

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-WORK SESSION  
JUNE 2, 2015

FINAL

Mayor Arave called the meeting to order at 6:00 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; Dave Powers, Deputy Fire Chief SDMFA; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Marty Peterson, Emergency Preparedness Manager; Robert Drinkall, resident.

1. DEPARTMENT REPORT-SOUTH DAVIS METRO FIRE

Deputy Fire Chief Dave Powers, South Davis Metro Fire Agency (SDMFA), reported on the first quarter SDMFA statistics and NSL call comparisons for January through April of 2014 and 2015. There were nine fire calls in 2014 and 12 fire calls in 2015, 184 rescue calls in 2014 and 187 in 2015. There were 8 service calls in 2014 and 13 in 2015. They responded to 26 good intent calls in 2014 and 40 calls in 2015. Good intent calls tend to be mistakes or cancelled calls. There were 31 false alarm calls in 2014 and 41 false alarm calls in 2015. False alarm calls are often an error in the fire system that activated when it probably should not have.

Chief Powers then reviewed significant calls from 2014 which included a trailer home fire with \$40,000 in property loss, a cooking accident with \$5,000 in property damages, a basement fire with \$80,000 in fire loss and a semi truck fire with \$80,000 in damages. In 2015 the significant calls included two separate trailer home fires and a business fire with \$80,000 in fire loss.

Council Member Mumford commented that the statistics provided by SDMFA showed that there were 180 rescue/Emergency Medical Services (EMS) calls so far in 2015 and that this equals approximately one and a half calls every day.

Mayor Arave commented on the fire which occurred April 27, 2015 on Redwood Road with 22 fire personnel responding and asked if SDMFA normally had that many people on staff. Chief Powers responded that this included all fire agency staff including three fire chiefs.

2. CLOSED SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION, AND THE PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY

**At 6:12 p.m. Council Member Jacobson moved to go into closed session to discuss pending or imminent litigation and/or sale of property. Council Member Jensen seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

**At 7:06 p.m. Council Member Mumford moved to go out of closed session and back into regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

3. ADJOURN

Mayor Arave adjourned the meeting at 7:06 p.m. to being the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-REGULAR SESSION  
JUNE 2, 2015

**FINAL**

Mayor Arave called the meeting to order at 7:17 p.m. Council Member Matt Jensen offered the invocation and 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: James Hood, Jennifer Hood, Robert Drinkall, Marty Peterson, Maureen Evans, Bob Evans, Tom Johnson, Andrea Johnson, Paul Evans, residents; Justin Savage, Chad Savage, Brian Jensen, Team 770; Emma Dugal, Alysa Revell, Bountiful Davis Art Center; Nate Pugsley, Brighton Homes.

1. CITIZEN COMMENT

Andrea Johnson, 623 Ridgetop Circle, stated that she is concerned about the City's water situation and that the developer in Crestpointe has been laying sod on top of gravel which she says causes those residents to water more frequently. She asked the City to consider putting ordinances in place for good landscaping, water restrictions and possible xeriscaping options. Mayor Arave asked City staff to review current codes pertaining to development and landscaping.

Tom Johnson, 623 Ridgetop Circle, also commented on the developer in his neighborhood and said that there needs to be better building, landscaping and drainage regulations in the City. He

presented photographs of erosion on the empty lots in his neighborhood and asked that builders be held responsible for this.

Ken Leetham responded that the City is aware of this issue and had met with the neighbors involved. The City's position is that private property owners should not allow drainage to flood adjacent properties. All lots need to be developed with adequate top soil and property owners should work together to get these issues resolved.

Council Member Mumford commented that it may not be best to require landowners to xeriscape but that possible options such as credits or incentives could be used to encourage residents to xeriscape.

Barry Edwards said that the City would look into requiring builders to put in top soil once the home has been completed.

Bob Evans, 934 East Springwood Drive, commented that the drainage issue has been ongoing for sixteen years and that no good drainage system has been put in place.

