

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING – WORK SESSION  
MAY 21, 2019

**FINAL**

Mayor Arave called the meeting to order at 6:05 p.m.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood  
Council Member Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Assistant Police Chief; David Church; City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Beth Holbrook, Hal Johnson, Laura Hanson, Utah Transit Authority; Bob Allsop, resident.

1. UTAH TRANSIT AUTHORITY (UTA) DISCUSSION – BETH HOLBROOK AND HAL JOHNSON

Beth Holbrook, Utah Transit Authority, gave a review of what the UTA Board is doing and their strategies for the future. The new government structure began in November 2018, and a new strategic procedure began to make sure the level of transparency is increasing and to allow the organization to function efficiently.

Three items required by the legislation:

- Anything over \$200,000 must come before the Board of Trustees.
- Advisory Council in Davis Council, with Erik Craythorne, from West Point. This Advisory Council will oversee the transit oriented development structure, capital asset structure, and service plan agreements. They will oversee and improve what is already established.
- The service plan indicates what will be done, and the Advisory Council will need to approve what is done structurally.

UTA was initially given five projects to work on in the TOD (Transit Oriented Development). One of the projects approved will be Clearfield's Master Development Plan for a Frontrunner Station. UTA is working with the Wasatch Front Regional Council, who will delineate which projects will take place.

Ms. Holbrook displayed a map of the current bus routes that go through North Salt Lake. The UVX (Utah Valley Express) is Utah's (BUD) Bus Rapid Transit, has been very successful. It opened in August 2018, and there were 1.8 million drivers as of April 18, 2019. Under the UVX, a bus will stop every 16 minutes at a bus stop.

Laura Hanson is UTA's Planning Director. UTA is currently working on a service that is entitled, "UTA's Service Choices." She provided a link to a survey where policy directions and decisions will be made from the survey responses. Implementation of the changes will begin in the fall of 2021.

The main two issues to focus on are:

- Maximizing Ridership: how often it runs, where it runs, and when it runs.
- Focus on Coverage: density, walkability, linearity, and proximity.

Mayor Arave asked if things are handled differently in south Davis County than north Davis County, and other surrounding counties. Ms. Hanson replied there will be three different percentage splits for the three different business units. Council Member Lisa Baskin asked what is being done about the Last Mile. Ms. Hanson replied having a great bus network is important, and working with bike sharing companies, bike shooters, and other active partnerships. The southern part of Salt Lake County is doing a pilot program, called a Micro Transit Pilot, where a UTA Lift bus will be available through the smartphone that is similar to calling a cab or Uber driver.

Hal Johnson reported there are an average of 6,100 riders a day on route 455, and there are 3,300 riders a day on route 470. These are long routes that connect to Ogden, which is the reason the Salt Lake to Davis Connector Project will improve the service to make them faster and more travel time competitive. Service would be brought closer to the population centers on the east side of Salt Lake and Davis County to better serve the travel markets. The Wasatch Front Regional Council, UTA, UDOT, and Davis County are partners that are working on this project. UTA has been working on obtaining funding for this project since 2014 to do an environmental study and conceptual engineering.

## 2. ADJOURN

At 6:55 p.m., the meeting was adjourned to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING  
MAY 21, 2019

