CITY OF NORTH SALT LAKE

CITY COUNCIL MEETING
NOTICE & AGENDA
AUGUST 5, 2025
6:00 P.M.

Notice is given that the City Council of the City of North Salt Lake will hold a meeting on August 5, 2025 at 6:00 p.m. at Eaglewood Golf Course Event Center, 1110 East Eaglewood Drive, North Salt Lake, Utah.

Meetings of the City Council may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

The following items of business will be discussed; the order of business may be changed as time permits:

AGENDA ITEMS

1. Welcome
2. Approval of City Council Minutes of July 15, 2025
3. City Council Discussion of Strategic Planning Goals, Tasks and Projects
4. Adjourn

CLOSED SESSION

1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security personnel, devices, or systems. *Utah Code 52-4-205*

City Council meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice.

Notice of Posting:
I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the City Council meeting to be held **August 5, 2025** were posted on the Utah Public Notice Website: https://www.utah.gov/pmn/, City's Website: https://www.nslcity.org, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: July 31, 2025

Wendy Page, City Recorder

CITY OF NORTH SALT LAKE CORPORATE SEAL 1946 STATE OF UTAH

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JULY 15, 2025

DRAFT

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

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

EXCUSED: Councilmember Ted Knowlton

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

OTHERS PRESENT: Conrad Jacobson, Mason Bennett, Dee Lalliss, Ryan Holbrook, Eric Brown, Kelli Spackman, residents; John Blocker, Shawn Poor, Brighton Homes.

1. DISCUSSION WITH BRIGHTON REGARDING CLIFTON PLACE COMMERCIAL USE PROPOSAL

Sherrie Pace provided a brief overview of the Clifton Place development which was a Planned (P) District located on 1100 North and Redwood Road. She noted that there were two parcels, north and south, per the General Development Plan. She clarified that there were currently two separate owners of the properties with an extended purchase agreement. She said the only part of the Development Agreement currently in effect was for the north parcel with an expected amendment to the agreement in the future to include the south parcel once it was purchased. Ms. Pace shared the General Development Plan with commercial on the north side and commercial and residential on the south side.

Sherrie Pace continued that the developer was pursuing the use of a private pickleball club on the site. She said the Development Review Committee (DRC) had determined the proposed building did not fit on the site and proposed a location on the south parcel. She explained that the proposal

included the pickleball club, and the remaining commercial, on the south parcel and townhomes in place of the commercial on the north parcel. She acknowledged the concerns of the DRC including compatibility (commercial and residential) and parking.

Councilmember Van Langeveld said the original development plan had been amended and the south parcel would need to create a new development plan. Sherrie Pace replied that this was correct and clarified what had been approved in the General Development Plan. She said the south parcel was not yet part of the agreement and that a General Development Plan amendment would include placing all of the commercial on the south parcel and replacing the commercial on the north parcel with townhomes.

Councilmember Van Langeveld questioned if there would be a net loss of commercial with the proposed change and if the parking lot would abut Redwood Road with the proposed plan. Sherrie Pace responded affirmatively on the location of the parking lot and said that there would be a net loss in acreage for commercial.

Councilmember Jackson asked about the net loss of commercial with the proposed plan. Sherrie Pace commented that the loss of commercial would be approximately half of an acre.

Councilmember Jackson questioned the net parking with the original number of parking stalls and the proposed amount. Sherrie Pace said they were proposing 151 parking spaces for the 16 pickleball courts but said it was not an equal comparison overall. She noted that these parking spaces were intended for commercial parking and resident overflow parking in the evenings. She noted that the DRC had parking concerns related to peak times since both the pickleball use and residential use would need the parking most on weekends and evenings.

Councilmember Jackson asked about obtaining peak usage from comparable facilities. Sherrie Pace replied that if the City Council wanted to proceed with this proposal, then staff would pursue further research. She spoke on the challenge of finding similar adjacent uses (pickleball near residential) and requiring the developer complete a professional parking analysis.

Councilmember Jackson questioned if there had been a discussion on certain types of commercial uses for this location. Sherrie Pace shared the list of desired uses included: carwash, daycare, entertainment/recreation, financial services, gas station, general office, retail, hardware store, medical office, neighborhood retail, personal/professional services, and restaurants.

John Blocker, Brighton Homes, spoke on Clifton Place and several residential sales. He said they have marketed the commercial and had difficulty obtaining developers. He noted that the intent was a use that worked well with the residential such as neighborhood retail, fast food, or a

medical office. He shared that the pickleball franchise had an existing facility in Idaho which had been a draw for that area and noted the concerns from the DRC. He mentioned other concerns with the north parcel including the depth of the property, area population, and lack of commercial activity in the area. Mr. Blocker added that Utah Department of Transportation (UDOT) also requested that the commercial access be further from the acceleration lane on 1100 North.

