

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
FEBRUARY 6, 2018

**FINAL**

At 5:30 p.m. City Council photographs were taken. The City Council then convened in the council conference room for the work session.

Mayor Arave called the meeting to order at 6:20 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; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Holly Christensen, Administrative Assistant; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Bruce Young, Lorene Kamalu, candidates for Davis County Commission; Melissa Ballard, candidate for State Representative.

1. INTRODUCTION OF CANDIDATES

Melissa Ballard, who is running for State Representative, introduced herself and said she had lived in the City for 22 years. Mrs. Ballard had lived outside of Utah which gave her a perspective on homelessness, transportation planning and education. She said her father was the Speaker of the House of Representatives, which inspired her to run.

Lorene Kamalu said she was running for Davis County Commissioner. She served on the Kaysville Planning Commission and planned to complete her Masters of Public Administration this year. Her focus would be on transportation, growth, and economic development.

Bruce Young reported that he was also running for Davis County Commissioner. He served on the Clearfield City Council and said it was important for the County to build relationships with the cities they served.

## 2. CITY ENGINEER REPORT

Paul Ottoson reported on several upcoming projects, including the Redwood Road/I-215 interchange project. The preconstruction meeting included over 60 people as this would be a large project with a cost of 31 million dollars. This project would include the replacement of concrete along I-215, mill and fill, street widening to three lanes with a shoulder, construction of a second bridge, and the addition of turning lanes.

Council Member Mumford asked if there would be a traffic light to allow for better access to Flying J on Redwood Road. Ken Leetham replied that a light had been approved but would be part of the future Sports World Project.

Paul Ottoson explained that after the Redwood Road widening, the access for Flying J would be restricted to a right turn in and right turn out only and that this may cause truck drivers to travel north and use 1100 North for an alternate freeway access point.

Council Member Baskin asked what the schedule would be for this project. Paul Ottoson responded that construction would commence February 19<sup>th</sup> and the project was estimated to be completed within ten months. The contractor planned to work ten hour days Monday through Friday with the requirement that two lanes be open during the day, and would occasionally work nights so they could close all but one lane for traffic. I-215 would be closed for two weekends and trucks would be allowed to use Legacy Parkway during that time. There would be a public involvement team to inform the public and affected businesses about the project as well as a project website that would be continuously updated.

Paul Ottoson also said that UDOT could not be regulated by the City's noise ordinance and would do the mill and fill near the Foxboro area during the nighttime hours. A temporary concrete batch plant would be placed between I-215 and the off ramp near the Flying J. He then spoke on the betterments, which would include a new reuse water line across Center Street, \$100,000 towards landscaping along the new interchange, powder coated signal poles, and conduit and boxes along Redwood Road for future lighting.

Paul Ottoson reported on the Eaglepointe Auxiliary Storm Drain project that would be going out for bid on February 13<sup>th</sup>. This project would start at the intersection of Valley View and Eagleridge Drive, and would follow the ridgeline up to Cynthia Drive to the existing manhole.

The project would require acquiring temporary construction easements and two weekend road closures.

The third project was the 1100 North widening at the rail road tracks in collaboration with UDOT and Union Pacific Railroad. As Union Pacific had not yet approved the plans, construction would most likely start in the fall.

The next project was the Orchard Drive sidewalk project, which would be done in two phases. Staff planned to hold an open house on February 28<sup>th</sup> at City Hall to present three options to the public.

Paul Ottoson gave an update on the Eaglewood Cove Project Phases 13-15 and said last summer Sky Properties geotechnical consultant dug ten trenches and five borings and sent the report to the City's geotechnical consultant. The City's consultant requested more information so Sky Properties proposed to dig additional test pits and trenches to provide additional information to the City.

The final project was the Eaglewood Cove Secondary Water Line project located near Eaglewood Loop. This system would connect to the Wood Briar system and allow for irrigation water in the future.

Mr. Ottoson then compared how much total metered culinary water had been used in the City in 2012 through 2017. 4,944 acre feet of water (AC-FT) was used in 2012, 4,428 AC-FT in 2013, 4,037 AC-FT in 2014, 3,985 AC-FT in 2015, 4,364 AC-FT in 2015, and 4,422 AC-FT in 2017. He said the total metered amount was reduced in 2014 when the reservoir was built and continued to decrease as the irrigation system for the golf course was in service. The amount of acre feet then increased due to growth in the City, so a secondary water system would be important to provide similar usage numbers.

Mayor Arave asked if the City was still notifying those property owners who were high water users. Ken Leetham replied that staff is working on a notification plan to educate high water users.

Paul Ottoson commented that staff was also calculating how much square footage of landscaping was on each lot so a water usage comparison could be made and shared with neighboring property owners.