**FINAL**

Mayor Arave called the meeting to order at 7:05 p.m. Council Member Brian Horrocks offered the invocation, and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood  
Council Member Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Police Chief, Craig Black; David Church, City Attorney; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Brian Knowlton, Knowlton General; Jeff Harbertsen, GreatLIFE; Patrick Scott, Brighton Development Utah; Darlene Carter, CW Urban; Mr. Beyer, Robert & Debbie Anderson, John Beyer, John Brobern, Stew & Mic Nelson, John Knecht, Crystal Matulich, Milt Buhnman, Stephanie Beesley, Steven Moosman, Robert & Debra Peursou, Kowen Milk, Marilyn Thorne, Nick Bosen, Ryan Richins, Anabelle Ballard Family, Grant Iverson, Weston Kimber, Tim Hatch, Robert Nicholes, Corey Makech, Dee Lalliss, Katie Wang, Dough & Meg Koob, Joanne & Craig Powed, Roger Graves, Cherie Constance, Melissa Adams, Val Averett, Barry Bryson, Sarah Sorensen, Michael S. Moore, Henry Theurer, Ashlyn Otis, Judith & Gary Coleman, Kurt Bosen, Josh Danosh, Kerry Johnson, Amy & Eric Jacobsen, Mark Lee, Abby Ebert, JoAnn Hanson, John Tobin, Julie & Troy Somerville, Sol Himer, Karl Badger, Chris Jones, Tani Anderson, Richard Kendall, Marcia Cornell, James Corlion, Kathy & Randy Adams, John Hastings, Mindy & Cameron Marx, Carly Martin, Tenielle Humphrys, Colleen & Lonnie Stuart, Robert Evans, Dave Fielding, Robert Drinkault, Gary Herde, Patrick Salt, Kelly Jones, Arainna & Patrick Forth, Russ Wilding, Jeff Roberts, Mica Welch, Carolyn Bingham, Parker M., Sandell Smoot, Amy Cowley, Wendy & Mike Mele, Mary Kay Porter, David Zimmerman, Peter Watkin, Jeff Bateso.

1. PRESENTATION TO OUTGOING 2018-2019 YOUTH CITY COUNCIL  
EXECUTIVE COMMITTEE, AND SWEARING IN OF 2019-2020 COMMITTEE

Council Member James Hood recognized the outgoing Youth City Council for their work during the 2018-2019 year. They are: Youth Council Mayor, Gavin Tobin, Annabelle Ballard, Megan Welch, Cameron Marks, Houston Nagele, Tessa Parkinson, and Sammie Wong. Mayor Arave presented Youth Council Mayor, Gavin Tobin, with a \$1,000 scholarship.

The new 2019-2020 Youth Council Mayor is Annabelle Ballard. Youth Council members are: Cameron Marx, Katheryn Forth, Houston Naegle, Rachel Drinkhall, Ashlynn Otice, Sammie Wang, and Justin Tobin. Advisors are John and Marnie Tobin. Mayor Arave swore in the new City Youth Council.

## 2. CITIZEN COMMENTS

Barry Bryson, 349 Odell Lane, is president of his HOA association. He thanked the City and Ken Leetham for their help and response on emails, and on improvements on Odell Lane. He is disappointed in the Planning Commission and many of the City Council members. He said the City Council should support current property owners and not future property owners. The density being proposed on Odell Lane is double of any other PUD on the street. High density should be on high density roads.

Sarah Sorenson, 413 East 100 North, expressed concern for her children walking to school at Orchard Elementary. This is a busy school, and there is no school zone. The proposed development will make a difference in increased traffic.

Carolyn Bingham, 1053 Manchester Drive, spoke with Ryan at Stericycle, and she wants the company out of the neighborhood. Ken Leetham, City Manager, said Stericycle is not moving to Tooele County, but they will be moving to Nevada in around three years. An update will be sent out at a later date.

Chrystal Martulich, 1120 East Fairway Drive, said if the City is paying \$350,000 to subsidize the golf course, if it is leased out, will there be a refund on taxes? She heard a rumor if the golf course fails, it will become development. Mayor Arave explained the property has to stay as a golf course.

## 3. CONSIDERATION OF **ORDINANCE 2019-04**: AN ORDINANCE REZONING PROPERTY LOCATED AT 378 EAST ODELL LANE FROM RESIDENTIAL-MULTIFAMILY (RM-7) TO P-DISTRICT, AND APPROVING A DEVELOPMENT AGREEMENT FOR ORCHARD GROVE TOWNHOMES, BRIGHTON DEVELOPMENT UTAH, APPLICANT

Sherrie Llewelyn, City Planner, displayed a current zoning map of Odell Lane. The current zoning is RM-7, which is the proposed zoning for the P-District for the Orchard Grove Townhomes development with three conditions:

1. Development Agreement requires the CC&R's and the HOA to provide mechanisms for single entities from acquiring and converting the townhomes to rental properties.
2. CC&R's and HOA provide mechanisms to designate the garages on the units as the primary residential parking, and individual driveways primary use be designated as guest parking.
3. Front setback on the Preliminary Plan be modified to show a ten-foot setback from the back of the sidewalk after the new dedication on Orchard Drive.