John Blocker then mentioned that the 151 parking stalls should be adequate with 9.4 stalls per court based on the operator's ratio. He noted that the use was spread out through the day with seniors generally playing at 10 a.m. on weekdays. He continued that they were prepared to perform a parking study and felt this would be a good use for the area.

Councilmember Jackson mentioned mixed use for this location with eating establishments and another external commercial use. She suggested amenities for public use. John Blocker said the need for 16 courts was financially required by the franchise. He was unsure if the facility would be available for public use. He spoke on the pickleball facility attracting other businesses to the area such as national fast food chains.

Councilmember Van Langeveld asked several questions about the pickleball facility including cost, patronage. She expressed her opinion that this was not the right location for the pickleball facility and suggested other locations in the City. John Blocker responded that there would be a monthly membership price.

Mayor Horrocks commented that this pickleball facility would be a joint venture with Brighton Homes. He asked about the difficulty for a future repurposing of the building if the pickleball venture did not last. John Blocker said they would partner with the corporate entity to help them purchase the property and build the facility. He spoke on repurposing the building including division of the building into smaller retail units.

Mayor Horrocks also expressed concern with the membership cost since there were free facilities at local churches and parks. John Blocker replied that these concerns had been discussions with the corporate franchisee and this facility would cater to those with a different level of experience and provide year round availability.

Councilmember Clayton questioned if there were similar facilities in residential areas. She questioned if residents of Clifton Place would assume this was an amenity. John Blocker commented that he hoped the Clifton Place would patronize this use or any other retail uses there. He said the facility would appear as standalone commercial once complete.

Councilmember Van Langeveld was unsure why there had been difficulties with this property and felt it was a peak time market for brand new townhomes. She was unwilling to vote for a change to the agreement without evidence to back up this claim. She shared that the commercial spaces in the area including Lees and across the street from this location were filled or soon to be filled. She felt that the proposals from Brighton that included mixed use with commercial always changed and did not meet the intent of neighborhood retail.

Councilmember Van Langeveld also noted that $130 for a private club in this area felt out of touch. She said residents may feel that the City replaced retail space which could have been utilized by the community with a use for wealthier people outside of the community. She did not feel this use met the local demographic in the area. John Blocker said the commercial broker representing Lee's Marketplace was also representing Brighton with this property. He spoke on the issues of traffic counts, growth, and developing this parcel in a timely manner. He did not feel this was a peak market for real estate and said they would take the commercial as a loss with the cost absorbed into the residential.

Councilmember Jackson asked staff how often they heard feedback related to the difficulties with leasing commercial space. Sherrie Pace mentioned the vacant site at 2600 South and that there were several interested parties for that area. She said staff received calls related to sites for different uses such as a hotel or a standalone emergency center.

Shawn Poor, Brighton Homes, asked for feedback on moving the commercial to the south parcel which would consolidate the area and make the depth and size more palatable to a retail user.

Councilmember Van Langeveld questioned if the goal was to bring in fewer retailers in a larger space. Shawn Poor said the goal was for more depth and size to the parcels as the current location was constrained with the adjacent townhomes. He noted the commercial broker felt the south parcel was the better location for retail.

Councilmember Jackson felt that consolidation may help to attract retail. Shawn Poor replied that they would like to move the commercial to the south parcel regardless of any consensus on the pickleball facility.

Ken Leetham commented that before the General Development Plan was amended to allow continued townhome development that the Council obtain a tighter guarantee of the use for the commercial property. He said Brighton Homes may need to be a more patient landowner and the potential mistake to approve the wrong land use in the middle of a townhome development. He was in favor of the pickleball development somewhere in the City but saw an incompatibility with townhomes and a pickleball facility. He felt that consolidating commercial to the south

should include an agreement to ensure the City received what they wanted in that area which may take patience on the part of the landowner.

Councilmember Jackson asked for clarification on the contract and decision by the Council. Ken Leetham replied that Brighton Homes should make their proposal but his recommendation for the City Council before any adjustments were approved it would be best to obtain needed assurances or specificity on the use ensuring a better outcome for the City. He also noted that Brighton has been a great partner with North Salt Lake and the City would have the same concerns with any developer in the same situation.

Mayor Horrocks commented that all the developers tended to change their original proposals. He spoke on concerns with an empty building if the proposal did not work out.

Councilmember Van Langeveld noted that she did not have a concern with consolidating the commercial but a focus to obtain small neighborhood retail in the area.

John Blocker commented that they would move forward in good faith and make efforts to work with the City while trying to find solutions to the problems they were experiencing.

