

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
JANUARY 19, 2016

FINAL

Mayor Arave called the meeting to order at 6:03 p.m.

PRESENT: Mayor Len Arave
Council Member James Hood
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Ryan Mumford
Council Member Stan Porter

PLANNING COMMISSION:

Commissioner Stephen Garn
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Kent Kirkham
Commissioner Lisa Watts Baskin

EXCUSED: Commission Chairman Robert Drinkall

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

1. DISCUSSION WITH PLANNING COMMISSION ON HIGHWAY 89
DEVELOPMENT PLAN

Barry Edwards stated that Ken Leetham would review the general plan specifically relating to housing and multifamily housing along Highway 89. City staff is interested in the direction they should follow per the City Council and Planning Commission.

Ken Leetham reported that the general plan approaches the Highway 89 corridor and the Town Center in similar ways. The general plan takes into account transportation, repurposing land uses and new development. The general plan and amendments to the CH zone will help preserve the

housing supply along the corridor and ensure that high density residential is high quality as well. These policies will include orienting buildings towards the street, reducing setbacks, placing parking in the rear, encouraging retail and introducing the idea of shared commercial and residential parking.

Mr. Leetham then reviewed the existing housing projects along the corridor including Parkview Townhomes, Odell Crossing, North Town Station and other smaller projects throughout the City. Some of the differences in these projects relate to parking and density. Density is one way to view housing but it may not be the best way. Good architecture, quality of life, parking, walk-ability and housing that improves the look of the city may be more important.

Mayor Arave commented that while he is supportive of the general plan including integrating the community, walk-ability and trails he is concerned that there are not a lot of amenities or trails being planned - just high density units. The mayor also said he does not like seeing vacant parcels along Highway 89 and that multifamily buildings may be the only option. He asked that staff review the master plan for trails.

Council Member Porter commented that the good landlord program has been put in place to help with high density properties such as apartment buildings. He also said that when most residents viewed the general plan, including the high density housing, not many people were in disagreement to the plan. The City is going in the right direction, even if this is a different vision from twenty years ago, and the majority of the units that have been built are high quality.

Commissioner Garn asked how to increase accessibility to retail, and if there was a plan adding more retail to encourage people to walk more. Mayor Arave replied that retail would most likely be concentrated in a few areas but that it seems to be going away as online shopping has become more popular.

Commissioner Knowlton commented that it is common knowledge that the retail demand is falling and most communities have not planned for this. One basic objective of the general plan is for good positive change along Highway 89.

Council Member Horrocks commented that he was excited about the general plan and that the corridor was so rundown that anything new looks good. He said that he has been involved with a development in Sandy where the main objective is walk-ability and enables residents to live in that community and not need a car because the apartments are located next to a Trax line. However, they are finding that most people still drive their cars. Council Member Horrocks also made the point that the community benefits more from homeowners and that the city already exceeds the recommended amount of apartments for our size of city.

Council Member Mumford commented that he does not like high density apartments on Highway 89 but single family homes are probably not the best option there. While the landowners have a right to build, density and quality need to be considered. He also commented on the Odell Lane development and said that it is critical for the traffic impact and parking to be right in that project.

Commissioner Jensen said that when Brighton Homes came to discuss the Odell Lane development they said there is a need for affordable housing as many people cannot afford or qualify for a mortgage right now due to the recession, student loans, etc. and that the City should take low income families into consideration as well.

Council Member Jensen commented that the City wants to encourage walk-ability and an urban look but asked if this is the way to get there. He said the corridor could start to resemble areas of Rose Park in Salt Lake where there are apartment buildings crammed in and give the appearance that the area was not planned out. He encouraged the City to go down a path where there is excitement and things to do that encourage retail and walking around.

Sherrie Llewellyn asked what amenities the City Council and Planning Commission would like to see in the area. The responses from the Council and Commission included the desire to have a unique area with walk-ability, ground floor retail or mixed office, better parking, pocket parks, benches and loading zones for deliveries.

