these events and that he believes it is a great return on the investment.

1. FINANCE DEPARTMENT REPORT

Janice Larsen reported that this was a precursor for the budget meeting being held March 21. Sales tax is coming in at approximately \$153,000 ahead of budget and City staff is working on reviewing every account and conservatively estimating the revenues and expenditures at the end of this year. Staff is estimating to be \$210,000 above budget by the end of the year. Ms. Larsen said that City staff knows that growth will slow down in the City as it is close to build-out, but that they did not expect the landslide which has caused building growth to subside. This has affected building inspection, plan check and impact fees. Most of the impact fees for this year are close to budget but in the upcoming year this will not be true. General Fund revenue is down \$52,000. City staff has since looked for ways to reduce budgets in every department and will be presenting a large budget adjustment, with reductions to expenditures, in April. She stated that another difference to the fund balance is due to the 1100 North project being engineered in-house saving the City a lot of money. Mrs. Larsen also said that there would be no surprises in the Enterprise Fund and said that she would present a five-year projection at Saturday's budget meeting.

Council Member Jensen asked if revenue had decreased because building is not occurring, then could some building-related personnel also be reduced. Ken Leetham commented that the City contracts with Sunrise Engineering for inspections and that the City had cut back some but that the Foxboro area was still growing. Next year contracting with Sunrise would be drastically cut back as the City is getting to the end of new housing.

2. ACTION ITEMS

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

Mayor Arave commented that he had received a letter from the Eagle's Landing PUD regarding issues with gophers. He asked if staff could come up with a remediation plan or follow up with the neighbors in that area.

Mayor Arave also said that he had received letters from a scout who wanted to setup a Neighborhood Watch, and also from a resident about the playground equipment at Deer Hollow Park. Barry Edwards replied that the playground equipment would be on next year's budget.

Mayor Arave also asked that City staff follow up with Weber Basin Water to see if there would be any cutbacks in the water this year. Barry Edwards replied that there would be cutbacks and that the city would incorporate the Freda Well and secondary water this year.

3. ADJOURN FOR RDA MEETING

Mayor Arave adjourned the meeting at 6:29 p.m. to begin the Redevelopment Agency meeting.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
MARCH 17, 2015

FINAL

Mayor Arave called the meeting to order at 7:35 p.m. Council Member Conrad Jacobson offered the invocation. Elizabeth Busdicker led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Conrad Jacobson
Council Member Stan Porter
Council Member Matt Jensen
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Emma Mulitalo, Jeff Mulitalo, Pam Gaz, Ruthe Okowa, Akiko Okawa, Jim Bond, Richard Brierley, Curtis Richy, George Zieb, Herb Henderson, Suzanne Henderson, Marianne Henderson, Barry Bryson, Brent Cullimore, Brian Muir, Nate Hillyard, Robert Rosier, Karen Rosier, Dennis Strong, Dave Robinson, Bradon Capener, Craig Harris, Sandy Harris, Gary Glark, Jared Wendel, Brandi Wendel, Kristin Smith, James Hood, Bill Hammond, Jeff Holmano, Emily Coombs, Cindy Pond, Lisa Baskin, Ralph Pond, Max Patterson, Moana Patterson, Elizabeth Busdicker, Lauren Cunningham, Brenley Bailey, Rod Fraizer, Adrian Williams, Thomas Williams, residents; Danny Davis, Pedro Salvado, Lisa Peterson, Wayne Peterson, Randy Mansfield, Susan Mansfield, Allen Harris, Bountiful residents; Cami Hamilton, Lewis Young Robertson Burningham (LYRB).

1. CITIZEN COMMENT

Barry Bryson, 349 Odell Lane, commented that he is the president of the HOA in his area and said that the sidewalks on Odell Lane are crumbling away and that it is a concern for the school children walking there. Paul Ottoson replied that Odell was widened about 6-8 years ago and 2 years after the widening the concrete started to chip.

Mayor Arave asked if City staff would review the area again for trip hazards.

Lauren Cunningham, 208 Woodhill Lane, requested that part of the budget go towards the Deer Hollow Park playground equipment. She commented that she really enjoyed the park and would like to see the playground reinstalled soon.