2. ANNUAL REPORT OF THE HEALTH AND WELLNESS COMMITTEE BY MASON BENNETT, CHAIR

Mason Bennett shared that the current members on the Health and Wellness Committee were himself, Jeff Scroger, Sam Ball, Christine Seamons, Nicole Whetstone, and Councilmember Van Langeveld along with Ken Leetham and Chief Black. He shared that the City Council established the Committee via Resolution and explained the established duties including:

- Review of research and programs
- Creation of strategy recommendations to address barriers
- Prepare and present a formal annual report
- Carry out City approved programs and initiatives

Mr. Bennett then reviewed the Committee's 2024 accomplishments:

- Continued partnership with Communities that Care (CTC) & Davis Behavioral Health (Circle of Security parenting class, Every Day Strong)
- Conducted the second City Wellness Survey (439 viable survey responses, next survey in 2026)

- Presence at Night Out Against Crime event
- Hosted three community trail events with Trails Committee
- Assisted with Unity in the Community events
- Participation in South Davis Emergency Preparedness Fair
- Presentation of Wellness Survey results to City Council
- Food drive for Ladies of Charity/Center of Hope Food Pantry
- Participation in One Kind Act a Day initiative, including visits to local elementary schools
- Social media posts

Mason Bennett reported on the established duties of the Health and Wellness Committee along with the coinciding goals for 2025:

1) Physical and Mental Health
2) Personal Wellness
3) Food and Housing Access
4) Addiction
5) Social media/Newsletter (category added by Committee)

Physical and Mental Health:

- Promote and host at least two CTC classes per year
- Prepare outreach to residents (newsletter and direct mailing)
- Work with Trails Committee to have three to four trails events per year
- Collaborate with Davis Health Department for use of City facilities for department programs
- Goal related to educating the public on air quality (posts, newsletter article on education related to air quality issues)

Personal Wellness:

- Survey
    - Use the data from the Wellness Survey to inform focus
    - Promote the Wellness Survey in 2026
- Explore “Health in All” policies in City ordinances, plans, policies

Food and Housing Access:

- Work with other City boards for the creation of events such as food drives and support for existing food pantries

- Explore resources and plans to address homelessness and housing stability (programs, landlord mediation, etc.) and make these resources available

Addiction:

- Use City website to refer residents to Davis County services related to addiction (will require links for residents to use to find assistance)

Social media/Newsletter:

- Public outreach for CERT training, emergency preparedness, air quality, and other topics
- Have a newsletter spotlight on an outdoor amenity combined with an activity or event (three times per year)

Mason Bennett expressed gratitude for the opportunity to serve the community through the Health and Wellness Committee.

Councilmember Van Langeveld thanked Mason for his energy and focus on turning goals into actionable tasks.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:02 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JULY 15, 2025

DRAFT

Mayor Horrocks welcomed those present at 7:14 p.m. Tammy Clayton offered a thought and led those present in the Pledge of Allegiance.

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

EXCUSED: Councilmember Ted Knowlton

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

OTHERS PRESENT: Conrad Jacobson, Dee Lalliss, Ryan Holbrook, Eric Brown, Kelli Spackman, Enos Beebe, Audrey Beebe, Aurora Beebe, Madeline Clark, M. Abor, Krish Thota, Amber Thota, Kamal Thota, Asher Little, Dennis Allen, Heidi Smoot, Camille Thorpe, Dennis Allen, residents; Davis Harris, Terracon.

1. CITIZEN COMMENT

Conrad Jacobson, resident, thanked the Council for the support of the Senior Lunch Bunch. He noted that 66 individuals attended the most recent lunch. He spoke on the social aspect for the seniors in the community. He also expressed pride in the Youth City Council and the benefits this opportunity provided to them.

Eric Brown, resident, spoke on the danger of wildfires and potential evacuations. He mentioned the restricted firework zone east of Orchard Drive and residents in that area who violated this restriction. He shared an incident with law enforcement and residents using fireworks in the restricted area and suggested several actions: require training on firework ordinance for all police

officers, direct police department to proactively patrol restricted neighborhoods on every high risk night, launch campaign to raise awareness of this law (mailers, signage, etc.).

2. PRESENTATION OF YOUTH CITY COUNCIL SCHOLARSHIP AWARDS TO KRISH THOTA, MAYOR; AURORA BEEBE, CITY MANAGER; AINSLEY REESE, CITY RECORDER; ALLISON ABEL, ACTIVITIES COMMITTEE CHAIR; MARIN OTIS, SERVICE COMMITTEE CHAIR; AND RACHEL ALLEN, LEADERSHIP COMMITTEE CHAIR

Enos Beebe mentioned that he was pleased to hear a community member praise the Youth City Council. He said the Youth Council was run by an executive youth committee and provided leadership opportunities with a mayor, city manager, recorder, and four committee chair members. He noted that the youth executive committee set the qualifying parameters for the scholarships.

Audrey Beebe shared that Ainsley Reese, who was unable to attend, had served as the YCC Recorder and would be the next YCC Mayor. She noted that Ainsley would be awarded a $200 scholarship.

Enos Beebe introduced Allison Abel as the YCC Activities Committee Chair. He said Allison was dependable and meticulous in planning activities and helping the youth to form bonds. He noted that she would receive a $200 scholarship.