The General Development Plan was approved by the Planning Commission on April 2, 2019. An appeal hearing on the General Development Plan was held this morning, and the hearing officer upheld the decision of the City Council decision of February 12, 2019, where a public hearing was held. No single person or entity can own more than two units. Parking and landscaping codes are met. Amenities added are a fenced in dog area and top lot.

Melissa Adams, 330 East Odell Lane, approves of the new plan. She asked the City Council to look at a long term plan of North Salt Lake. She would like to make the area better, and not more houses. The top lots are great, but she believes teachers like her do not use the top lot. She does not approve of the rezone.

Mark Lee, 450 East 100 North, said at the April 2, 2019 meeting, the representative from Brighton Homes, Taylor Spendlove, said the buildings will not have any stucco. He asked the City Council to make certain there will be no stucco, and to get clarification on the setback of the building.

Colleen Stewart, 341 Odell Lane, moved to North Salt Lake in 1976. She is worried about the traffic, and she is surprised no traffic study has been done, as it is heavy traffic. She is worried about the amount of traffic.

Kelly Jones, 107 Osborne Circle, said the residents have worked hard to have a voice. She asked the City Council to consider placing fewer units on the corner of Odell and Orchard Drive.

Mayor Arave closed the public hearing and opened the City Council discussion.

Council Member Stan Porter, explained he has been accused somehow of “getting in” with the developer, because he has done business with them during the past year. When he started on the City Council several years ago, he talked with Rod Wood, and did the Land Use Management Development Act for the City. That ordinance was passed and it was used for several years. He was put on the Planning Commission and spent 12 years there. In the General Plan, the discussed area was going to be developed, and, somehow, there was an accusation he received a bargain deal. He discussed the underlying zone with residents in the area, and he showed them two drawings of duplexes and apartments. He did not talk with Planning Commission members, or discuss the density or plans on this project. The Planning Commission considered the development, and concerns of the citizens have been heard and have been passed to the City Council for approval. Council Member Porter said he has not had conversations with Brighton Homes since last fall. There were no secret deals, and there was no motivation from Brighton Homes for Council Member Porter to approve the project.

Council Member Brian Horrocks said he has been accused of being nonresponsive. He explained once the appeal process was in progress, he did not return calls or emails as he was advised to wait until the appeal process was complete. He said he originally voted against the project, and the developer took the suggestions and made changes. When the changes were made, he voted “yes” to the project.

Council Member Lisa Baskin said she received comments that the residents are fighting the City; however, there were three Planning Commission and two City Council meetings on this development. The appeal process was done very well, and Kelly Jones did a great job representing the citizens. She is troubled by the setback from Orchard Drive on the Clifton units, as it is too close to the road. She asked about a traffic study on Odell Lane, and if the street can handle the congestion. She walked the property, and feels the sight lines are not the problem. The problem is the homes are too close to Orchard Drive.

Council Member James Hood said he does not like the project. He believes delivery trucks and vehicles will be targeted for theft in this project. Density is an issue, and he believes the 12 units is still not appropriate. He would not want to live in the development, as it is not a safe location. Odell Lane is small and could handle some of the traffic that is purposed.

Council Member Ryan Mumford said he was previously on the Planning Commission, and there are many things he likes, but he is not satisfied with the density. He would like some units removed, and the black fence and two portions of the rear yards of the Hemmingway's recalculated, as not all of it is public space. He would like to see one or two less units.

Mayor Arave is concerned that the City Council had concerns with the setback in the General Plan because it encouraged this type of frontage along Orchard Drive. Ken Leetham said this was an urban design model, but it wasn't specific for Orchard Drive. The development is getting a park strip on Orchard Drive, and a separated sidewalk and widening of Odell Lane. With the rental of duplexes, there could be problems with code enforcement. Odell Lane is going to be widened, and there will be mechanisms for code enforcement.

