

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
FOXBORO CLUB HOUSE-1080 N AMBERLY DRIVE, NORTH SALT LAKE
SEPTEMBER 15, 2026

FINAL

Mayor Horrocks welcomed those present at 6:00 p.m. Foxboro Elementary Student Council (Payton, Harvey, Zachary, and Gavin) led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Heidi Smoot
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; Ali Avery, Long Range Planner.

OTHERS PRESENT: Barry Bryson, Dee Lalliss, Carol Nielson, Brian Meid, Dennis Allen, Tresa Kosec, Ben Kirato, Conrad Jacobson, Carolyn Jacobson, Camille Thorpe, Janine Divia, Clint Thompson, Lisa Thompson, Becky Edwards, John Edwards, Tiffany Read, Dustin McQuay, Gavin McQuay, Grace McCuay, Pansy Winterburn, Terri Bell, Blair Read, Ryan Holbrook, Gentry Holbrook; Lucas Davis, State of Utah/DFCM; Justin Hasino, Anne Williams, Joshua McMillin, HDR, Marcus Bennett, UTA; Braden Andersen, Corey Sargent, UDOT.

1. PUBLIC OPEN HOUSE-MEET AND GREET CITY ELECTED OFFICIALS AND
STAFF DEPARTMENT HEADS

An open house was held from 6:00 p.m. to 6:45 p.m. City staff provided displays of various items and handouts related to the City's code enforcement program and other general information about the City. The Mayor, City Councilmembers, and staff were available for residents to ask questions and voice any concerns.

2. PRESENTATION ON FRONTRUNNER 2X (DOUBLE TRACKING) BY THE UTA (UTAH TRANSIT AUTHORITY) AND UDOT (UTAH DEPARTMENT OF TRANSPORTATION) PROJECT TEAM

Braden Anderson, UDOT, Deputy Project Director explained that the project team was comprised of UTA and UDOT. He introduced the team for the project including Marcus Bennett-UTA project manager, Corey Sergeant-construction manager, Josh McMillan-program management, Lucas Davis-Department of Facilities and Construction Management (DFCM), Ann Williams-public relations and communications manager with HDR, and Justin Hasino with HDR. He explained that UDOT would be facilitating the design and construction of this project in collaboration with UTA and the contractor FrontRunner Forward (Witbeck and Wadsworth). He shared a video explaining the purpose and benefits of strategic double tracking and the intent of increasing the frequency of the FrontRunner train service from 30 minutes to 15 minutes, creating additional capacity (53%), and reducing congestion on roads.

Mr. Anderson reviewed the FrontRunner improvements including 11 double track sections, one new station, one track realignment, ten new trains, and a new maintenance facility. He shared the project map detailing the locations of the proposed improvements. He noted the project timeline with substantial completion and start of operation estimated for 2030. He spoke on the Beck Yard section design overview with 1.8 miles of the north point at the I-215 overpass in the City extending to 1800 North in Salt Lake.

Braden Anderson presented renderings and the location of the Beck Yard maintenance facility which would be located just west of I-15 adjacent to the City. He spoke on how this project would coordinate with the I-15 Farmington to Salt Lake project. He noted that southbound Beck Street would be vacated following the I-15 project construction and utilized for the future maintenance facility.

Councilmember Van Langeveld spoke on the consultant who had updated the City's general plan and identified Center Street as a potential FrontRunner stop. She asked if there had been any continued discussion. Marcus Bennett, UTA, replied that currently there were no plans for a location stop within the City. He said there were no new stations on the regional transportation plans other than the proposed Bluffdale location. He explained that additional stations slowed down the travel time and that bus routes would be utilized to provide access to the FrontRunner/Trax system.

Councilmember Van Langeveld asked about the timeframe for the UTA regional general plan. Marcus Bennett replied that the Wasatch Front Regional Council (WFRC) regional transportation

plan extended out for 30 years. He confirmed that within the next 30 years there was no plan to consider a stop in the City.

Councilmember Van Langeveld spoke on how the City was a transportation desert with the solitary bus in the Foxboro area that runs north to the Woods Cross FrontRunner and runs south to North Temple. She noted specifically that there is not a transit option for the west side of the City that goes into downtown Salt Lake. She explained how it took longer to use public transportation to go to Salt Lake than driving in a car. She asked that consideration be given to cities outside of the metro area and lack of incentivization to use public transportation.

Mayor Horrocks mentioned the UTA on Demand service and noted that the service areas do not allow On Demand to take individuals into downtown during the week. Marcus Bennett replied that funding would be the primary constraint for expanding traditional bus routes and On Demand services.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:09 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
FOXBORO CLUBHOUSE-1080 N AMBERLY DRIVE, NORTH SALT LAKE
SEPTEMBER 15, 2026

FINAL

Mayor Horrocks welcomed those present at 7:10 p.m. Alisa Van Langeveld provided a thought.

PRESENT: Mayor Brian Horrocks
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Heidi Smoot
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; Ali Avery, Long Range Planner.