Audrey Beebe reported that Rachel Allen served as the Leadership Committee Chair who spearheaded many guest speakers and field trip opportunities. She said Rachel would receive a $200 scholarship.

Enos Beebe acknowledge Marin Otis, who was also unable to attend, as the Service Committee Chair and noted that she led the YCC in several service projects including a clothing drive, hygiene kits, and fleece blankets for Primary Children’s Hospital. He noted that Marin would receive a $200 scholarship.

Audrey Beebe continued that Aurora Beebe served as the YCC City Manager and showed adaptability and strong leadership skills. She shared that Aurora would be awarded a scholarship of $400.

Enos Beebe concluded that Krish Thota has served as YCC Mayor and commended his skills as a natural leader. He said Krish would receive an $800 scholarship.

3. CONSIDERATION OF COUNCILMEMBER CLAYTON'S APPOINTMENT TO THE CIVIC EVENTS COMMITTEE

Councilmember Clayton shared her nomination of Sarah Jensen to the Civic Events Committee. She mentioned that Sarah had a long history of involvement in the community.

Councilmember Clayton moved that the City Council approve the appointment of Sarah Jensen to the Civic Events Committee with a term ending on January 1, 2029. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

4. REQUEST BY DENNIS ALLEN, RESIDENT, TO DISCUSS TREES, TREE PRESERVATION, AND CARBON CREDITS FOR TREES FELLED IN THE HATCH PARK PROJECT

Dennis Allen shared several stories related to trees and nature and actionable items related to trees. He spoke on considerations at Hatch Park related to trees including removal, plantings, benefits, and heritage of mature trees. He suggested a City tree policy which could include preservation, investments in trees, and wise urban forestry practices. He expanded on the benefits of trees such as shade, erosion control, waterwise landscaping, microbes, soil enrichment, and mitigation of temperature. Mr. Allen said it would be a travesty not to reconsider the removal of the trees in Hatch Park and asked the Council to reconsider. He reviewed opportunities for funding through the Utah Division of Forestry, Tree Utah, USDA, Utah Waterwise Landscaping Incentive Program, donations and community partnerships, State and nonprofit grants, Amplify, and carbon credits.

Dennis Allen spoke on his love for trees and desire to try and preserve the mature trees at Hatch Park.

Councilmember Baskin thanked Dennis for sharing and questioned how carbon credits worked. Dennis Allen replied that carbon credits would help to offset the negative impact of a business. He gave the example of a mature tree owned by a City and a carbon credit for that tree that could be sold.

5. CONSIDERATION OF EAGLERIDGE DRIVE LANDSCAPING AND ENTRY FEATURE

David Frandsen reported that the Center Street project to add trees, irrigation, and street lights was currently being designed. He then reviewed the Eagleridge Drive beautification project.

Davis Harris, Terracon, presented a Tuscan inspired theme with a tower, monument walls, and columnar trees. He mentioned benefits for this design included screening with the columnar trees to block views of the hill and hydroseeding the slope to avoid erosion. He reviewed Phase 1 with the monument walls, signage, columnar trees, retaining walls, irrigation, and street lighting at an estimated cost of $353,861. He shared Phase 2 with a tower element with additional landscaping which could be added at a future date for $538,035. Mr. Harris continued with Phase 3 that included the addition of trees on the south side at the cost of $76,491.

Davis Harris mentioned another option for landscape planting only with hydroseed of the hillside, tree planting, irrigation, and lighting at the cost of $190,000.

Councilmember Jackson confirmed this design would cover the hillside and should not require very much maintenance. Davis Harris replied that this was the intent as the steep slopes would be difficult to maintain. He spoke on screening the hillside with native plantings (grass and wildflowers) and a tree buffer.

Mayor Horrocks spoke on the difficulties in keeping trees alive along Center Street and Eagleridge Drive. He asked if the irrigation would be to establish the trees or for ongoing watering. Davis Harris replied that the soil conditions were tough on the hillside and recommended over excavating and installing a bubbler system for the trees.

Councilmembers Van Langeveld and Jackson questioned the inclusion of street lights and irrigation in the proposed cost. Davis Harris replied that the cost of the irrigation and street lights were included in the estimates and included City standard lights.

Councilmembers Jackson and Van Langeveld shared that their preferred preference was the screening trees on both sides of Eagleridge Drive. Councilmember Baskin was in favor of Phase 3 with trees on both sides and the horizontal architectural wall.

Councilmember Jackson questioned if there was a warranty for the trees. Davis Harris responded that a warranty would be part of the contract with the landscape contractor.

Mayor Horrocks spoke on funding these improvements including the redevelopment fund or other source of revenue for similar projects.

Councilmember Jackson mentioned the funding options described by Dennis Allen and seeking potential donors. She reiterated that her preference was the retaining wall structure and trees on both sides of the road.

