

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
JANUARY 16, 2018

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, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Holly Christensen, Administrative Assistant; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Randy Elliott, Bret Millburn, Davis County Commissioners.

1. DISCUSSION WITH DAVIS COUNTY COMMISSIONERS

Commissioner Randy Elliott said he enjoyed serving alongside Council Members Porter and Horrocks on the Jordan River Commission and the Mosquito Abatement Board, respectively. He then spoke about Prop 1 funding, which would be used for the Jordan River trail extension through the City.

Commissioner Elliott reported that he has been the acting animal control director for the last nine months and that a new director was just hired. Commissioner Elliot then said he was on the library board and that a new location was still undetermined. During the recent tax increase there were three locations that were named including a South Branch in Bountiful, a North Branch in Clearfield, and the Syracuse Library addition.

Mayor Arave said that the City had hoped for a library closer to residents, particularly those in the Foxboro area. He asked about the potential to build two smaller libraries instead of one large library in Bountiful. Commissioner Elliott replied that the library director had reviewed funding with a focus on the Bountiful, Clearfield, and Syracuse Branches.

Commissioner Millburn said that the construction on the Syracuse library addition would begin in the summer. He said that the site and size of the South and North Branches was still under review. Mayor Arave asked that City staff be included in the discussion as the proposed library would service residents of the City.

The Council commented that the new Salt Lake City Library was closer to City residents than the current Bountiful Library and asked if the board was opposed to building smaller libraries. Commissioner Millburn replied that they were open to different ideas and said there was a set amount of money from the tax increase which was available for library funding.

Mayor Arave said that there was a push for an overpass on 1100 North to service residents on the west side of the City and to allow easier access for emergency service personnel. He asked the Commissioners to consider using Prop 1 funding for this project. Commissioner Millburn replied that they were in support of this project and would assist where possible.

Ken Leetham reported on the Sports World project and potential funding as the developer had asked for a six million dollar subsidy. The City hired a consultant to perform a feasibility study to determine the benefits and revenues from this project and determined to commit three million dollars towards the project. He said that there was the possibility of the need to build a frontage road and the potential for the use of Prop 1 funds for this project as well. There would be a meeting with City and County staff held on January 29th to review the final feasibility study and review the three options.

Commissioner Hood said there had been complaints of frequent dog barking in the Foxboro area and the potential lack of follow-up by Animal Control. Commissioner Elliott replied that the Animal Control officer should prepare a "bark log" and said if the nuisance was not taken care of to follow up with him directly.

Commissioner Millburn asked about the status on the 1100 North bridge project. Ken Leetham replied that the segment of 1100 North would need to become a State road. The City had also engaged Horrocks Engineers to prepare a feasibility study as the estimated cost of the project was twenty million dollars.

Mayor Arave commented that there needed to be more paramedic funding on the south side of the county and that the overall structure needed review. He also said there were issues with the pockets of unincorporated areas throughout the County, especially in regards to City provided services to these areas. Mayor Arave said that the City would like to approach Senator Weiler regarding the issues with unincorporated areas and asked for the Commissioners' support.

Commissioner Elliott said that there were efforts to stop the creation of unincorporated areas during annexation and also to have those areas pay adjusted taxes. Commissioner Millburn commented that there was a process to make sure the rates would be adjusted to be appropriate for services received.

Mayor Arave said that the City was focused on redeveloping Highway 89 and there were two County owned parcels that needed to be cleaned up.

Commissioner Millburn asked for an update on the new housing units along Highway 89 including affordability. Ken Leetham replied that the City had approved three new housing developments along the Highway and said that the rents were not above average for the area. He said the units were competitively priced from \$800 to \$1500 which was better priced than many Salt Lake City units.

Mayor Arave commented that the City has higher quality housing due to the proximity to downtown and the airport, which warranted higher rent costs.

Commissioner Millburn said that affordable housing was a huge issue across the Wasatch Front. He thanked the City for being open to working together on common solutions and the relationships that had been made. Mayor Arave thanked the Commissioners for their service as well.

2. APPROVE CITY COUNCIL MINUTES

The City Council minutes of January 2, 2018 were reviewed and approved. **Council Member Porter moved to approve the City Council meeting minutes from January 2, 2017 as amended. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

3. ACTION ITEMS

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

Mayor Arave asked that staff follow up on the mining buffer requirements and current agreements. The Council asked that staff review the action items for CIB funding for Center Street rail projects, the dock at Eaglewood Village, and the PCE remediation project.

Mayor Arave asked that the City Council members prepare a list of priorities to be presented to staff.