## 2. CONSIDERATION OF FUNDING AGREEMENT WITH QUESTAR GAS CO., KERN RIVER GAS TRANSMISSION CO. AND/OR SKY PROPRTIES

Barry Edwards reported that City staff recommends approval of the funding agreement with Questar Gas, Kern River Gas in concept before the contract is executed. City staff would like to let the gas companies know that the agreement is acceptable with a few minor details to be finalized. This agreement is between the City, Questar Gas and Kern River Gas in which the City agrees to construct phases A, B and D of the landslide remediation plan. The gas companies agree to contribute \$500,000 in exchange for the City completing the work. An indemnity clause in the agreement has been changed to limit the City's exposure.

**Council Member Jacobson moved to approve the funding agreement with Questar Gas, Kern River Gas for the remediation of the landslide A, B and D with the provision that the property evaluations are obtained and that the City can afford to do so. Council Member Porter seconded the motion.**

Mayor Arave clarified that the agreement states that the City will complete Phases A, B and D and that there may be some amendments. He also clarified that this would include acquisition of easements for remediation work to be completed on the necessary properties.

**Council Member Jacobson moved to amend the motion to include acquisition of easements for completion of the landslide remediation work. Council Member Porter seconded the amended motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

Council Member Jensen commented that the motion should be changed to be contingent on the City Council approving the acquisition cost. Mayor Arave clarified that the City Council approves the Questar and Kern River agreement with the condition that the City Council approve the acquisition of easements.

3. AWARD BID FOR ALL OR PART OF THE EAGLEPOINTE LANDSLIDE  
REMEDATION PLAN

Barry Edwards reported that the City Council still had time to consider this item and recommended tabling this until City staff had more complete information on the necessary easements.

**Council Member Porter moved to table awarding the bid for the landslide remediation plan at this point until the information on the easement acquisitions is complete.**

Mayor Arave clarified that phases A, B and D of the remediation plan would need to be modified and also the easements need to be acquired.

**Council Member Porter moved to amend the motion to include modification of phases A, B and D of the remediation plan and easement acquisition. Council Member Horrocks seconded the amended motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

4. CONSIDERATION OF ABATEMENT ORDER FOR THE EAGLERIDGE TENNIS  
AND SWIM CLUB

Barry Edwards recommended that this item also be tabled at this time.

**Council Member Horrocks moved to table the abatement consideration for the Eagleridge Tennis and Swim Club. Council Member Jensen seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

5. CONSIDERATION OF AN INTERLOCAL COOPERATION AGREEMENT  
BETWEEN THE CITY OF NORTH SALT LAKE AND THE CITY OF NORTH SALT

LAKE REDEVELOPMENT AGENCY FOR THE PURPOSE OF DISTRIBUTING  
SALES TAX WITHIN THE REDWOOD ROAD CDA

Barry Edwards reported that the Redevelopment Agency (RDA) agreement with Amsource to distribute sales tax generated by Lee's Market with the City and the RDA needs to be approved by the City Council. The RDA also needs to approve receiving the sales tax from the City.

Mayor Arave asked if this would affect the RAP tax. David Church commented that he would review this and let the City Council know.

**Council Member Jensen moved to approve the Interlocal Cooperation Agreement between the City of North Salt Lake and the City of North Salt Lake Redevelopment Agency dated June 2, 2015 and excluding the RAP tax. Council Member Porter seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

6. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT

Ken Leetham provided a community development department update on single family permits. He clarified that from January 1 to June 1, 2015 there were 131 single family permits issued in Foxboro and 45 single family permits issued elsewhere in the City compared to 45 single family permits in Foxboro and 27 permits in the City for 2015. In 2014 there were 152 single family permits in Foxboro and 84 in other areas of the City compared to 118 single family permits in Foxboro and 40 in other areas of the City for 2015.

Mr. Leetham then said that last week the City signed closing documents to purchase 14,000 square feet of property for the canoe takeout on the Jordan River. He commented that the recent Get in the River event had a great turnout.

Mr. Leetham then reported on the Highway 89 Community Development Area (CDA) project and said while attending a recent school board meeting that feedback on the project was generally supportive. A follow up meeting will be held with the school board on June 16<sup>th</sup>.

Other community development projects include: an open house for the Towne Center project with good participation from residents, a completed general plan for the Towne Center project to be presented to the City Council in the next 60 days, hiring a new City Planner and (working with the League of Cities and Towns and Chief Black to put together a Good Neighbor landlord program.)