Councilmember Clayton shared that her preference was for trees on both sides and the horizontal wall structure.

The Council discussed having entrance signage that was cohesive along every major corridor in the City.

Ken Leetham noted that this was an opportunity to meet the Council's objective for new entry signage. He said staff would work on funding options for this project and asked for feedback from the Council.

Councilmember Van Langeveld asked to pinpoint the entrances to the City that would eventually receive updated signage. Mayor Horrocks noted the north and south of Highway 89 and Redwood Road and potentially the I-15 off-ramp.

Mayor Horrocks questioned how much funding may be available. Heidi Voordeckers replied that last year the Highway 89 RDA funded $110,000 in signage. She said fund balance available to use this year was $340,000. She explained that as this area was outside the project area there would be additional work needed to determine eligibility.

Councilmember Jackson questioned the Chevron tree contribution. Heidi Voordeckers responded that Chevron donated $7,000 per year towards trees.

Ken Leetham said one option could be to use fund balance from the General Fund or Capital Projects Fund and then gradually reimburse the fund from the RDA.

Councilmember Van Langeveld questioned if the wall had other benefits beyond signage. Davis Harris replied that the wall in the foreground provided some retaining and the additional walls were for an ongoing cohesive design.

David Frandsen spoke on maintenance and said the walls helped with erosion, water control, and resulted in easier overall maintenance.

Councilmember Van Langeveld questioned if the other councilmembers were considering additional signage at other entrances to the City. Councilmember Baskin was in favor of consistent signage in the City.

Councilmember Baskin questioned the amount available in the Highway 89 RDA fund. Heidi Voordeckers clarified that there was currently $110,000 and a total of $340,000 at the close of fiscal year 2026.

Councilmember Van Langeveld was in favor of completing Phase 1 with the intention for future signage around the City. Councilmember Jackson was in favor of including trees on the opposite side of the street.

Councilmember Baskin moved that the City Council approve Phase 1 with the horizontal wall at the price of $353,861 and the addition of Phase 3 with trees on the south side added onto the berm at $76,491. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

Ken Leetham noted that this would allow staff to move forward and prepare funding strategies and potentially a budget amendment.

Councilmember Van Langeveld spoke on the drawbacks of approaching ideas without budget parameters and suggested that moving forward the Council should provide staff with a ballpark range for project cost.

6. CONSIDERATION OF RESOLUTION 2025-28R: A RESOLUTION APPROVING A 3RD QUARTER TRANSPORTATION FUNDING INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR THE ORCHARD DRIVE BUFFERED BIKE LANE PROJECT AND AUTHORIZING MATCHING FUNDS

Sherrie Pace reported that the City applied for the Davis County 3rd Quarter Transportation Grant for a buffered bike lane on Orchard Drive. She said this grant was awarded in February 2025 which required entering into a contract with Davis County. She continued that the project estimate was $245,000 with the grant award of $196,000 and a City match of $49,000. She noted that the project would extend into fiscal year 2027.

Councilmember Jackson moved that the City Council approve Resolution 2025-28R approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Orchard Drive Buffered Bike Lane project and authorizing matching funds. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

7. CONSIDERATION OF RESOLUTION 2025-29R: A RESOLUTION APPROVING A 3RD QUARTER TRANSPORTATION FUNDING INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR THE MAIN STREET SAFETY IMPROVEMENTS PROJECT AND AUTHORIZING MATCHING FUNDS

Sherrie Pace reported that this item was already included in this year's budget. She spoke on receiving funding for the Main Street project in the amount of $4 million in grants with a $2 million match. She explained that the City was awarded the Davis County 3rd Quarter Transportation Fund grant of $570,000 with a match of $570,000. She noted that the overall project cost was approximately $7 million.

Councilmember Van Langeveld moved that the City Council approve Resolution 2025-29R approving a 3rd Quarter Transportation Funding Interlocal Agreement with Davis County for the Main Street Safety Improvements project and authorizing matching funds. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

8. CONSIDERATION OF RESOLUTION 2025-30R: A RESOLUTION APPROVING A TRANSPORTATION AND LAND USE CONNECTION GRANT AGREEMENT WITH WASATCH FRONT REGIONAL COUNCIL (WFRC) FOR THE SOUTH DAVIS GREENWAY FEASIBILITY STUDY AND AUTHORIZING MATCHING FUNDS

Sherrie Pace reported that this trail project would extend to Farmington Station and potentially become part of the Utah Trail Network. She noted that this would be a joint venture with the City, Bountiful, Centerville, and Farmington. In March 2025 the cities were awarded the TLC grant through Wasatch Front Regional Council (WFRC) in the amount of $115,000 with a local match of $7,500 from each city for a total project cost of $145,000. She shared this would be part of the budget amendment hearing during this meeting.