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1. CITIZEN COMMENT

John Edwards, resident, spoke on the potential cancelation of the Nights Out events sponsored by the Events Committee. He said these events were a wonderful way to say to residents that they were welcome in this community. He noted that this was the genesis for how the State was created and said he was unsure why the words unity and inclusion had become politically charged. He worried that if these events were removed now that it would say to the Hispanic, Black, and LGBTQ communities that they did not matter to the City. He urged the Council to vote on the principle of inclusion and welcome as opposed to a message of unwelcome.

Carolyn Jacobson, resident, commented that the City was neglected once again in regards to transportation. She asked if UTA was doing their due diligence in realizing how many individuals resided in the City. She noted that she no longer went downtown due to the inconvenience in parking and lack of transportation services.

Gentry Holbrook, resident, commented that she was disappointed in the Events Committee holding a vote to discontinue the Nights Out without a full committee present. She said the Nights Out Events were citizen run with citizen engagement. She continued that a vote against these events was a vote against what numerous citizens wanted to be involved in and a vote against engagement and community. She noted that last year she had challenged the City Council to attend these events and was disappointed with the lack of representation by the Council. Ms. Holbrook noted the community involvement and praise of these events even on a limited budget. She encouraged the City Council to continue to support all Night Out events and encourage citizens to propose more events they were passionate about.

Camille Thorpe, resident, echoed the sentiments shared by Mr. Edwards and Ms. Holbrook and said she was disappointed the Events Committee voted to cancel this event which was resident driven. She urged the Council to consider the principles of the Dignity Index including identity, inclusion, and recognition before canceling events that had been well attended.

Jordan, resident, addressed Flock safety and noted that he had utilized this technology in his career with loss prevention. He said while he understood the use of Flock from a private resident or retail business standpoint but was not in favor of Flock cameras on public roads. He noted that he did not appreciate the constant surveillance while commuting in contrast to surveillance at businesses where he had the choice to patronize or not.

Ryan Holbrook, resident, spoke on the community events and said they meant a lot to those who attended. He shared that he had attended almost every event and noted how well attended they were. He said these events were important and that he was frustrated that there had been a discussion and votes to discontinue them.

Pansy Winterburn, resident, commented that it felt like a personal violation to have the Flock cameras in public areas. She noted that an individual had the choice to walk into a store or similar that had surveillance but said residents had a right to feel safe and secure in residential areas and felt those cameras should be removed.

Becky Edwards, resident, noted that for ten years she had represented this area in the State legislature and how the hometown and welcoming feeling the City had was the core of the community. She chalked this up to a multitude of amazing events and community involvement in

the City. She noted how community members supported those who felt unseen or underrepresented and encouraged the City to support an abundance of these events.

Carol Nielsen, resident, shared a personal experience related to attending a Night Out at a Foxboro park. She spoke on attending this event right after moving in and the impact it had on welcoming her into the City.

Lisa Thompson, resident, commented on the UTA presentation and expressed disappointment in the current level of service and vacation of Beck Street which provided easy access downtown. She spoke on some concerns related to safety with the highway expansion and the vote for a wall. She added that she was also against the Flock cameras and felt this was an invasion of privacy.

2. FINANCIAL REPORT FOR FOURTH QUARTER OF FISCAL YEAR 2026

Heidi Voordeckers provided the 4th quarter financial report for fiscal year 2026 which ended on June 30, 2026. She explained the governmental accounting framework with governmental activities funded by taxes and business type activities funded by user fees. She continued that governmental activities included the General Fund, Special Revenue Fund, Debt Service Fund, and Capital Projects Funds. She noted that the business type activities included the Water Fund, Storm Water Fund, Golf Course Enterprise Fund, and the Internal Service Fund.

Ms. Voordeckers shared that there were different types of restrictions on funds which were assigned by the State legislature. She noted that restricted funds were limited by statute, committed funds were set aside by the Council, assigned funds were for an intended purpose, and unassigned funds were available for general use. She explained the last two types (assigned and unassigned) were used for projects and noted that all these funds were not interchangeable.

Heidi Voordeckers shared that there was a balance of \$30 million in the public treasurers investment fund at the end of the fiscal year. She added that these funds earned about \$95,000 in interest a month. She explained that some funds might have a negative cash balance at times due to property tax collections (twice yearly) and personal property tax collection. She reviewed the cash balance of \$31 million and the estimated share of that cash balance per fund (General, RDA, Housing, etc.). Ms. Voordeckers then reviewed the General Fund including sources of revenue, a breakdown of revenue and expenditure amounts, the year end budget, and the fund outlook. She presented a chart showing the General Fund revenues of \$14.28 million and a graph with the timeline for fiscal year 2026.

Heidi Voordeckers reviewed Capital Funds and associated funds (public safety, parks development, etc.) and revenues and expenditures. She then reviewed the Parks Development Fund including revenues and expenditures and the outlook. She explained that there was no ongoing funding source for this fund and noted that this fund funded future projects as well as the maintenance of current parks. She added that this fund was supported by RAP tax and had to be voted on every ten years including in 2027. Ms. Voordeckers continued that all current park projects and certain debts depended on this being renewed.