Barry Edwards said that the City has the advantage of being close to Salt Lake and attracting high quality tenants which should be capitalized on. The general plan is being implemented and vacant properties need to be changed into something. Different planning tools and funds could be used to reduce units and increase parking.

The City Council will meet again with the Planning Commission on Tuesday January 26th to continue the discussion on the future development of Highway 89.

2. ADJOURN

Mayor Arave adjourned the meeting at 7:05 to being the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
JANUARY 19, 2016

FINAL

Mayor Arave called the meeting to order at 7:12 p.m. Council Member Stan Porter offered the invocation and Zachary Keddington, BSA Troop 884, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member James Hood

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

OTHERS PRESENT: Grant Stephan, Corrin Nielson, Lori Seppi, The Riberas, residents; Justin Troung, Jake Smith, Free Reyes, Emily Dunbar, Corrin Rausch, Eddy Edens, Josh Patel, Adam Raines, Steve Greely, Tyson Gill, Oscar Nunes, NSL Plaza; Tyler Buswell, Kirton McConkie; Taylor Spendlove, Brighton Development Utah; John Christensen, Mark Jessup, Michael Williams, Bryce Warnock, Eric Nielson, John Sharopata, Zachary Keddington, Patrick Wheelwright, BSA Troop 884.

1. CITIZEN COMMENT

There were no public comments.

2. MAYOR ARAVE APPOINTMENT OF LORI SEPPI TO THE PARKS TRAILS ARTS AND RECREATION ADVISORY BOARD

Mayor Arave stated that he would like to appoint Lori Seppi as his appointment to the Parks Trails Arts and Recreation Advisory Board as Natalie Gordon has asked to be removed from the committee. The Mayor said Lori has been working on the committee since its beginning and expressed appreciation for the volunteer work she has done so far for the board.

Council Member Jensen moved to appoint Lori Seppi to the Parks Trails Arts and Recreation Advisory Board. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

Council Member Jensen commented that Lori has been very helpful with many of the events including the summer reading program, soliciting donations, volunteering for the 5K and has attended every meeting as a non-appointed member.

3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2016-03R
ADOPTING AN AMENDMENT TO INCREASE THE FISCAL YEAR 2015-2016
GENERAL FUND, CAPITAL PROJECTS FUND, CULINARY, SECONDARY AND
STORM WATER ENTERPRISE FUNDS, AND FLEET INTERNAL SERVICE FUND
BUDGETS

Janice Larsen reported that this is a budget adjustment for a few funds including the General Fund, Capital Projects Fund, etc. The General Fund includes an increase in expenditures. Two expenditure grants have been received but will have no impact on the balance. One grant was for \$35,000 for Community Development Block Grant (CDBG) and the other grant was for the police department. Adjustments to the Capital Projects Fund include the landslide mitigation and a small increase in the cost of the Wi-Fi tower. In the Water Fund there has been a contract change which resulted in an increase for chemicals and ground maintenance. In the Storm Water Fund there was an increase in cost of the Eaglewood Village Pond project. In the Fleet Fund there has been an increase for the purchase of a snow plow truck. City staff recommends approval of Resolution 2016-03R.

Council Member Mumford commented that it didn't seem like there was much leeway in the water fund and asked if this would put the City in the negative. Janice Larsen replied that she had checked the cash flow and fund balance and that it should not be a problem.

Mayor Arave opened the public hearing at 7:20 p.m. There were no comments and he closed the public hearing at 7:21 p.m.

Council Member Jensen moved to approve Resolution 2016-03R adopting an amendment to increase the fiscal year 2015-2016 General Fund, Capital Projects Fund, Culinary,

Secondary and Storm Water Enterprise Funds, and Fleet Internal Service Fund Budgets. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

4. REAPPOINTMENT BY MOTION OF STACEY STECKLER AS CITY TREASURER AND BARRY EDWARDS AS CITY RECORDER

Mayor Arave asked if the Assistant City Recorder needed to be reappointed as well. David Church replied that the form states that other appointed officers will remain in their office until their successors are appointed.