Councilmember Baskin moved that the City Council approve Resolution 2025-30R approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for the South Davis Greenway Feasibility Study and authorizing matching funds. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

9. CONSIDERATION OF RESOLUTION 2025-31R: A RESOLUTION APPROVING A TRANSPORTATION AND LAND USE CONNECTION GRANT AGREEMENT WITH WASATCH FRONT REGIONAL COUNCIL (WFRC) FOR TOWN CENTER URBAN DESIGN STANDARDS AND AUTHORIZING MATCHING FUNDS

Sherrie Pace reported that the City was awarded funds from WFRC's Transportation and Land Use Connection (TLC) grant to create Town Center Urban Design standards in the amount of $75,000 with a match of $25,000 for a total project cost of $100,000. She added that as the contract period ended in July 2026 staff had already put out a request for bids and received several proposals.

Councilmember Baskin moved that the City Council approve Resolution 2025-31R approving a Transportation and Land Use Connection Grant Agreement with Wasatch Front Regional Council for Town Center Urban Design Standards and authorizing matching funds. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

10. CONSIDERATION OF RESOLUTION 2025-32R: A RESOLUTION APPROVING A TECHNICAL PLANNING ASSISTANCE PROGRAM FUNDS COOPERATIVE AGREEMENT WITH UTAH DEPARTMENT OF TRANSPORTATION (UDOT) FOR A SAFE ROUTES TO SCHOOLS PLAN AND AUTHORIZING MATCHING FUNDS

Sherrie Pace reported that staff applied for funding through UDOT Technical Planning Assistance (TPA) to create a City Safe Routes to School Plan. She said the City was awarded $40,000 with a match of $10,000 for a project total of $50,000. She continued that the next step would be to hire a consultant to create a comprehensive citywide plan for safe walking and biking to schools from all neighborhoods in the City.

Councilmember Van Langeveld moved that the City Council approve Resolution 2025-32R approving a Technical Planning Assistance Program Funds Cooperative Agreement with Utah Department of Transportation (UDOT) for a Safe Routes to Schools Plan and authorizing matching funds. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

11. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2025-33R: A RESOLUTION ADOPTING AMENDMENTS TO THE 2025-2026 FISCAL YEAR BUDGETS

Heidi Voordeckers reported on impacts to the General Fund budget including:

- Town Center Urban Design Standard
  - Grant Revenue (WFRC) -$75,000
  - Project Total: $100,000
  - Net cost to City: $25,000

- South Davis Greenway Feasibility Study
  - Project Total $7,500 (City portion)

- Safe Schools Technical Assistance Grant
  - Grant Revenue (UDOT) $40,000
  - Project Total $50,000

- Firewall Upgrade (FW01, FW02, FW03)
  - Equipment and software licensing (3 years) $18,572.20
  - Labor/configuration $3,750

Ms. Voordeckers noted the total amendments represented a net use of General Fund balance of $64,825.20.

At 8:44 p.m. Mayor Horrocks opened the public hearing.

There were no comments.

Mayor Horrocks closed the public hearing at 8:45 p.m.

Councilmember Van Langeveld moved the City Council approve Resolution 2025-33R: a resolution approving and adopting amendments to the fiscal year 2025~2026 General Fund Budget by $64,825.20. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

12. CONSIDERATION OF ORDINANCE 2025-14: AN ORDINANCE AMENDING CITY CODE TITLE 4 CHAPTER 3 AND TITLE 8 CHAPTER 1 ADOPTING A HARDSHIP ASSISTANCE PROGRAM RELATED TO UTILITIES

Heidi Voordeckers reported that per the City Council's request staff and the Audit Committee discussed and prepared ordinance amendments related to hardship assistance for City utility customers. She noted that the changes included program eligibility criteria, program funding, and implementation procedures. She shared a summary of the policy:

1) Applicants must meet certain eligibility criteria, including:
   a. Applicant must be a named residential utility account holder with an account in good standing; and
   b. Demonstrate financial hardship for at least one of the following reasons:
      - Job loss or reduced work hours
      - Medical expenses exceeding 10% of household income
      - Declared natural disaster
      - Temporary or permanent disability
      - Death, divorce, or separation from an immediate household member resulting in significant reduction in household income (note: this is intended to allow for various domestic living situations); and
   c. Household income must be shown to be at or below 150% of the Federal Poverty level.
2) Eligible applicants shall receive a 50% billing reduction for an initial three month period with an option to extend for an additional three month period with demonstration of continued need.
3) Eligible applicants may receive assistance for no more than six months within a 36 month period.
4) Denied applications are eligible for appeal by the process set forth in the ordinance, including a hearing in front of the City's designated Administrative Law Judge.

Additionally, the proposed language clarifies garbage collection charges during periods of extended vacancy to coincide with the City's Comprehensive Fee Schedule, as approved on June 17, 2025 (Resolution No. 2025-27R).

Heidi Voordeckers explained that other municipalities generally did not administer hardship programs in house. She suggested that staff could launch the program and then find a community partner to administer the program moving forward.