Councilmember Smoot asked for further information on the associated debts. Heidi Voordeckers replied that the RAP tax renewed every ten years (next in 2027) and noted that several parks had associated debt including Foxboro, Tunnel Springs, and Wild Rose which would end in 2031.

Councilmember Smoot asked what would happen if the RAP tax was not renewed in 2027. Heidi Voordeckers responded that staff would review the Capital reserves (Fund 40) and the General Fund (Fund 10) and determine if there were funds available or potential the City would have to raise taxes.

Heidi Voordeckers then reviewed Fund 44 Roadway Development including revenues and expenditures, funding sources (impact fees, fuel tax, etc.), associated projects, and the outlook of this fund. She mentioned several areas of concern including worsening road conditions in the industrial zones and aging sidewalk infrastructure.

Councilmember Jackson commented on previous discussions related to RDA funds including sidewalks on road projects. She asked if RDA funds could be used on streets. Heidi Voordeckers replied that RDA funds could potentially be used for street projects and noted the discussion related to using those funds for medians but said these projects were very costly.

Ken Leetham commented that the challenge in spending RDA funds was the need for a connection to benefit the project area where those funds had been collected. He said most of the areas in need of road repair were not connected to the RDA project areas in the same way as missing sidewalks or other infrastructure. He noted there needed to be a clear connection to the purpose of the RDA and infrastructure.

Heidi Voordeckers reported on the Water Capital Projects (Fund 52) including revenues and expenditures, spoke on a water preservation plan and a waterline maintenance plan tied to water rates for infrastructure replacement, and debts. She explained that operating funds (maintenance, repairs) remained in one fund while any leftover balance was programmed for capital projects. She noted that the outlook for the Water Fund included a plan for proactive replacement

including replacement of cast iron and PVC pipes. She concluded with a review of the Storm Water Fund (Fund 53) including revenues and expenditures.

Councilmember Van Langeveld commented on the RDA Funds which were funds set aside for a specific area of the City. She noted the RDA in Foxboro which was used to incentivize Lee's Marketplace and funds earmarked for improvements in the area. She spoke on potential improvements including lights, center medians, and trees on Redwood Road or potential pavilions or lighting in the Wetlands area. She mentioned obtaining feedback on what improvements residents would like to see.

3. CONSIDERATION OF A CITY DONATION TO THE BOUNTIFUL DAVIS ARTS CENTER

Councilmember Smoot spoke on the presentation and donation request from the Bountiful Davis Arts Center (BDAC). She continued that the BDAC was located in Bountiful and served all of South Davis County. She explained that it was a community art center which provided free youth art classes and reduced rate family nights. She mentioned that the BDAC was also hosting a South Davis High School art competition, provided mentors for young artists, and hosted art festivals.

Mayor Horrocks asked if there was a specific budget item already allocated to the BDAC. Heidi Voordeckers replied that the City Council had a contribution line item budget of \$10,000 which was utilized for multiple items throughout the year.

Councilmember Smoot commented that the City donated \$2,500 last year, which was the lowest donation in South Davis County, and proposed a donation of \$3,500 this year.

Councilmember Clayton asked what other entities or organizations the City would or planned to donate the \$10,000 that had been budgeted. She asked where the funds went if they were not used for donations. Heidi Voordeckers replied that the City regularly donated to the BDAC and had previously donated to the Boys and Girls Club. She said any unused funds earmarked for donations would be savings realized as unspent budget funds.

Councilmember Jackson commented that Bountiful City provided a large donation as the BDAC was located in Bountiful. She asked about the other cities that donated and if the BDAC provided any city specific activities (such as NSL Day), and any data on patronage. Councilmember Smoot replied that she did not have statistics based on city usage. She mentioned one benefit was subsidized use for piano teachers to host recitals at the BDAC.

Councilmember Clayton asked if the City could provide a partial donation now and the remainder at a later date. Councilmember Smoot replied that the BDAC would accept funds at any time and said the City provided \$2,500 last year. She said the BDAC was the only cultural arts venue in South Davis County and spoke on supporting this need.

Councilmember Jackson asked about previous donations from the City to the BDAC and suggested donating \$3,000 this year.

Councilmember Smoot proposed to provide \$3,000 to the Bountiful Davis Arts Center for fiscal year 2026-2027. Councilmember Clayton seconded the motion.

Councilmember Van Langeveld mentioned the next agenda related to consideration of the Civic Events Committee recommendation for Night Out Events in 2027. She clarified that this proposal to donate \$3,000 to the BDAC showed that the City Council valued funding community programs. She said these decisions should be made uniformly when viewing other programs.

Councilmember Jackson commented that the donation to the BDAC came from the \$10,000 budgeted item. She asked what budget funded City events. Heidi Voordeckers replied that City events had their own area of the budget.