Council Member Lisa Baskin asked if anything can be done with regard with the setback off Orchard Drive. Patrick Scott, Brighton Homes, said the setback on Orchard Drive is a concern, and he is trying to balance driveway parking. They addressed safety issues by creating a park strip and shifting the sidewalk back. The main entrance was shifted to create more driveway space. More right-of-way was added to have a greater setback. The desire is to not see backyards, driveways, fences, and garages from the front. Buildings went from three stories to two stories on Odell Drive, and the road will be widened.

Sherrie Llewelyn displayed elevations for Clifton. Sherrie stated stucco was removed from the approved materials in the agreement. Council Member Baskin asked how far forward the awning extends. Sherrie explained there is a six-foot sidewalk against the curb that is where the current property line is. An addition three to five feet will be dedicated for the right-of-way on Orchard Drive. There will be a four-foot side walk, a five-foot driveway, and a four-foot park strip. The Planning Commission stated the setback would be ten feet from the foundation wall to the new sidewalk. Patrick Scott said there is an 18-inch overhang that will not encroach into the setback. The zoning setback is 25 feet from the property lines. There will be five to six steps, but there could be more steps depending on how much elevation change is made.

**Council Member Brian Horrocks made a motion to consider Ordinance No. 2019-04 rezoning the property at 370 East Odell Lane from Residential Family RM-7 to a P-District, and approving the development agreement for Orchard Groves Brighton Development, with the following conditions as stated by Sherrie Llewelyn:**

- 1. Development Agreement require the CC&R's and the HOA to provide mechanisms for single entities from acquiring and converting the townhomes to rental properties.**
- 2. CC&R's and HOA provide mechanisms to designate the garages on the units as the primary residential parking, and individual driveways primary use be designated as guest parking.**
- 3. Front setback on the Preliminary Plan be modified to show ten-foot setback from the back of the sidewalk after the new dedication on Orchard Drive.**

**Mayor Arave explained the motion approves the rezone of the property, and adopts the Development Agreement. Council Member Stan Porter seconded the motion, which failed by a roll-call vote of (3-2). Council Members Hood, Mumford, and Baskin were the dissenting votes.**

**Council Member James Hood made a motion to deny the rezone for the property from RM-7 to P-Zone, and deny the development agreement. Council Member Lisa Baskin seconded the motion but withdrew her second. Council Member Ryan Mumford seconded the motion, which failed by a roll-call vote of (2-3).**

- 4. CONSIDERATION OF SUBDIVISION PRELIMINARY PLAN FOR ORCHARD GROVE TOWNHOMES LOCATED AT 378 EAST ODELL LANE, BRIGHTON DEVELOPMENT UTAH, APPLICANT**

**Council Member Ryan Mumford made a motion to table this item. Council Member Lisa Baskin seconded the motion, which was passed by unanimous vote (5-0).**

- 5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR THE WINNIE, PHASE 2, LOCATED AT APPROXIMATELY 650 NORTH ORCHARD DRIVE, CW LAND, APPLICANT**

Sherrie Llewelyn explained the proposed development is on the previous Winegar's site on Orchard Drive north of the previous project that was discussed. In the original planning of this property, there is a one acre site that is a future development, but they did not know what they wanted to do with the site. After doing market research, the results were to build townhomes. The developer came to the Planning Commission six weeks ago and proposed 22 townhomes, which was tabled. They asked the developer to review the architecture, number of units, and tandem garages. The revised drawing was displayed with 20 units, which the Planning Commission approved. There is a change in the zoning that requires the CS Zone go through a P-District rezone in the Commercial Shopping District. The developer is being asked to look at the units along Orchard Drive for the possibility of doing live/work units for home offices and certain businesses.

The developer is required to add an amenity to the open space. There will be 73 units, for a total of 182 parking spaces, and there will be a bus shelter added to the site.