Councilmember Van Langeveld questioned if information related to this program could be found on all utility bills. Heidi Voordeckers replied that information about the program could be printed on the back of the utility bill.

Mayor Horrocks asked if there was a program for active military. Heidi Voordeckers responded that the active military discount was already in place and lasted through an entire deployment.

Councilmember Van Langeveld moved that the City Council approve Ordinance 2025-14, an ordinance amending Title 4, Chapter 3, Section 6 and enacting Title 8, Chapter 1, Section 3 to the City Code, thereby establishing a Utility Hardship Assistance Program. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

13. CONSIDERATION OF ORDINANCE 2025-13: AN ORDINANCE AMENDING CITY CODE TITLE 7, CHAPTER 7, PERTAINING TO UNSANCTIONED CAMPING ON PUBLIC GROUNDS

Sherrie Pace reported that the City Council adopted Ordinance 2025-12 related to unsanctioned camping on June 17, 2025 but due to confusion related to the motion and modification to the wording it was recommended to repeal Ordinance 2025-12 with the proposed amendment to be considered under Ordinance 2025-13. She reviewed the amendments:

- Section A clarifying that any exception to the prohibition of unsanctioned camping must be approved in writing by an authorized City official. This exception would not need to be in writing in cases of emergency for the staging of emergency response teams or evacuations.

- Section B defined the term “camping” and subsection 3 clarified that the use of camp fire, propane stoves, or other heat producing portable cooking equipment outside of designated areas is considered “camping”. (The use of cooking equipment in designated areas like park pavilions or at approved special events would not be considered “camping” and are approved in those instances.)

Councilmember Baskin said while State Code required municipalities to enforce an ordinance which prohibited unsanctioned camping on public property that the City may be exempt. She commented this was a policy decision to prohibit unsanctioned camping and would assist with issues related to homelessness.

Councilmember Baskin moved that the City Council approve Ordinance 2025-13, an ordinance repealing Ordinance 2025-12 and amending Title 7, Chapter 7 related to unsanctioned camping with the following findings:

1) **The amendment is in the public interest to address issues that may arise from unsanctioned camping; and**
2) **Changed or changing conditions make the proposed amendments reasonably necessary.**

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

14. CONSIDERATION OF GOLF EQUIPMENT PURCHASES IN THE AMOUNT OF $92,824.32

Ken Leetham reported on the request for:

- Two (2) GreensPro 1260 Roller units at the cost of $38,004.36 to replace two Greensmaster 3100 units.
- One (1) Reelmaster 3100-D unit at the cost of $54,819.96 to replace an existing 2015 unit.

Councilmember Jackson moved that the City Council approve the purchase of two GreensPro 1260 Rollers and one Reelmaster 3100-D from Turf Equipment & Irrigation in the amount of $92,824.32. Councilmember Baskin seconded the motion. **The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld.** Councilmember Knowlton was excused.

15. CONSIDERATION OF RESOLUTION 2025-34R: A RESOLUTION DECLARING SURPLUS PROPERTY

Ken Leetham reported that the following pieces of equipment have exceeded their useful life and should be declared as surplus:
Two (2) Toro MDX utility vehicles - 2008 and 2010
Three (3) Yamaha beverage carts - 2012 which were purchased used
One (1) Toro MDX spray rig unit - 2005
Two (2) Toro Greensmaster 3100 - 2007
One (1) Toro Reelmaster 3100D – 2015

Ken Leetham noted that several of these items would be or had already been replaced and that surplus items had value. He said equipment was well maintained by staff mechanics which contributed to the length of use and significant cost savings.

Councilmember Van Langeveld moved that the City Council approve Resolution No. 2025-34R: a resolution declaring surplus property and authorizing its disposal. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

16. CONSIDERATION OF A REQUEST BY THE UTAH DEPARTMENT OF TRANSPORTATION FOR FEEDBACK ON FUTURE I-15 LANDSCAPING IMPROVEMENTS

Ken Leetham reported that staff had been working with the Utah Department of Transportation (UDOT) on the expansion of the I-15 freeway through the City. He said that UDOT requested all cities determine their preferred level of landscaping at the interchange locations including 2600 South and US-89. He shared that UDOT would provide $100,000 per interchange towards landscaping treatments. He pointed out that UDOT would not maintain these areas which required local communities to maintain these UDOT owned parcels.

Mr. Leetham commented that he met with adjacent cities in South Davis related to the appearance of the interstate. He noted that other states had beautiful interstates and mentioned the upcoming Olympics in Utah. He then reviewed the following options and presented layouts and images:

Option 1: Included placing topsoil on landscaped areas, sprinkler systems and selected plantings with decorative boulders. This option has formal plantings and the City would need to maintain all of the improvements.