The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

4. CONSIDERATION OF THE CIVIC EVENTS COMMITTEE RECOMMENDATION FOR NIGHTS OUT EVENTS IN THE 2027 CALENDAR YEAR

Ken Leetham provided cost data including labor costs and supplies on the 2026 Nights Out events for Pride, America 250, Juneteenth, Back to School, Bolder Way Forward, and Latino Heritage. He clarified that the America 250 supply line for \$4,422 included all America 250 items but did not deduct a \$2,700 grant or the revenues from selling shirts.

Councilmember Van Langeveld commented that while the line items might show different funds that it was all part of the City's account. She explained that it was all taxpayer money whether it was the Storm Water Fund or the General Fund.

Heidi Voordeckers explained that the America 250 line item included all of the America 250 related items and events including shirts, frisbees, etc. She said while there was a specific America 250 Night Out that this total included all associated activities and supplies related to the America 250 celebration.

Ken Leetham then reviewed attendance data for the Legacy Park Monday night events comparing 2025 and 2026. He noted that a food truck night averaged 500 people while a Night Out event averaged around 1,000.

Sherrie Pace noted that Placer AI, used for attendance data, took a count of the cell phones in the area and then input that data into their model which made assumptions to include a certain number of children per cell phone user.

Ken Leetham then reviewed cost data for Liberty Fest in 2025 and 2026 including the fun fair, car show, and fireworks including expenses, labor costs, and donations.

Councilmember Van Langeveld asked if the labor cost included planning prior to the event. Ken Leetham replied that there was not a good way to capture the planning time spent on the events.

Mayor Horrocks asked if the costs included public safety employees and security hired. Ken Leetham replied that the costs included public safety and outside security.

Ken Leetham presented the cost data including expenses and labor for other City events including the senior lunch bunch, the Youth City Council, Easter Egg Dash, photo contest, NSL Reads, Kite Festival, Spooktacular, Winter Lights Fest, and Get to the River.

Councilmember Smoot spoke on the budgets for each event and what happened when an event went over budget. She said the NSL Reads budget was not \$1,150 shown in the presentation.

Gentry Holbrook commented that the budget for NSL Reads was \$1,000 but the Committee went slightly over in 2026 and the City covered the overage. She explained that the \$1,000 was less than the budget for previous years.

Councilmember Clayton spoke on the August 25th Events Committee meeting where it was determined to discuss the 2027 Nights Out Events at the City Council level. She noted she had attended all but one of the Nights Out events and noted that they were very well planned. She said the citizen chairs put a lot of time and effort into these events. She mentioned the attendance numbers presented showed that these events were well attended and that they mattered to residents.

Councilmember Clayton suggested that maybe these events could be reviewed and rearranged so that there was less of a burden on staff. She continued that after attending these events and hearing from residents that it would be a disservice to residents to stop providing the Nights Out events.

Councilmember Smoot mentioned the discussion and vote during the Events Committee meeting. She asked how many members were on the Committee and the number that voted. Councilmember Clayton replied that there were five members and only three were in attendance and voted that it should just be a food truck night and no longer combined with the Nights Out.

Councilmember Van Langeveld clarified that one of the members was passionate about no longer providing the Nights Out portion, one was in agreement, and the third was on the fence.

Councilmember Jackson asked about what was discussed and the reasoning. Councilmember Clayton responded that the discussion included more representation for a variety of events or rotating events.

Councilmember Jackson spoke on previous discussions and the determination that these would be rotating events and highlighting different subsets each year. She said there were several community members that had events they wanted to chair and were not given the opportunity.

Councilmember Van Langeveld commented that there were zero events that were requested and been denied where a chair came forward. She gave the example of the America 250/Why I Love America event, which was new this year, and the invitation she had made for them to come back next year.

Councilmember Van Langeveld added that individuals who wanted to chair or volunteer for new events needed to show up and do the work. She said the issue was that the Council was being asked to cancel those events where individuals were already doing the work.

Councilmember Jackson mentioned the America 250 event and said that was specifically to celebrate the Semiquincentennial in 2026 which was why the group would have been hesitant to commit to future events.

Councilmember Jackson mentioned that she had been told by Event Committee members that there were individuals who wanted to host other events and were not able to. Councilmember Clayton replied that she did not think the Committee had denied anybody or any event thus far. She said the Committee had not discussed events for 2027 other than individuals who wanted to continue events from previous years. She noted that Juneteenth, Pride, and Back to School would be events that someone would be willing to chair again.

Councilmember Van Langeveld asked if when people had expressed interest in other events if that was residents or members of the Events Committee. Councilmember Clayton replied that it

was other citizens in the City and that they had not come to the Events Committee meeting and expressed this.

Councilmember Van Langeveld clarified that the Events Committee members had mentioned that there were individuals who wanted to host events but had not come to a Committee meeting to officially volunteer. Councilmember Smoot cautioned against attacking anyone and said it sounded like accusations that the Committee was making things up.

Councilmember Van Langeveld pointed out that there was no data or evidence for those claims. She said it was not right to cancel events that had citizens here today or those willing to chair events in favor of those people or events that had not officially come forward. Councilmember Smoot replied that everyone had their perspective and she did not want to discount that.

Councilmember Van Langeveld and Smoot were in agreement with providing an opportunity for any community volunteer to show up and present their idea for an event.