Council Member Ryan Mumford asked if the units will be owned by the same owner. Ms. Llewelyn explained in Phase 1, the 53 units are for sale. The developer is deciding whether or not they want to plat the additional 20 units to be sold in the future. They will be held by a single ownership and be rental units. Council Member Brian Horrocks discussed the traffic that will be coming from this development. He would like to have a traffic study done for a traffic light on where the main road went into Winegar's Grocery Store.

Darlene Carter, CW Group, 1222 Legacy Crossing Blvd., Centerville, said the property was purchased under the CS Zone. They are not sure what the front piece on Orchard Drive will be. There will be a 30-foot setback from the street with guest spaces. Council Member Ryan Mumford said this project came in as one development, but now it is being done in piecemeal. The original plan was for a credit union or a gym in front and 53 units in the back and now eight out of 20 units have tandem garages. That has now changed.

**Council Member Ryan Mumford made a motion to table this item. Council Member Brian Horrocks seconded the motion, which was passed by unanimous vote (5-0).**

6. PRESENTATION OF CITY MANAGER RECOMMENDATION RELATED TO THE PROPOSED LEASE OF EAGLEWOOD GOLF COURSE TO GreatLIFE, UTAH.

Ken Leetham, City Manager, said the City needs to receive facts on the proposed lease of Eaglewood Golf Course. The City is not considering the sale of Eaglewood Golf Course. GreatLIFE, Utah is a company that approached North Salt Lake to operate and perform marketing for the golf course on behalf of the City. They are a franchise of GreatLIFE, and would form a golf board, and oversee an operating agreement. The City Council is considering this because the current loss is \$300,000 annually, and the golf course needs a new irrigation system at a cost of \$4 million. This would be a way to share the cost of the irrigation system. Golf rounds are flat and declining in Utah and across the country. Golf requires a new marketing approach, and it could be more effective. Golfing needs to be more flexible and affordable to the public, as it is not affordable for the majority of the public in Utah.

GreatLIFE Corp. is a recreation company, and they combine golf with fitness opportunities. They sell memberships for golf and fitness opportunities. If a membership is purchased, it can be used at GreatLIFE properties around the country at any of their facilities. The City Manager, Mayor, and Golf Course Director, visited several GreatLIFE facilities in the Kansas City area, and they were impressed with how well the golf courses and amenities appeared. GreatLIFE is trying to target families, not just golfing and gym memberships.

Mayor Arave opened the public hearing for comments.

Brent Moyes, Golf Course Director, explained GreatLIFE has several properties. For this model to work, you have to get more memberships and more properties. With this being a franchise, it is not known what they would do here. Utah golfers are different, as there are many vested State employees in retirement and health care. He recommended to wait a few years before making a decision.

John Meyer, 72 East 200 North, has lived in North Salt Lake for 52 years. He has worked at the golf course for 13 years. Eaglewood is different, in that the people who run the course work well together. The course is in great shape, and he doesn't want to see people who don't have any background in Utah running the golf course. Another management company went to Logan River, and took over the course for one year and then dumped it back to the City.

Sheryl Allen, 6830 Country Court, said how much the Eaglewood Golf Course adds to the quality of life in the City. There are six people who are affiliated with Cordova that deeded 40 acres for a golf course with no restrictions. The people want to see a quality golf course, and it is premature to consider this. We have a quality course that has added significantly to the quality of life in Utah, and is an asset that doesn't need to be fixed at this time.

Rich Kendall, 909 Eaglewood Loop, said caution is due on this subject. He would like to see a three year audited financial report on the company. Coral Canyon in St. George has gone downhill with every successive management company.

Stuart Nelson, 1135 Eaglewood Loop, said there must be a fallback strategy. Perhaps we could look at successful city courses to cut down losses, and factor in we have a recreation center with a wide variety of recreation opportunities. If the course is losing \$300,000 a year, what is being done to look at fees and management?

Roger Graves, 810 Eaglepoint Drive, is employed by the PGA of America. There are 168 golf management companies in the USA. GreatLIFE is a young, unproven company. Eaglewood Golf Course has many recreational uses throughout the year. He has observed Brent and John at the golf course, and they do exemplary work. PGA of America is willing to help. Mr. Graves suggested forming a golf committee to solve the money deficit.