4. ADJOURN

Mayor Arave adjourned the meeting at 7:00 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
JANUARY 16, 2017

FINAL

Mayor Arave called the meeting to order at 7:06 p.m. Council Member Ryan Mumford 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; Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Sam Christiansen, Josh Taylor, Cody Navajo, Public Works Department; Brandon Tucker, Crispin Jensen, Brandon Olsen, residents; Brian Knowlton, Knowlton General, LC.

1. CITIZEN COMMENT

There were no citizen comments.

2. RECOGNITION OF PUBLIC WORKS DEPARTMENT CERTIFICATIONS

David Frandsen reported that the Road Master certifications took more than eight hours of road training and twenty hours of OSHA training. He said that this certification was not required by the City and the employee's had completed the training by their own initiative.

Mr. Frandsen and Mayor Arave presented the certificates to City employees Sam Christiansen, Josh Taylor and Cody Navajo.

Mayor Arave commended the employees for their efforts.

3. CONSIDERATION OF MAYOR ARAVE'S APPOINTMENTS TO THE CITY'S PLANNING COMMISSION

Mayor Arave reported that he would like to appoint Brandon Tucker to the Planning Commission.

Brandon Tucker said that he had lived in the City for seven years and loved living there. He was a civil engineer with a background in transportation engineering and roadway construction.

Council Member Baskin moved to ratify the appointment of Brandon Tucker to the Planning Commission. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.

4. CONSIDERATION OF A PLAT AMENDMENT FOR NORTH SALT LAKE INDUSTRIAL PARK SUBDIVISION PLAT D, AT 215 WEST 500 NORTH

Sherrie Llewelyn reported that this property contained two industrial buildings and was platted as two separate lots. The property owner, Anna Stevenson, had since combined the lots but would now like to separate and sell the western building and lot. The proposed plat amendment would reestablish the previous lot lines and would also include the addition of a cross easement access for a shared driveway between the two properties. The Planning Commission reviewed the plat amendment and recommended approval with no conditions.

Council Member Porter moved that the City Council approve the plat amendment for the North Salt Lake Industrial Park Subdivision, Plat D, Lots 46/47, located at 215 West 500 North. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.

5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR CITY'S EDGE APARTMENTS AT 200 SOUTH HIGHWAY 89 (FORMERLY BOUNTIFUL POINTE APARTMENTS)

Sherrie Llewelyn reported that this project was formerly the Bountiful Pointe Apartments. She explained that this project, the City's Edge Central, and the NSL 14 project were all connected and were being redeveloped by Knowlton General. The developer will tear down the west building due to flooding issues in the current building, rehab the other two existing buildings, and construct two new buildings onsite. The entire project will have 43 apartments with 81 total parking spaces including tuck under carports on many of the units and an additional 28 carports

on site for a total of 49 covered and 32 uncovered spaces. The existing buildings would be remodeled with new electrical, plumbing and mechanical systems, along with washer and dryer hookups.

Approximately 17% of the site would have landscaping improvements, which included a right of way dedication, park strip, sidewalk, street tress, a trail section that would tie into the Bamberger Trail, and an east/west pedestrian access.

Council Member Hood asked if there was a safety concern with the carports. Chief Black replied that carports were easily patrolled.

Council Member Hood also asked if there would be an onsite property manager. Brian Knowlton replied that there would not be a property manager onsite but that their management office was located nearby in Bountiful.

Council Member Horrocks felt that there were not enough parking spaces. Brian Knowlton replied that they ensure their properties were not over parked and that renters with more than two vehicles would be discouraged from renting these one and two bedroom units.

Council Member Mumford asked about the rental costs and potential amenities for the combined 80 units over the three properties. Brian Knowlton replied that the rental costs would be \$850 to \$1250. He said they found that the smaller developments were not big enough to support the larger amenities and that residents would pay approximately \$200 less per month compared to properties with bigger amenities.

Sherrie Llewelyn said after speaking with the developer about potential amenities that they came back with green space which could contain picnic tables, benches, or barbeque grills.

Mayor Arave commented that the proximity to the trail would be a nice amenity for the development and asked where it would lead. Sherrie Llewelyn replied that per the master plan the trail would lead to the adjoining north complex and could continue to Hatch Park in the future.

Council Member Hood commented that while this was a nice project, he would prefer that the property was not being redeveloped as apartments.

Council Member Porter moved that the City Council approve of the general development plan for City's Edge Apartments located at 200 South Highway 89 with the following conditions to be determined at the time of the development agreement approval:

- 1) **Residential Sign Information (height, size, multi-tenant, design aesthetic);**
- 2) **Fencing shall be wrought iron with decorative brick pillars that match the buildings, or other decorative fencing as approved by the Planning Commission;**
- 3) **Parking approved at a ratio of 1.5 spaces/1 bedroom unit, 2 spaces/2 bedroom unit, and 0.25 spaces per unit guest parking;**
- 4) **Amenities shall be further negotiated and enumerated within the development agreement as recommended by the Planning Commission.**

Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, and Baskin. Council Member Hood voted in opposition to the motion.

6. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR CITY'S EDGE CENTRAL AT 180 SOUTH HIGHWAY 89

Sherrie Llewelyn reported that this project would include the development of vacant property behind Greenwood Kennels. The proposal for 21 two bedroom townhomes would include tandem garages and some driveway parking. The property would share a garbage enclosure with Greenwood Kennels. Parking would include 42 covered, 12 driveway, and 6 guest parking spots for a total of 60 spaces. Landscaping improvements would be 26% of the site and would include a section of the trail and a connection to the pedestrian connection through City's Edge Apartments.

The Planning Commission discussed fencing and staff felt that this development and the neighboring City's Edge Apartments should have decorative fencing, which could be reviewed at a later date. The Development Review Committee (DRC) discussed the potential for incorporating the current Greenwood Kennels parcel into the property to provide additional access at a future date.

Mayor Arave asked if the townhomes would be for sale or rent. Sherrie Llewelyn replied that they would be for rent.

Council Member Porter asked if the units would be built similar to for sale units. Brian Knowlton replied that the units would be built so they could potentially be sold individually in the future but would be rented at this time per the current market.

Council Member Horrocks commented that residents could use the garages as storage instead of parking. Brian Knowlton replied that as the units would be leased, the property management would enforce that the garages were used for parking via through inspections.

Council Member Hood asked about mail and package delivery. Brian Knowlton replied that there would be cluster mailboxes and that they would review the landscaping in regards to truck deliveries.

Council Member Mumford suggested the possible removal of the building that housed units T-12 and T-13 to add an amenity. Brian Knowlton replied that they would create some outdoor space near the trail and install benches but only want to add amenities that people would use.

Council Member Horrocks moved that the City Council approve of the general development plan for City's Edge Central located at 180 South Highway 89 with the following conditions to be determined at the time of development agreement approval:

- 1) Residential Sign information (height, size, multi-tenant, design aesthetic);**
- 2) Fencing shall be wrought iron with decorative brick pillars that match the buildings, or other decorative fencing as approved by the Planning Commission;**
- 3) Parking approved at a ratio of 2 spaces/2 bedroom units, and 0.25 spaces per unit guest parking;**
- 4) Amenities shall be further negotiated and enumerated within the development agreement as recommended by the Planning Commission.**

Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, and Baskin. Council Member Hood voted in opposition to the motion.

Council Member Porter commented that the City did not want apartments in the past but some areas work for apartments due to access, shape of the property, etc. and said that the Good Landlord Program had made a big difference in the City.

7. CONSIDERATION OF ORDINANCE 2018-02 AMENDING PROVISIONS OF THE ZONING CODE RELATED TO THE GENERAL COMMERCIAL ONE, CONTRACTORS, FENCING, AND OUTDOOR STORAGE

Sherrie Llewelyn reported that the ordinance amendment was reviewed by the Planning Commission last year, but upon receiving an application for a rezone to MXC for property located at Center Street and Cutler Drive it was determined that the zone posed several challenges for implementation. Staff reviewed and made code amendments for the CG, MD, and MG zones, including the addition of construction and contractor services as permitted uses, outdoor storage for those uses as conditional uses, commercial fencing standards regarding chain-link fencing, screening requirements for outdoor storage, residential development fencing

standards for front and rear buffers, perimeter fencing requirements, and outdoor storage requirements regarding buffering and setbacks as well as screening. The changes also included other requirements for outdoor storage included stacking, heavy equipment storage, storage yards and frontage, dumpster and refuse container enclosure requirements, outdoor display requirements, and clarification on non-conforming properties and compliance.

Council Member Mumford asked if a property was currently in non-compliance of the proposed code amendments if code enforcement could cite them once the amendments were approved, or if they would be grandfathered in and only be in nonconformance per a site plan review. David Church replied that if the zoning ordinance was changed which made an existing legal issue illegal then they would be grandfathered in unless they applied for a site plan review and at that time would be required to bring the illegal use up to current code.

Council Member Baskin commented that this amendment was a lot of work for staff and would help to improve the commercial and industrial areas in the City. Sherrie Llewelyn replied that staff balanced fairness to property owners while accomplishing goals for these areas.