Council Member Mumford asked if larger cities like Ogden were doing away with Good Neighbor programs. Chief Black replied that some cities are moving away from programs like this and that the City Council should encourage the continuation of such programs.

Ken Leetham then reported that the Foxboro area is approaching build-out. He said that the Towne Center area and Highway 89 corridor could see a period of several years of steady growth. He also commented that City staff would be meeting with a developer in regards to developing a vacant six acre parcel near US Highway 89.

#### 7. BOUNTIFUL DAVIS ART CENTER-SUMMERFEST

Emma Dugal, Bountiful Davis Art Center (BDAC), reported that the art center has moved to a new space on Bountiful's Main Street. She said that the BDAC is involved in a lot of events to celebrate the new building including the Tour of Utah, and Summerfest which will include approximately 200 performers from around the world.

Council Member Horrocks suggested that many families would like to host the international performers but that the commitment to transport these individuals could be a problem. Emma Dugal replied that BDAC would help organize transportation.

Emma Dugal commented that the BDAC was asking for contributions and that they appreciate the support they have received from the City.

#### 8. ACTION ITEMS

Barry Edwards commented that City staff met with Union Pacific and Big West Oil and now have a better understanding of the problems with crossing arms and will continue to work with the railroads on modifications.

Council Member Porter commented that Uniting Neighbors would be viewing examples of thinned scrub oak in Bountiful on Wednesday, June 10<sup>th</sup>.

#### 9. CITY COUNCIL MINUTES

**Council Member Jacobson moved to approve the City Council minutes work session and General Session for May 19, 2015. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jacobson, Horrocks, Porter, Jensen and Mumford.**

## 10. COUNCIL REPORTS

Council Member Jacobson had nothing to report.

Council Member Mumford reported that the Planning Commission had approved the building code amendments and modified an ordinance to allow metal buildings when it is not visible from a public corridor.

Council Member Porter reported that the Get into the River event had a good turnout and that they hoped to have canoe rentals and the canoe takeout ready for next year's event.

Council Member Horrocks reported that Eaglewood Drive is buckling near Deer Hollow Park. He also asked if Chief Black could have the speed monitor moved 100' up from its current position on Eaglewood Drive.

Council Member Horrocks also reported that he had attended the Chevron refinery tour and was impressed with the operation and the emphasis on safety. He then mentioned that Bruce Obald may need more volunteers to help direct traffic during the Eaglewood Festival of Speed.

Council Member Jensen reported on upcoming City events including the Second Sunday concert to be held June 14<sup>th</sup>, The Three Kings bike race on June 20<sup>th</sup>, the NSL 5k on June 27<sup>th</sup> and the Eaglewood Festival of Speed on July 2<sup>nd</sup>.

Council Member Jensen also said that residents had put together a petition against sand removal in the parks and asked that the City acknowledge this petition. The City Council then discussed installing raised sandboxes in a few of the City parks.

## 11. MAYOR'S REPORT

Mayor Arave reported that the South Davis Sewer District had approached him about a treatment plant in the City for converting food waste to (natural gas.) This would entail collecting food from stores and restaurants and then processing it through the treatment plant.

## 12. CITY ATTORNEY'S REPORT

David Church had nothing to report.

## 13. CITY MANAGER'S REPORT

Barry Edwards had nothing to report.



14. ADJOURN FOR REDEVELOPMENT AGENCY MEETING

Mayor Arave adjourned the meeting at 8:37 p.m. to being the Redevelopment Agency meeting.

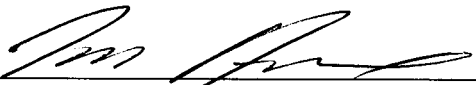
**At 8:39 p.m. Council Member Porter moved to go out of the Redevelopment Agency Meeting and into closed session to discuss pending or imminent litigation and the purchase or sale of real property. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

15. CLOSED SESSION TO DISCUSS PENDING OR IMMINENT LITIGATION AND THE PURCHASE OR SALE OF REAL PROPERTY

**At 9:27 p.m. Council Member Mumford moved to go out of closed session. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Mumford, Jacobson, Jensen and Porter.**

16. ADJOURN

Mayor Arave adjourned the meeting at 9:27 p.m.

  
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Mayor

  
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Secretary