John Hastings, 31 North Eaglewood Drive, purchased his home because of the quality of the community. The golf course was not built for the profitability. It is an investment. It is not about the cost. He is concerned about an outside entity taking control of the golf course. Perhaps the City should partner with Bountiful courses. It's about quality of life and lifestyle and the quality of citizens.

Dee Ellis, 300 North. When the golf course was first acquired by North Salt Lake, there was a 25 year bond at \$350,000 per year to pay it off. The bond is now paid off. He asked how much money the golf course has returned to the City. The covenant is that it cannot be anything but a golf course. He feels the City should not pay a leasing company for what the City is already taking care of.

Robert Allsop, 1010 East Eaglewood Drive, Suite 1. He has lived in many places, and for the past ten years he has had an office at the golf course. The people of North Salt Lake have a huge investment in the golf course. He wants the current employees and management to stay.

Troy Summerville, 288 Bogey Circle, said the golf course connects the City. This is a municipal golf course and be careful to not let it go.

Mike Warren, 1630 Foothill Road, was active in the Airforce, and chose to retire in North Salt Lake 18 years ago. After a year of private partnerships, they look at the bottom line, and very little carrying. Staff at Eaglewood is carrying, and the golf course is an attractive gem.

Tim Hatch, 86 North Fairway Drive, believes the quality of the golf course will go down if a private company takes over.

Barry Bryson, 349 Odell Lane, said his grandfather ran the Provo Golf Course. He would like to see the course remain in the City's hands and run by residents.

Josh Danosh, 117 North Eaglewood Drive, one way to make money is to increase sales and decrease overhead. Gyms do not make money. How will this company put money in a golf course if the fitness center loses money?

Jeff Harbertsen, GreatLIFE, Utah, lives in Layton. The City Council asked about his relationship with Vanguard on The Ranches. Mr. Harbertsen purchased the majority (51-49) of The Ranches, and is not affiliated with Coral Canyon. Eaglewood Golf Course would be the first for GreatLIFE, Utah, and would have direction from GreatLIFE Corporate. Council Member Ryan Mumford asked if the same maintenance crews would stay. Mr. Harbertsen said the history is to keep the staff that is currently there. There would be added amenities to drop costs. GreatLIFE's model is for families to come and enjoy golfing. Council Member Horrocks asked about the presentation model to have a course in several cities. Mr. Harbertsen replied it would go by supply and demand. Each golf course would sustain itself, and expenses are paid by the golf course as it runs. GreatLIFE started in 1984, and they are the eighth largest in the country.

Gary Herde, 39 East Eagleridge Drive, said the entire golf staff is wondering if they will have a job if another entity comes in.

7. CONSIDERATION OF PLAT AMENDMENT TO THE NORTH SALT LAKE CITY CENTER SUBDIVISION, LOT 57 LOCATED AT 45 EAST CENTER STREET, FOR THE PURPOSE OF DIVIDING THE COMMERCIAL STRUCTURE INTO INDIVIDUAL COMMERCIAL CONDOMINIMUMS, BRIGHTON DEVELOPMENT UTAH, APPLICANT

Sherry Llewelyn explained this is the Brighton Subdivision across the way. The best use for Lot 57 would be to condominize the lot. The Planning Commission recommends approval with no conditions. It is currently under construction, and the ownership will be sold separately.