Mayor Arave commented on not allowing chain link fencing in the industrial area and the prohibitive cost of other fencing options. Sherrie Llewelyn replied that chain-link fencing would be allowed on the side or rear property line but not in the front setback or parallel to a public street. She said any new outdoor storage areas would have to comply with the new ordinance updates.

Ken Leetham said that the City would have a focus on streetscapes and in some areas of the industrial park there was little landscaping and old chain-link fencing. He said incremental changes and improvements would improve the streetscape and lead to increased property values.

The Council then discussed what would trigger new fencing and landscaping and what addition or remodel would be proportional to require new fencing. There was concern that some of the requirements and regulations could be too strict for the industrial zone.

Sherrie Llewelyn commented that she had discussed the potential amendments with property owners in the industrial area and said they did not express any issues with the changes.

Ken Leetham said that while there are more restrictions, the changes also allow for outdoor storage in the CG zone. He said staff could compare the proposed provisions and regulations with surrounding cities such as Woods Cross and Salt Lake, and provide this data to the City Council.

Council Member Porter moved to table the item until the next City Council meeting when further comparisons to other cities could be made. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood, and Baskin.

8. CONSIDERATION OF RESOLUTION 2018-02R REAPPOINTING LEN ARAVE TO THE WASATCH INTEGRATED WASTE MANAGEMENT BOARD FOR A FOUR-YEAR TERM ENDING DECEMBER 31, 2021

Mayor Arave reported that he was currently serving on the Wasatch Integrated Waste Management Board as the vice chair.

Council Member Mumford moved to adopt Resolution 2018-02R. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood, and Baskin.

9. CITY COUNCIL REPORTS

Council Member Mumford reported that two members of the NSL Live Committee would be resigning and asked that Council Members Porter and Hood determine new appointments. He then spoke on the NSL Live events for the year which included the Kite Festival, the NSL Reads event, the Festival of Speed, the 5K, Second Sunday concert series, an NSL choir, and the Halloween 3K. The Polynesian Festival would not be funded by the City this year.

Council Member Baskin commented that the park rental fees seemed high and asked if the Council and staff could review the fee schedule. Sherrie Llewelyn replied that she would provide the current fee schedule and the comparison with neighboring cities to the Council for review.

Council Member Horrocks asked about the car that damaged the fire hydrant on Eaglewood Drive and who would be responsible to pay for the damage. David Frandsen replied that staff tracked the costs of the hydrant repair, sidewalk removal, and labor hours and said an insurance claim had been filed.

Council Member Baskin reported that she would serve on the Tree City USA Board and also work with the senior citizens.

10. MAYOR'S REPORT

Mayor Arave reported that the fire agency had purchased a new fire truck with an articulating ladder. He said this truck would be housed at the Foxboro fire station.

11. CITY MANAGER'S REPORT

Ken Leetham reported that the annual budget retreat would be scheduled for April 21st. He said that each department would present the budget reports for review during the upcoming City Council work sessions.

Mr. Leetham presented a rough plan of the proposed Sports World project to the Council which included hotels, restaurants, retail, a charter school, multifamily housing, and multiple sports fields. He commented that the public would need to be notified in a timely manner and asked the City Council if they would like staff to schedule an open house in the Foxboro area to inform the public about the proposed Sports World plan.

Council Member Mumford commented that he felt residents would be unhappy with the multifamily aspect of the plan and asked that an open house be held for residents to give feedback on all aspects of the project.

Council Member Porter asked if the multifamily would be constructed first or if other parts of the project could be constructed before the multifamily. Ken Leetham replied that the timing of the development would be in the City's control as they were contributing a portion of the funding.

Council Member Horrocks commented that this project would be a great opportunity for the City and the County. Ken Leetham said that the City could structure the dispersal of the public funds to ensure that the hotels and other commercial were constructed. He said it was a significant investment with over 250,000 square feet of indoor sports facilities and could attract events across the country.

Mayor Arave asked how many multifamily units were being proposed. Ken Leetham replied that it would be approximately 300 units.

The Council discussed multifamily and when it would be constructed, the number of hotels, the types of sports that would be offered, and the size of the charter school. The Council directed staff to hold an open house to obtain feedback from the public.

12. CITY ATTORNEY'S REPORT

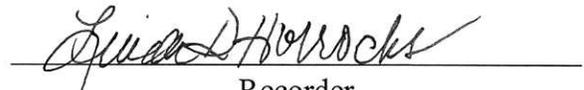
David Church reported that the City had received a notice of claim from the driver of the FedEx vehicle that was hit by the train. Ken Leetham said that the City would try to be removed from the claim as they were not responsible for the train crossings.

13. ADJOURN

Mayor Arave adjourned the meeting at 9:49 p.m.



Mayor



Recorder