Elizabeth Busdicker, 929 Springwood, commented that one of the reasons her family purchased their home in the City was due to the proximity of Deer Hollow Park. She said she would like the park back and asked why the City applied for a grant to put in ADA playground equipment. Mayor Arave responded that the City wanted to save residents money on the park and that is why they applied for the grant. He said the budget is under review and that it may be possible to find money for the reinstallation of playground equipment at Deer Hollow Park.

Council Member Jacobson commented that residents could attend the City's Arbor Day celebration as they would be planting trees at Deer Hollow Park.

Brenley Bailey, 928 Sable Circle, commented that she would like the playground at Deer Hollow Park to be built sometime this year. Her family also purchased a home near the park and she would like to see it reinstalled.

Mayor Arave thanked the citizens for their involvement in the community and for addressing the Council.

Karlin Busdicker, 929 Springwood, commented that her family had purchased their home because they love the community and the proximity to the neighborhood park. She understands the changes to the retention pond but would like the park to be reinstalled as soon as possible.

2. CONSIDERATION OF THE TOWNE PLAZA GENERAL DEVELOPMENT PLAN
LOCATED AT APPROXIMATELY 70 SOUTH 130 EAST. DAVID CURTIS-
NATIONAL COMMERCIAL PROPERTIES, APPLICANT

Ken Leetham reported that as City staff has worked with the applicant, Dave Curtis, that the focus has been on urban and building design and improving the Town Center area. The proposal is for 52 residential condominium units with 7,640 square feet of retail development and 29,640 square feet of office. It will be divided into two phases with phase 1 to include nineteen (19) 2-story townhomes with garages and six (6) three-story townhome units with garages in the rear. Phase 2 will include the remainder of the three-story units, parking lots and nonresidential buildings. City staff has been very proactive in this development and the developer has been willing to make changes to the plan including streetlights or a planter every 30' and trees every

60'. An urban design firm, Landmark Design, has also been consulted for incorporating improved streetscapes, landscaping, walk-ability and pedestrian mobility.

Mr. Leetham said that the next step in the process would be the adopting of the General Development Plan by the Planning Commission and City Council, rezoning processes including a public hearing, a City Council ordinance rezoning the property and concurrent adoption of a development agreement which would implement the General Development Plan. Then site plan and preliminary and final plats would run concurrent with the rezoning.

Council Member Porter asked what the timing of the phases might be. Dave Curtis, National Commercial Properties, replied that he has done 40-50 development projects in his career and that he is excited to work on a project in the City in which he lives. He said the timing of the phases would be to start in the spring and finish Phase 1 in less than a year. The next Phase would then commence in May of 2016 after the bowling alley and distribution company, which are currently occupying the property, have moved out.

Council Member Porter also asked about the grade change on Center Street and if the dirt would be moved or retained. Dave Curtis replied that he was working with Argyle Engineering and the City's Engineering Department to put in a storm retention system with an underground water storage area due to the slope there.

Dave Curtis also explained that there would be nine total guest parking spots for the residential units with the ability for overflow parking in the commercial areas. He also said that a fence would be installed to screen the office building from the residential area.

Ken Leetham reported that the City will go through a transition with the Town Center. If done with the CDA and developers like Dave Curtis, it will transform into an urban living and working space. As it is currently zoned commercial it will have to be rezoned by the City Council.

Council Member Horrocks commented that he likes the concept but that the City had been down this path before where a development was never fully completed. He asked if the commercial buildings had been pre-leased. Dave Curtis replied that he will house his office in one of the buildings and that as he lives in the City he will see the project to completion.

Pedro Salvador, National Commercial Properties, commented that they want to finish both Phases of the project and that these townhouses will be priced so well that people could purchase them for less than what they are paying in rent.

Council Member Horrocks also asked if a traffic study would be completed at the nearby roundabout. Paul Ottoson replied that the City had provided a consultant with the information for the study and that it should be completed within a month.

Council Member Jensen moved that the City Council approve the general development plan for the Towne Plaza project including all of the parts of the plan recommended by the Planning Commission. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

3. CONSIDERATION OF ORDINANCE NO. 2015-07 ADOPTING THE HIGHWAY 89 COMMUNITY DEVELOPMENT PROJECT AREA PLAN AS APPROVED BY THE CITY'S REDEVELOPMENT AGENCY

Council Member Jacobson commented that this is the same thing that was approved in the RDA meeting.