**Council Member Brian Horrocks made a motion to approve the plat amendment for Lot 57 of North Salt Lake City Center PUD, creating the North Salt Lake City Center Condominiums at 45 East Center. Council Member Ryan Mumford seconded the motion. Council Member Stan Porter recused himself from voting. The motion was passed by unanimous vote (4-0).**

8. CONSIDERATION OF **ORDINANCE 2019-05: AN ORDINANCE REZONING PROPERTY LOCATED AT 24 WEST 150 NORTH FROM RESIDENTIAL-MULTIFAMILY (R1-7) TO P-DISTRICT AND APPROVING A DEVELOPMENT AGREEMENT FOR HEPWORTH TOWNHOMES, KNOWLTON GENERAL, APPLICANT**

Sherry Llewelyn explained this property is located on the corner of Main Street and 150 North and is zoned R1-7. The Planning Commission held a public hearing on January 8, 2019, and recommended for approval by the Planning Commission at the March 5, 2019 meeting. Previously in the General Development Plan, it was indicated each townhome would have a carport for one car, but now each unit will have two covered parking spaces in the back. There are six guest parking spaces and two parking spaces for each unit, which exceeds the 2.75 minimum spaces. The Planning Commission gave a favorable recommendation on May 14, 2019 with no conditions.

**Council Member Lisa Baskin made a motion that the City Council approve the Ordinance 2019-05 rezoning the property from R1-7 to P-District for Hepworth Townhomes located at approximately 24 West 150 North, along with the proposed development agreement with the following findings:**

- 1. The proposed P-District can be substantially completed within two (2) years of the establishment of the P-District.**
- 2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
- 3. The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P-District.**
- 4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5. Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.**
- 6. The P-District is in conformance with the City General Land Use Plan.**
- 7. Existing or proposed utility services are adequate for the population and use densities proposed.**

**Council Member Stan Porter seconded the motion, which passed by a vote of (3-2). Council Members Hood and Mumford were the dissenting votes.**

Council Member Hood said it does not fit into the local neighborhood. Duplexes would be better, and there are already duplexes there.

9. CONSIDERATION OF A SITE PLAN FOR HEPWORTH TOWNHOMES LOCATED AT 24 WEST 150 NORTH, KNOWLTON GENERAL, APPLICANT

Council Member Lisa Baskin said she finds it interesting that T. J. Riley was consulted and asked for his perspective on the trees for the park strips.

**Council Member Lisa Baskin made a motion for the City Council to approve the proposed site plan for the Hepworth eight-plex located at 24 West 150 North subject to the following:**

- 1. Confirmation whether alleyway access for the northern neighbor will be provided via a gate.**
- 2. Adjacent sidewalk along 150 North and Main Street to be replaced by the developer as part of the project.**

**Council Member Ryan Mumford seconded the motion, which was passed by a unanimous vote (5-0).**

10. CONSIDERATION OF **ORDINANCE 2019-01**: AN ORDINANCE AMENDING TITLE 6, MOTOR VEHICLES & TRAFFIC, REGARDING PARKING REGULATIONS

Sherry Llewelyn explained this item was discussed at a work session a month ago. She received the final changes before the work session this evening. Council Member Baskin said the transcript language regarding the payment for transcripts that is in Sections 427 and 437 should be eliminated. The following language should be added: "The requesting party will pay for the transcripts of the court proceedings."

Council Member Ryan Mumford asked if a discount applies. Council Member Lisa Baskin explained this is the second piece to the fee schedule. The fee schedule of \$60 is ample to regulate, and if paid timely \$40 is taken off. If paid in time, \$20 will be taken off. This is to allow parking in the winter, and it is hoped the Code Enforcement will clean up the cars parked across sidewalks.

**Council Member Ryan Mumford made a motion for the City Council to adopt Resolution 2019-19-01 amending Title 6, Motor Vehicles and Traffic, pertaining to on-street parking regulations, and Title 7, Public Ways and Property as proposed with attachments (1) and (2) as amended. Council Member Stan Porter seconded the motion, which was passed by unanimous roll-call vote (5-0).**

11. CONSIDERATION OF **RESOLUTION 2019-19R**: A RESOLUTION AMENDING THE CONSOLIDATED FEE RESOLUTION ESTABLISHING CIVIL PENALTIES RELATED TO PARKING VIOLATIONS

**Council Member Stan Porter made a motion for the City Council to approve Resolution 2019-R adopting certain amendments to the City of North Salt Lake's Comprehensive Fee Schedule and establishing an effective date. Council Member Lisa Baskin seconded the motion, which was passed by unanimous roll-call vote (5-0).**