Council Member Porter moved to approve the reappointment of Stacey Steckler as City Treasurer and Barry Edwards as City Recorder. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

5. CONSIDERATION OF RESOLUTION 2016-06R APPOINTING MAYOR ARAVE TO SERVE ON THE SOUTH DAVIS METRO FIRE SERVICE AREA BOARD

Mayor Arave explained that as the service area board was just created he would need to be appointed to the board.

Council Member Porter moved to adopt Resolution 2016-06R appointing Mayor Arave to serve on the South Davis Metro Fire Service Area Board. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

6. RECONSIDER COUNCIL DECISION FROM SEPTEMBER 2, 2015 DENYING AMENDMENTS TO THE NSL SIGN ORDINANCE (JOSH PATEL)

Barry Edwards commented that Mr. Patel's attorney requested that this item be placed on the agenda.

Tyler Buswell, Kirton McConkie, representing Josh Patel with NSL Plaza, said that they have spent time with City staff and would like a different determination than the denial of the sign request. He said that the sign is currently 510-520 square feet and that it has been on the property for 30 years. In 2004 the previous owner of the property planned to build a sign with an electronic feature. Mr. Patel would like the sign to be 600 square feet with a height of 60' which

would require the amendments to the ordinance to increase the signage size in that zone to 600 square feet.

Mayor Arave asked what would be advertised on this sign. Tyler Buswell replied that it would only advertise businesses located in the Plaza.

Josh Patel, NSL Plaza, commented that when he first invested in the plaza he wanted to renovate one of the older rundown buildings in the City and said it has been remodeled and is now bringing in business and tax revenue. He said one of the reasons for the larger sign is to allow companies in the Plaza to advertise on the sign and to attract new businesses to open in there as well. He showed images of the renovation to the building and said that he has put a lot of time, money and work into the building to ensure it was a quality remodel.

David Church commented that due to the length of time that had lapsed from the original denial that it would need to come back as a new application and would require another public hearing.

The Council Members expressed concern that any changes to the sign ordinance could allow businesses in the rest of the industrial park zone to construct larger signs, which the City does not want, and that businesses would rent small suites in the building just to be able to advertise on the freeway facing sign.

Ken Leetham commented other cities' sign ordinances show that a 300 square foot allowance for signs along the freeway is adequate.

Council Member Horrocks commented that he is appreciative of the work the applicant has put into the building and that he would be open to starting the process again. Council Member Mumford agreed and said it would be helpful to have this application go before the Planning Commission.

Mayor Arave clarified that this item will go through the process again and be presented to the Planning Commission.

7. CONSIDERATION OF ORDINANCE 2016-03: AN ORDINANCE REZONING
PROPERTY AT 210 EAST ODELL LANE, FROM RM-7 TO CH, ODELL
CROSSING, BRIGHTON DEVELOPMENT UTAH, APPLICANT

Ken Leetham reported that this property is divided into two parcels with one half zoned Commercial Highway (CH) and the other RM-7. In order for this project to commence through the General Development plan and use a Planned District the entire parcel needs to be zoned CH.

Council Member Horrocks asked what the square footage on the units in the proposed development would be. Taylor Spendlove, Brighton Development Utah, replied that they would range from 1300-1800 square feet. The units would also have tandem garages which most typical apartments do not have.

Council Member Jensen moved to approve Ordinance 2016-03 changing the zoning of property located generally at 210 East Odell Lane in the City of North Salt Lake from RM-7 to CH. Council Member Porter seconded the motion. The motion was approved by Council Members Porter, Jensen and Mumford. Council Members Horrocks and Hood voted in opposition to the motion.

8. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR ODELL CROSSING LOCATED AT 210 EAST ODELL LANE. BRIGHTON DEVELOPMENT UTAH, APPLICANT

Ken Leetham reported that the City Council has flexibility on requiring more open space and number of units. The Planning Commission approved the general development plan with access to Highway 89. The Development Review Committee (DRC) has expressed concern that both accesses are needed in order to provide safe circulation for emergency services. The second issue is the impact of this project on Odell Lane. Odell is a smaller section of pavement and the Planning Commission requested that a traffic study be performed to show the impacts of this project. If the City Council approves the general development plan with the conditions that a traffic study be done, the developer would need to perform this study before the P District could be put in place. Barry Edwards asked that staff provide clarification regarding the impact of this action. Ken Leetham replied that the approval of the General Development Plan allows the developer to rely on the concept plan and to move ahead with the expectation that it would be rezoned to a P District so long as the agreement conforms to this plan.

Taylor Spendlove, Brighton Homes Utah, said that Brighton Homes misunderstood how the process would work. They were under the impression that the building style and general layout were already approved. He asked what type of density and parking ratios the Council would like to see.

Council Member Mumford commented that the tandem parking was a concern. Taylor Spendlove replied that this does not address the visitor parking issue and that as parking may be an issue they would be open to decreasing the number of units or adding driveways.

Issues from the City Council included the lack of space, parks and areas for children to play, quality of life and the issues with parking.

Mayor Arave commented that the Planning Commission would be able to formalize all the thoughts and issues.

Taylor Spendlove asked that the Council table this application so changes could be made and brought back before the Council.

Council Member Jensen moved to table the consideration of development for Odell Crossing located at approximately 210 East Odell Lane. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

9. DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 2016-02 ENTERING INTO A FRANCHISE AGREEMENT WITH EXTENET SYSTEMS TO ESTABLISH A TELECOMMUNICATIONS NETWORK THROUGH PRESENT AND FUTURE RIGHTS-OF-WAY OF THE CITY

Council Member Porter moved to table the franchise agreement Ordinance 2016-02. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

10. APPROVE MINUTES

The City Council minutes of January 5, 2016 were reviewed and approved. **Council Member Porter moved to approve the work session and regular session minutes of January 5, 2016. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

11. ACTION ITEMS

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

Mayor Arave asked that staff follow up on the sloughing above the pond at Eaglewood Village.

Council Member Mumford asked that staff follow up with the County on whether the City should take over services for the unincorporated areas.

Council Member Horrocks also mentioned that a sponsor was needed for the fireworks display.

12. COUNCIL REPORTS

Council Member Hood reported that the Youth City Council (YCC) has collected 1,109 pounds of food since November for the Bountiful Food Pantry. He also reported on the Pay It Forward Scholarship.

Council Member Mumford asked that the police look into a possible vandalized car in Foxboro on Boston Drive. He also reported on the Planning Commission meeting and that a few residents had expressed concern with increased traffic on Odell Lane.

Council Member Porter reported on the Parks and Trails Meeting and asked when the City would be able to fix the trail affected by the landslide. Barry Edwards replied that it could be done as soon as the geotechnical engineers say it is safe.

Council Member Porter also reported that the United Neighbors Communication Fair would be held in March, that ham radio operators would be in attendance and that Linda Horrocks would educate the public on how they would be notified in an emergency.

Council Member Horrocks reported that the Mosquito Abatement District has a new building in Kaysville and suggested that the Council stop in for a tour.

Council Member Jensen reported that the Parks Trails Arts and Recreation Board had appointed Dan Cottom as the City representative on the Davis County Trails Committee. He also reported on the Cotopaxi Questival which is a 24 hour scavenger hunt and said that those who were interested could participate.

13. MAYOR'S REPORT

Mayor Arave reported that City staff met with Big West Oil and that they are interested in funding the Foxboro Wetlands Park.

14. CITY ATTORNEY'S REPORT

David Church had nothing to report.

15. CITY MANAGER'S REPORT

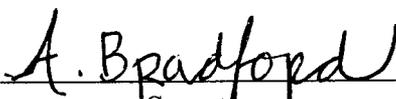
Barry Edwards had nothing to report.

16. ADJOURN

Mayor Arave adjourned the meeting at 9:03 p.m.



Mayor



Secretary