Council Member Jacobson moved to adopt Ordinance 2015-07 adopting the Highway 89 Community Development project area plan, as approved by the City's Redevelopment Agency. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

4. CONSIDERATION OF RESOLUTION 2015-06R ENTERING INTO AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY AND THE RDA FOR THE HIGHWAY 89 COMMUNITY DEVELOPMENT PROJECT AREA PLAN

Council Member Porter moved to adopt Resolution 2015-06R entering into an Interlocal agreement between the City and the RDA for the Highway 89 Community Development Project Area plan. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

5. CONSIDERATION OF RESOLUTION NO. 2015-10R, A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE REDEVELOPMENT AGENCY FOR THE COLLECTION AND REMITTANCE OF INCREMENTAL PROPERTY TAXES COLLECTED FROM PROPERTY WITHIN THE EAGLEWOOD VILLAGE COMMUNITY DEVELOPMENT PROJECT AREA

Council Member Jacobson commented that this is a repetition of a motion from the RDA meeting.

Council Member Jacobson moved to approve Resolution 2015-10R, a resolution approving the first amendment to the Interlocal Cooperation Agreement between the City of North Salt Lake and the City of North Salt Lake Redevelopment Agency for the collection and remittance of incremental property taxes collected from property within the Eaglewood Village Community Development Project Area. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

6. CONSIDERATION OF RESOLUTION 2015-07R ENTERING INTO AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE AND UDOT FOR THE CONSTRUCTION AND RELOCATION OF OVERLAND DRIVE AS PART OF THE 2600 SOUTH/1100 NORTH RECONSTRUCTION PROJECT

Barry Edwards reported that the City and the State were able to arrive at a number for the State's contribution to the relocation of Overland Drive. City staff is recommending that the City Council approve this agreement.

Council Member Jensen asked if this would be money that the State would pay the City for the purchase of the land or the construction of the road. Barry Edwards replied that this is a voided cost from the State with three components including the savings they incur by not having to build the road they were going to build, the savings incurred by not having to purchase the right of way, and the number of improvements to the intersections and interchange. The State will pay \$243,000 which will help to offset the construction costs which are approximately \$300,000 and the land acquisition costs which are \$125,000. The City will also obtain 6,500 square feet of property which could be sold.

Council Member Porter moved to adopt Resolution 2015-07R entering into an Interlocal Cooperation Agreement with the State of Utah which the Mayor of North Salt Lake will sign. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

7. CONSIDERATION OF ORDINANCE NO. 2015-08: AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE CITY REGARDING CUL-DE-SACS AND ESTABLISHING AN EFFECTIVE DATE

Ken Leetham reported that this ordinance had taken some time to be brought before the City Council as staff had been reviewing amendments last year before the landslide occurred. He said that the current ordinance prevents economic development opportunities. There are some properties which are 1,000 feet deep and the current maximum cul-de-sac length is 600 feet which is a barrier to the possible use of these properties. City staff has written a standard which allows the Development Review Committee (DRC) to recommend a cul-de-sac length greater than 600 feet. Reasons for recommendation would include: a superior street design, to provide needed access to landlocked parcels or to preserve a natural terrain of an area. The DRC could make a written finding for extending a cul-de-sac which would then be presented to the City Council for approval. This amendment would also clarify the improvements needed in temporary, permanent and downhill cul-de-sacs. Mr. Leetham also proposed that the opening sentence to Exhibit A be changed to "A cul-de-sac shall not serve more than 20 lots nor exceed 600 feet in length."

Mayor Arave asked if the Fire Department had concerns about extending the cul-de-sac length. Ken Leetham replied that the Fire Department did have some concerns but that it would have to be reviewed by the DRC before being approved by the City Council. He also said that changes could be made to the road to mitigate safety issues.