Option 2: This option did not include any irrigation, but would have a native seed mix placed on the soil portion of the area. This option also included a decorative rock and boulder component directly adjacent to the interchange. This was the lowest cost option and the least amount of maintenance burden on the City.

Option 3: This option was very similar to Option 1 except that the planted areas were bigger and contained more formal planting beds with bark mulch. Irrigation and plantings would be more extensive and maintenance would be more than in Option 1. Initial cost was also higher than Option 1 and the City's cost participation would be higher in this scenario.

Option 4: This was the most formal and expensive option which included a more formal and contemporary landscaping scheme, bark mulch in planted areas and decorative rock throughout the area (no soil as a ground cover). This option would be the highest cost option and have the most maintenance responsibility.

Ken Leetham said that UDOT policy no longer allowed municipality names, logos, or other lettering on bridge structures. He continued that some design could be incorporated into the sidewalls. He shared that previous contributions to the 2600 South interchange may be credited towards the City's betterment. He spoke on the schedule including final design decision submitted in August with an RFP process in November.

Mr. Leetham noted he met with the other impacted cities in the South Davis area and discussed what those communities had determined. He said the cities did not want the responsibility of maintaining irrigation systems and landscaping. He explained the consensus by the city managers included cities working together. He shared that every city had a different commitment level on appearance and what they would be willing to pay.

The Council discussed their preferences and what would be easier for staff to maintain.

Jon Rueckert commented on maintenance difficulties in this area including spraying herbicide or preemergent for weeds or plantings. He said this included setting up traffic control and difficulty accessing the areas.

Councilmember Jackson said the appearance of the interchange could appear as an extension to the entrance of a city. She was in favor of rock at the interchange and then beautification at the entrance to the City including drip irrigation, roses, and trees.

Councilmember Van Langeveld was in agreement that it would feel like an entrance to the City and the value in making the area attractive. She questioned if there were designs that could be added to the concrete walls. Ken Leetham replied affirmatively and showed examples of the interchange near Draper with artwork.

17. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of June 17, 2025 were reviewed and approved.

Councilmember Clayton moved the City Council approve the meeting minutes of June 17, 2025. Councilmember Jackson seconded the motion. The motion was approved by

Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

18. DISCUSSION OF ACTION ITEMS

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

19. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

20. COUNCIL REPORTS

Councilmember Jackson reported on the Arts Committee meeting. She spoke on the City mural program and utilizing the art of a local artist. She shared that the Arts Committee would participate in the Unity in the Community Back to School event. She noted the plan to use several of the trees from Hatch Park as art.

Councilmember Baskin reported on the Golf Committee meeting and how well the course was doing. She said the Committee voted not to accommodate a resident request at the golf course.

Councilmember Van Langeveld thanked staff for all their efforts related to the July 3rd event. She said the Health and Wellness Committee met and discussed creating a policy when the City received a request for donations to certain organizations.

Councilmember Clayton also mentioned Liberty Fest and thanked staff. She spoke on the America 250 event next year. She reminded the City Council about participation in the Bountiful parade on July 26th.

21. MAYOR'S REPORT

Mayor Horrocks reported that a former resident requested consideration of allowing horses on City trails. He mentioned attending the Weber Basin Water Tour and said system reservoirs had a two year water supply. He said the majority of the reservoirs were at 100%. He noted that converting agriculture to multifamily did not have that much of an impact on water.

Mayor Horrocks spoke on other water issues including water rights (particularly Provo's access to Weber Basin) as well as $8.3 billion worth of water infrastructure needs. He then mentioned SB295 related to the deadline for truth in taxation hearings. He continued with a report on West

Nile Virus. He said that Salt Lake approved an annexation and the potential for a homeless shelter in an area adjacent to the City west of the Jordan River south of Center Street.

22. CITY MANAGER'S REPORT

Ken Leetham reported that Curtis Koch, Davis County Controller, had taken a new job and would be leaving his position with the County. He said the delegates would be selecting the next controller to serve until the next election.

David Frandsen provided an update on the Flash Cairo Dog Park with the following to be completed soon: fencing, final flatwork, logo, signage, weed/sticker cleanup, stripe parking lot, and cleaning. He shared images of the progress and commended staff for their efforts.

Mr. Frandsen then reviewed the Foxboro Wetlands Park project and said the boardwalk was almost complete minus handrail/bolts. He presented images of the boardwalk and said landscaping would be completed next week with an estimated park completion date of August 1st. He shared that the City received an award for physical well-being from PEHP.

23. ADJOURN INTO CLOSED SESSION

At 10:14 p.m. Councilmember Baskin moved to go into closed session to discuss the purchase, exchange, sale, or lease of real property. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Van Langeveld. Councilmember Knowlton was excused.

24. ADJOURN

The meetings were adjourned during the closed session at 11:07 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday August 5, 2025 by unanimous vote of all members present.

_____ _____

Brian J. Horrocks, Mayor *Wendy Page, City Recorder*