Mayor Horrocks commented on the count data for the events and said that the counts included vendors so that data may need to be adjusted. He spoke on how other cities handled large events and gave the example of Peach Days in Hurricane and the Greek Festival in Salt Lake. He noted how these events were handled by volunteers and not city staff. He mentioned the hope that these events would become more self-sustaining with volunteers and less on City staff.

Councilmember Van Langeveld said this was a fair concept and reflected the goals for the Nights Out events. She said this was why they had citizen chairs and committees. She mentioned the labor and supply costs shown and said this seemed like minimal investment in these events. She felt \$10,000 for these events was a valuable resource.

Councilmember Jackson spoke on the Mayor's point that individuals could host events in cities and the City should focus on basic fundamental events while allowing any organization the opportunity to host an event. She said those organizations should chair, set, and pay for those events. Councilmember Clayton confirmed that the Events Committee had discussed that certain events could be more like the Greek Festival in Salt Lake which is not paid for by the city.

Councilmember Van Langeveld commented that the Greek Festival in Salt Lake did receive funding from Salt Lake County through their RAP tax.

Mayor Horrocks asked if this was a Salt Lake City sponsored event. Councilmember Jackson clarified that the Greek Festival was sponsored by the Greek Orthodox Church.

Councilmember Clayton commented that if those events were not City sponsored events, many would not continue. These events may not continue without City sponsorship.

Councilmember Van Langeveld asked why the current structure had to change. She asked what problem was being solved by canceling these events.

Councilmember Smoot asked if the Events Committee had advertised for potential community events or volunteers. She spoke on the benefits of community events and mentioned attending the meeting last year when this was discussed and the Councilmembers recommended rotating events. She also mentioned how emotionally charged comments from residents were on this item during a previous meeting in 2025. She said there were supporters in attendance at this meeting and said she had also asked individuals if they wanted to attend and express their opinion as well. Those residents did not speak at that meeting because they felt like those present were too emotionally charged. She feels like the City cannot make a decision without some people feeling hurt.

Councilmember Smoot noted that people were invested in this and either decision would result in somebody getting hurt. Councilmember Clayton said this had weighed on her because she could see both sides. She spoke on how some of these events could be controversial, such as Pride, and how residents expressed how they felt welcome after attending said events. She said she supported the City having events that helped residents feel welcomed in the City. She stated she attended the Nights Out events and witnessed residents attending that were happy and appreciative to be at these events. She noted that residents have expressed to the Council that they have felt welcomed. She felt it was worth evaluating and keeping these events. She expressed her opinion that for six nights in the summer the City should have these events.

Councilmember Jackson said per previous discussions that the question arose if every food truck night should have a theme or highlight a subset in the community. She asked if every group should be allowed to have their night and if the City should provide the labor, stage, etc. She continued that it was then discussed that this was too excessive and then the request was could small groups rotate events so that all small groups could be highlighted to ensure that everyone felt seen. She noted that some people may be scared to say anything for fear of being attacked. She said further that there are small groups who do feel strongly about their events, but not others and so some feel like they don't feel seen or feel welcomed. She added these people do not feel included or feel they were not given a chance by the City to be seen and do not know how to step up or step in because there has never been a call out or an invitation extended. She requested that if the Council was in agreement that all groups are important, and she thought the Council did agree with that, can the events be rotated so every group gets an opportunity to have an event.

Councilmember Van Langeveld was not in favor of this suggestion and explained there was only speculation that there were groups of people who wanted different events but no requests had been made. She did not want to change what was in place because of the potential for something else. She said those who were interested were more than welcome to meet with the Events Committee and share their ideas.

Councilmember Van Langeveld added during a previous discussion there was a request that staff advertise on social media if residents had additional ideas for events. She continued that this conversation had already occurred multiple times and requested that each argument/concern and counterargument be addressed. She listed the arguments she has heard in opposition to the Nights Out events; first, events were very small and use City resources for small events. Councilmember Van Langeveld further stated 700 attendees was not a small event, that these events were meant to be small to encourage socializing. Second, she stated the argument of using taxpayer funds for these events. She noted that \$10,000 for all of these events was a small amount compared to Liberty Fest, or the senior lunch bunch which cost more than all of the Nights Out events and served fewer residents than the majority of these events but was still a valuable event to the community. She explained that many events are geared towards certain groups (example: seniors/senior lunch bunch) to ensure they felt included. She continued the third point was that not every group is highlighted, if someone volunteered for an event that it would be considered. She felt like she would not make a decision on the idea that other people with ideas for events might come forward if they haven't yet come forward. She felt it was not the City's job to reach out to every community member or solicit ideas, but that those who were interested could come forward. She said there were six community members who have chaired these events in the past and how disrespectful it would be not to allow them to continue and to be dismissive of the time and energy they had already spent. She mentioned the fourth argument she hears about is that these events were divisive. She stated that not all City events were for every person and used the Senior Lunch, Kite Festival, Spooktacular as examples of events that not everyone has a desire to attend. She explained it was never the goal of the City that each event would be of interest to each resident of the City. She finally stated that it would be disrespectful to the volunteers who have given years of their time to work on the events if the City cancels them.