Council Member Porter moved to adopt Ordinance 2015-08: an Ordinance Amending the City of North Salt Lake Land Use Ordinance Regarding Cul-de-sacs and Establishing an Effective Date with the change to Section V. Residential Zoning Districts to read "A cul-de-sac shall not serve more than 20 lots nor exceed six hundred feet (600') in length." and other changes discussed. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

8. AWARD BID FOR CONSTRUCTION OF PARK 11 IN FOXBORO

Paul Ottoson reported that the City had received bid for Park 11 located at the southeast corner of Elizabeth Drive and Norfolk in Foxboro. There are a few swing sets, unity dome and picnic tables. The City received 5 bids with ACME Construction, Inc. coming in as the low bidder at \$91,838.85. This price does not include the cost of equipment or installation which will be a separate bid. The park equipment will be approximately \$45,000 and the budget for this park was \$150,000.

Council Member Mumford asked if the public was aware of what the City had decided to do with this park. Ken Leatham replied that the City did have an outreach after it was decided to combine the park equipment options. An email was also sent out to a majority of the residents who had attended the meeting.

Council Member Porter moved to award the bid for Park 11 to ACME Construction, Inc. for the price of \$91,838.85. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

9. CONSIDERATION OF RESOLUTION 2015-08R A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN LEASE PURCHASE DOCUMENTS PAYING FOR GOLF COURSE EQUIPMENT

Janice Larsen reported that the low bid for the lease purchase off golf course maintenance equipment was Zion's Bank at \$136,330.

Council Member Porter moved to adopt Resolution 2015-08R A Resolution of the City of North Salt Lake Utah Authorizing the City Manager to Sign Lease Purchase Documents Paying for Golf Course Capital Equipment. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

10. CONSIDERATION OF BIDS FOR THE EAGLEPOINTE LANDSLIDE REMEDIATION

Barry Edwards asked that this item be continued during the City Attorney's report.

11. COUNCIL REPORTS

Council Member Jacobson reported that the next Youth City Council project would be the Easter egg dash on April 4th at 9 a.m. He said that there would also be a martial arts demonstration right before the egg hunt.

Council Member Mumford asked if the slide for the park on Boston Dr. had been ordered. Paul Ottoson replied that it had been ordered.

Council Member Mumford asked about a triangle of green space in north Foxboro and what would be installed there. He also commented that he and the residents would continue to work on replacing sand in the parks with bark. He said that he had received complaints from residents that

they preferred the sand instead of the bark and that Paul Ottoson had recommended that a separate sandbox could be placed at the parks.

Council Member Porter reported that the Community Wildfire Prevention Plan meeting last Wednesday was very productive. He said that residents need to learn how to thin the scrub oak around their homes to help prevent the spread of fires. He said the Community Wildfire Prevention Plan is now completed.

Council Member Horrocks reported that a flamingo had died at the Tracy Aviary due to West Nile virus and that this was unheard of. He said that the City may want to put out a notice as it has been unseasonably warm and that there are many live pools in the City.

Council Member Jensen reported that the community yard sale has gotten very large and that food trucks and a craft area would be setup this year. Barry Edwards replied that this could be a co-sponsored community event with the City.

Council Member Jensen also reported that the next Second Sunday Concert would be held April 12th.

12. MAYOR'S REPORT

Mayor Arave reported that the Sewer District is working on permits including a biofuel program that may be implemented in the City. This would involve collecting food waste and turning it into methane gas. Wasatch Integrated Waste is also looking to put in a recycling materials facility that would pull metals and plastics from regular garbage and would help save money at the burn plant.

13. CITY MANAGERS REPORT

Barry Edwards had nothing to report.

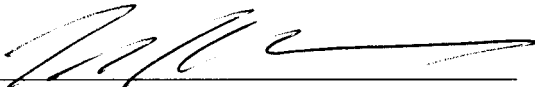
14. ADJOURN INTO CLOSED SESSION

At 9:34 p.m. Council Member Porter moved to go into closed session to discuss pending litigation. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

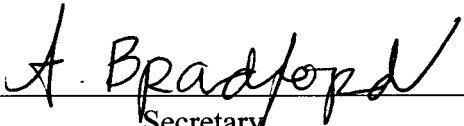
At 10:10 p.m. Council Member Jacobson moved to go out of closed session and back into regular session. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.

15. ADJOURN

Mayor Arave adjourned the meeting at 10:11 p.m.



Mayor



Secretary