12. CONSIDERATION OF A BID AWARD FOR THE REDWOOD ROAD SIDEWALK – 50 NORTH TO 100 NORTH AND 600 NORTH TO 1050 NORTH PROJECT IN THE AMOUNT OF \$121,042.68 TO W.M. GREEN

Paul Ottoson, City Engineer, explained the City received two separate grants through UDOT's Pedestrian Safety Program. One is for the new sidewalk from Center Street to 1100 North, and the other is from 600 North to 1050 North. Both projects are on the east side of Redwood Road. The State portion is \$86,250, and the City will match for a total of \$115,000. W. M. Green was the low bid at a \$121,000, and staff will come back in June for the budget adjustment. The Center Street to 1100 North budget has not been finalized. The City's share will be \$35,000.

**Council Member Stan Porter made a motion for the City Council to award the Redwood Road sidewalk project from 50 North to 100 North, and 600 North to 1050 North project to W. M. Green Inc., for the price of \$121,042.68. The City match is \$35,000. Council Member Brian Horrocks seconded the motion, which was passed by unanimous roll-call vote (5-0).**

13. CONSIDERATION OF A BID AWARD FOR MISCELLANEOUS STREET PRESERVATION – JUNE 2019 PROJECT IN THE AMOUNT OF \$248,394.52 TO HOLBROOK ASPHALT

Paul Ottoson explained this is the annual street preservation with Holbrook Asphalt. The City is in favor of the high density mineral bonded matrix overlay that is more durable than slurry seal. The bonded overlay is for roads that receive more volume of traffic. It acts like a chip seal with a top coating and holds better. Ken Leetham suggested if the City Council wants more roads to be repaired, then the expenditure of \$100,000 can be increased for the next fiscal year if the budget is amended at the end of this fiscal year for additional projects. The repairs can be completed by this August. The City has used Holbrook Asphalt over the years, and have been very pleased with the company and the product.

**Council Member Brian Horrocks made a motion to award a contract to Holbrook Asphalt for the street preservations for \$248,394.52. Council Member James Hood seconded the motion, which was passed by unanimous roll-call vote (5-0).**

#### 14. CITY ATTORNEY REPORT

David Church reported there is no change on the trial schedule for the litigation in the Eaglepointe landslide case. Settlement negotiating is still ongoing. The trial is scheduled for August, and the City's position has not changed.

#### 15. MINUTES REVIEW AND APPROVAL

**The City Council reviewed the minutes of May 14, 2019. Council Member Brian Horrocks made a motion to approve the minutes as amended. Council Member Ryan Mumford seconded the motion, which was passed by unanimous vote (5-0).**

#### 16. CITY COUNCIL REPORTS

Council Member James Hood expressed appreciation for the City Youth Council presentation.

Council Member Ryan Mumford reported the Kite Festival went very well. Many residents told him they hope the festival will be held in future years. The recreation program for soccer for North Salt Lake ended last week and went well. He would like an update on what the program cost. The residents want it again, and planning will need to take place if it is to continue.

Council Member Stan Porter reported he walked the wetlands recently, and more trees need to be added other than Russian Olives. It looks better than it did before

#### 17. MAYOR'S REPORT

Mayor Arave reported the Sewer District is still having issues with algae. If they decide to move the algae facility to the north plant it will cost \$10 - \$12 million. Eventually the north plant will be moved to the south plant. The Fire District has a new budget, and they have a \$48,000 increase for next year.

#### 18. CITY MANAGER REPORT

Ken Leetham reported the newly installed soft fall at the playground in Legacy Park soft fall was completed and looks very nice. On May 29<sup>th</sup>, there will be a South Davis Active Transportation Plan at City Hall. It will be from 3:00 p.m. to 6:00 p.m.

#### 19. ADJOURN TO REDEVELOPMENT AGENCY MEETING

**At 11:20 p.m., Council Member Stan Porter made a motion to adjourn to the Redevelopment Agency Meeting. Council Member Lisa Baskin seconded the motion, which was passed by unanimous vote (5-0).**

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Mayor

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City Recorder