Councilmember Van Langeveld concluded that it felt like this conversation kept occurring because of an ideology being pushed that was not justifiable when presented with the facts. She expressed embarrassment that the Events Committee voted to cancel the events and apologized to the volunteers and hoped that they would continue to be involved with these events.

Councilmember Jackson said that even though Councilmember Van Langeveld may not be aware of residents that were interested in hosting events that this did not mean they had not come to the Events Committee. Councilmember Clayton commented that the Events Committee would meet

again on September 22nd and encouraged those who were interested in a new event to attend the meeting.

Councilmember Jackson was in favor of having an open mind to rotating subsets so that any individuals interested in a new event would have the opportunity to share that with the Events Committee. Councilmember Van Langeveld asked how to balance being open to rotating events without being disrespectful to the volunteers who had already hosted these events.

Councilmember Jackson asked if it was disrespectful not to open up the opportunity to other people. She asked if each food truck night should have a theme or if the events should be rotated to accommodate everyone. Councilmember Van Langeveld replied that she was in favor of opening up the opportunity to other people. She said this was based on the idea that there would be too many requests for events when in reality there had not been multiple requests.

Councilmember Jackson said residents had come to her with requests. Councilmember Van Langeveld suggested tabling this discussion until those individuals had discussed their ideas with the Events Committee and more information was available for the Council to make a decision.

Councilmember Jackson said the policy question was whether the City was willing to open up the opportunity to other subsets that wanted to be seen. She noted that the Council agreed that community was important and that citizens wanted to gather and be seen.

Councilmember Clayton clarified that the Events Committee would review the event requests which would then be presented to the Council for approval. She suggested four to six events to ensure that it was not a burden to staff.

Ken Leetham commented that a citizen had submitted an email with written comments on this subject which he forwarded to the City Council.

Councilmember Smoot spoke on representing constituents and said different subsets reached out to different councilmembers. She asked how to mesh all of the comments from residents and represent a collective group of citizens while coming to a decision. Councilmember Van Langeveld was in disagreement and said each councilmember was elected to represent the entire City and was required to listen and value the comments of each resident.

Councilmember Smoot clarified that the people who wanted to cancel these events had contacted her directly. She also made the point that different citizens reach out to different Council members and that has happened to her. Councilmember Van Langeveld noted that there had been overwhelming support for these events including those who had made comments in this meeting.

She continued that there was a false equivalency that there was the same number of people both in favor and opposed to the Night Out events.

Mayor Horrocks proposed to table this item until there was a full Council as it seemed like the item was deadlocked.

Councilmember Van Langeveld moved to table consideration of the Civic Events Committee recommendation for Nights Out Events in the 2027 calendar year until there was a full quorum in the City Council. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

5. CONSENT AGENDA ITEMS:

- a. BID AWARD FOR DEICING MATERIALS FOR USE ON CITY ROADWAYS FOR THE 2026-2027 WINTER SEASON

A bid award to Broken Arrow for deicing materials for use on City roadways for the 2026-2027 winter season was approved.

- b. PURCHASE OF POLICE VEHICLES IN THE AMOUNT OF \$163,704

The purchase of four (4) police vehicles for use in the patrol division in the amount of \$163,704 from Young Automotive Group was approved.

- c. APPROVAL OF MINUTES

The City Council minutes of September 1, 2026 were reviewed and approved.

Councilmember Van Langeveld moved that the City Council approve the consent agenda as presented. Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

6. CONSIDERATION OF ORDINANCE 2026-08: AN ORDINANCE AMENDING THE CITY'S ZONING MAP AND CITY CODE TO INCLUDE TOWN CENTER URBAN DESIGN STANDARDS

Sherrie Pace reported that the City Council had received a copy of the draft Town Center Urban Design Standards to review. She introduced the consultant Mark Morris with VODA Planning and Design.

Mark Morris, VODA, commented that this draft was the culmination of ten years of planning. He spoke on the collaboration between VODA, staff, and the Planning Commission to ensure that the code reflected the long term plans for the town center area. He said the General Plan and the Town Center Master Plan included information related to the goals and vision for the area. He reviewed what the standards would and would not do, standards for height, façade articulation, setbacks, the proposed area the standards would apply to, the reasoning for the standards, cities with similar code, benefits to current and future property owners, town center boundary determinations, and parking regulations.

Councilmember Smoot mentioned the proposal for six and seven story buildings in the CO and BD districts. She commented that this height made sense in certain areas but expressed concern about how that height would affect residents in other areas. Mark Morris replied that the code had specific setback requirements and minimum and maximums. He said the size and shape of these parcels would control whether that height could be achieved on that property.

Mayor Horrocks asked if there was a reason to restrict certain heights on Main Street or something similar.

Councilmember Clayton spoke on development along St. George's main street and said that it seemed like they had limited the building height there to four feet. She noted that they could have allowed taller buildings in that area. She mentioned the proposed code limited the height due to the requirement for a certain size lot and to accommodate parking.

Councilmember Jackson asked which areas would accommodate seven story buildings. Sherrie Pace replied that the maximum number of stories was in the CO zone but only if it was not adjacent to single family homes. She explained the requirements including parking, minimum landscaping, etc. She said this was a range of possibilities but not necessarily what could be achieved on every lot.

Mayor Horrocks reiterated his question and asked if there was any logic to having a maximum height of seven stories, if it should be capped at five, or if it should be unlimited. Sherrie Pace

replied that it was originally proposed as six stories and the Planning Commission recommended seven stories in that district. She said this was to open up the possibilities and confirmed that not every property would be seven stories but to open the potential for where it made sense.

Councilmember Van Langeveld commented that the Planning Commission had also discussed that development experts indicated it had to be worth it for a developer to tear down an existing property and build new buildings and that the seven story allowance incentivized that. Sherrie Pace gave the example of the single family homes across from City Hall and how new development occurred as they were able to build taller buildings.

Mark Morris explained that this was setting a maximum height in the town center and if it was set too low it would not be feasible for developers to redevelop. Sherrie Pace added that podium parking was expensive and how the first two stories of a seven story building would probably be parking. She also noted several parcels in which the property owners had requested a change from the Core (CO) subdistrict to the neighborhood transition (NT) subdistrict as they could not meet the requirement for ground floor retail.

Councilmember Jackson asked if there were any reasons to limit the height. She spoke on the plan of intentionally building a City that residents wanted to live in. She noted that there was sentiment that residents did not want a seven story building that would block their views.

Sherrie Pace replied that the Town Center Master Plan specified that this was the area for density and building up instead of out and explained how building multifamily housing would attract more commercial. She said this was a method to foster economic development by increasing the number of rooftops to bring restaurants and businesses.

Councilmember Jackson asked if there was information on how many rooftops were needed for obtaining certain development type. She commented that the City could allow seven story buildings and still not obtain retail. Sherrie Pace said every business was different and did not generally share their proforma.

Mark Morris noted that the intention was to not limit possibilities and gave the example of implementing a town center in Millcreek. He said Millcreek's city hall was six stories tall and surrounded by residential buildings as well as office, restaurants, and public space. He spoke on the need for rooftops to attract retail development. He also mentioned the cost of parking and that limiting the height of the building could result in ineffective use of the land. He added that in order to accomplish goals such as walkability and restaurants that seven stories might be necessary. Mr. Morris continued that this was the reasoning behind the subdistricts as what was appropriate in the Core subdistrict may not be appropriate along Orchard Drive.

Councilmember Smoot said parking and traffic were two big concerns and asked if studies had been done related to parking and traffic flow. Ali Avery replied that a town center market study was performed in 2022 and including assumptions about density similar to what was being proposed. She noted those studies showed that only a certain amount of retail could be supported with the proposed density and if no density was added it would not support retail in the town center. She clarified that height and housing had to be added to rejuvenate the area, add rooftops, and make a vibrant town center.

Ali Avery continued that while they did not have an exact number that they did have density assumptions from the market study. She said that a town center traffic circulation study was also performed in 2024 which also used increased density assumptions. She added that the City had also performed several parking studies over the last ten years including at peak times for both residential and commercial. She explained that these studies had also shown that the City's current parking requirements were too high for town center use.

Sherrie Pace shared that these numbers were similar to the numbers that were negotiated in development agreements. She added that this code would not be stagnant once it was adopted and parking and other requirements could be adjusted.

Councilmember Jackson asked if there was a tipping point related to height and the cost benefit. Mark Morris replied that the method of construction changed and the cost increased significantly after seven stories. He continued that for the value of the land that there were height minimum and maximums and that this would ensure a one story building was not replaced with the same. He said the magic medium changed with economics on an annual basis so this was the best range to achieve that. He mentioned overparking and how this could affect the cost of the buildings as well.

Mark Morris spoke of the goal in letting the market determine use or range of height and achieving the goals of economic development (retail, restaurants). He said this was a complex process but noted the code could be adjusted every few years.

Councilmember Van Langeveld asked about parking examples similar to what was being proposed. She noted that a two bedroom unit required 1.5 to 1.75 spaces per the proposed code. Sherrie Pace replied that Mirella at Foxboro was similar and was part of a Planned (P) District and was also adjacent to commercial. She continued that the parking requirements there were based on bedroom count with a two bedroom requiring 1.75 spaces. She explained how the parking demand was driven by the number of bedrooms.

Councilmember Van Langeveld was in favor of overparking and requiring a developer to request fewer spaces. She commented that she did not want to make any changes to the proposed code at this meeting and preferred to hear feedback from Councilmember Knowlton as he had more expertise in this area. Mark Morris replied that these were minimums and a developer may choose to add more parking.

Councilmember Smoot commented on the ability to make changes to this living document and potential unseen consequences. She mentioned the permitted uses on the main floor including bar establishments in CO, BD, and SB subdistricts. She asked if code allowed bars near private residences. Sherrie Pace replied that they would still be required to meet statutory requirements of State code including distances from community locations (schools, churches). She explained that this would allow a hotel to have a restaurant with a bar in the SB subdistrict for example.

Councilmember Smoot asked regarding restricting charitable food pantries in the PN subdistrict by Hatch Park. Sherrie Pace explained the reasoning which was that the PN subdistrict was park neighborhood which had less commercial. She gave examples of property owners who were waiting for the code to be adopted to implement certain uses. She said property owners could also request code amendments to be included for uses that were not currently permitted.

Councilmember Jackson asked about legal recourse for developers when the code was changed. She gave the example of a developer who implemented the required parking even though it was a hardship and then lowering the required parking for the next developer. Sherrie Pace responded that not all properties were created equally including economics, building methods, etc. She spoke on doing the best to allow development that was beneficial to the developer and the City.

Todd Godfrey said it would be a rare circumstance where a situation like that would create liability and there would have to be some type of intention on the City's side to cause harm.

Ali Avery commented that a good developer would come to staff before making an application. She noted they could also analyze whether their proposal would meet the requirements of the code. She said if an applicant came to staff and felt that the parking requirement was too high for their development to work that the code could then be brought before the City Council for review. Sherrie Pace added that they would also need to provide evidence or a reason for why the parking should be changed.

Ali Avery added that it was unlikely there would be three bedroom residential units in the town center area. She said it would be a different type of residential product with walkability and access to transit on Highway 89.

Mark Morris said they had consulted with other cities and had calibrated the parking as closely as possible. He continued that parking demand changed yearly and noted that these requirements in the code could be amended.

Councilmember Van Langeveld mentioned sidewalk widths including Main Street and the variable for five to nine feet. Mark Morris replied that this was due to the variability on Main Street including the wider width at Hatch Park or five feet in front of homes. He added that the default sidewalk was four feet wide.

Councilmember Van Langeveld then mentioned the US-89 park strip with a width of eight feet but the potential for a zero foot setback. Mark Morris clarified that there would also be a park strip buffer.

The Council discussed whether to approve the proposed Town Center Urban Design Standards or whether more time was needed for further review and revisions.

Councilmember Clayton moved that the City Council approve Ordinance 2026-08, an ordinance amending the City Code, Title 10, Chapter 23 (Town Center Urban Design Standards), Chapter 19 (Specific Use Standards), Chapter 1, Section 39 (definitions) and the adoption of Town Center Zone Map with the following findings:

- 1) The proposed amendments are in accord with the comprehensive general plan, goals, and policies of the City.**
- 2) The proposed amendments are in accord with the North Salt Lake Town Center Master Plan.**
- 3) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in this title.**

Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Smoot, and Van Langeveld. Councilmember Knowlton was excused and not present for the vote.

7. DISCUSSION OF ACTION ITEMS

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

8. COUNCIL REPORTS

Councilmember Van Langeveld reported on the ribbon cutting at the CTE Building in Bountiful. She also reviewed the Bolder Way Forward Night Out including performances by resident Ella McQuay and the Bountiful High women's chorus. She noted the Latino Heritage Night on September 21st.

Councilmember Van Langeveld asked if the event chair and any associated committees held meetings if they were beholden to City ordinances or noticing requirements. Todd Godfrey replied that this was something that would need to be reviewed.

Ken Leetham commented that it would depend on the City's involvement in these committees. He said if an event was planned by citizens, but still under a City committee, then at least the Committee meetings would be subject to the Open and Public Meetings Act. Councilmember Van Langeveld replied that she would love to see volunteers build out committees for these events and then report back to the Events Committee.

Councilmember Clayton requested that any individuals interested in chairing an event to attend the Events Committee meeting on September 22nd at 6 p.m. She reported that the Latino Heritage event was the last Nights Out event of the year.

9. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

10. MAYOR'S REPORT

Mayor Horrocks reported on CHARM or Collection of Hard to Recycle Materials. He noted that they presented at COG and would like to operate in Davis County. He explained that they charged cities \$2,500 and residents brought items to be recycled. He then spoke on mosquito abatement and said there were five cases of West Nile in Davis County and 31 cases in Utah. He shared that today was the last day for irrigation water and asked how much the City had paid in water they did not receive. Ken Leetham replied that staff would prepare a water report.

Councilmember Van Langeveld asked about the canals and if that was the City's responsibility to clear those canals. She also mentioned mosquito abatement of the canals.

Mayor Horrocks reported on the Get to the River event on Saturday September 12th. He noted it was a fun event and suggested charging for canoe reservations in the future. He also mentioned tabling the bond refinance and said the rates became less attractive.

11. CITY MANAGER'S REPORT

Ken Leetham reported about the staff and Mayor decision to not move forward with a refunding of the Hatch Park bonds. He said that conditions worsened dramatically in the market and significant money would have been expended to receive a bond rating with no guarantee of a favorable window in the next 90 days. He said the prep had been done if the market changed within the next year or two and became more favorable.

12. ADJOURN

Mayor Horrocks adjourned the meeting at 10:34 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday October 6, 2026 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