### 3. APPROVE CITY COUNCIL MINUTES

The City Council minutes of January 16, 2018 were reviewed and approved. **Council Member Baskin moved to approve the City Council meeting minutes of January 16, 2018 as amended. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

4. ADJOURN

Mayor Arave adjourned the meeting at 6:58 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
FEBRUARY 6, 2018

**DRAFT**

Mayor Arave called the meeting to order at 7:06 p.m. Council Member Stan Porter offered the invocation and Gage Dyson, BSA Troop 220, 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; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Bruce Young, Lorene Kamalu, candidates for Davis County Commission; Melissa Ballard, candidate for State Representative; Alden Thorpe, Ethan Frazier; Jacob Hunt, BSA Troop 1274; Ian Vanderlinden, Giona Weston, Curtis Orchard, Krisona Wang, Sam Wang, BSA Troop 1036; Kobi Vanderlinden BSA Troop 1187; Gage Dyson, BSA Troop 220; Paul Rohde, Natalie Rohde, residents; Brian Myers; Ron Mortimer, Horrocks Engineers.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF AN APPOINTMENT TO THE PARKS TRAILS ARTS AND RECREATION ADVISORY BOARD (NSL LIVE)

Ken Leetham reported that Council Member Porter's appointment Nola Lucke would be reappointed to the Parks Trails Arts and Recreation Advisory Board.

**Council Member Porter moved that Nola Lucke be appointed to the Parks Trails Arts and Recreation Advisory Board. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

Mayor Arave and Council Member Mumford commented that Nola runs the City's race events and was a great contributor to the NSL Live Committee.

3. CONSIDERATION OF CONCEPT PLAN APPROVAL FOR A TWO LOT SUBDIVISION, LOCATED AT 1065 NORTH HIGHWAY 89, FOUR FOODS GROUP, APPLICANT

This item was removed from the agenda at the applicant's request.

4. CONSIDERATION OF AN AGREEMENT FOR SERVICES WITH HORROCKS ENGINEERS FOR AN ENGINEERING STUDY RELATED TO A PROPOSED OVERPASS ON 1100 NORTH (AGREEMENT 2018-01A)

Ken Leetham reported that the City had been working to obtain a bridge at 1100 North over the railroad tracks. After working with the lobbyists and UDOT it was recommended that Horrocks Engineers perform an engineering study for this project. This proposal would be to enter into a contract with Horrocks Engineers for a study at the cost of \$200,000. UDOT Region 1 would contribute \$50,000 towards the study and the City would pay the remaining \$150,000 through road impact fees. This study would allow the project to be moved closer to construction and forward on the State's long range plan.

Mayor Arave explained this would be a large project with an estimated cost of approximately 20 million dollars, and 1100 North would need State Road designation to be eligible for sufficient funding. The Mayor then asked staff to reach out to Woods Cross regarding this project and a possible partnership.

Ron Mortimer, Horrocks Engineering, commented that while funding for this project would be significant, a portion of the UDOT contribution would be used to identify safety issues and the need for the project. He said the study could help to move the project forward sooner rather than later.

Council Member Horrocks noted there was no conflict of interest as he was not related to the contractor. He also said Woods Cross should be involved in the project as it would affect their residents as well. Council Member Porter was in agreement that Woods Cross should be consulted before the agreement for the study was made.

The Council also discussed the fact that Woods Cross residents use Legacy Park but did not contribute anything towards the construction or maintenance of the park.

Ken Leetham suggested the project be tabled until staff could meet with Woods Cross.

**Council Member Horrocks moved to table the item until staff met with Woods Cross. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

Ken Leetham commented that the last time he discussed the project with Woods Cross there was hesitancy due to the fact that Woods Cross would rather have a bridge at 500 South. The Council recommended staff, including public safety and potentially the Mayor and City Council, meet with Woods Cross to discuss the 1100 North bridge project.

#### 5. COUNCIL BUDGET DISCUSSION

Ken Leetham reported that a schedule had been compiled for the 2019 budget preparation and adoption. He said staff would present the budget proposals during City Council work sessions and regular meetings instead of one large presentation at the budget retreat. The budget retreat on April 21st would focus on the Council's short and long term goal review. He also reported that the League of City and Towns would be held the following week (April 25-27) in St. George.

The Mayor asked the Council to prioritize their top five budgetary items.

#### 6. ACTION ITEMS

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

Council Member Porter was asked to provide historical information and pictures to staff.

Council Member Mumford asked about item 18 regarding a potential trail over the Eagleridge Drive storm drain. Ken Leetham replied that it would be a trail connection from the Geological Park to Eagleridge Drive and staff would work with property owners on a possible trail.

Mayor Arave asked about item 11 relating to Eaglewood and park impact fees. Sherrie Llewelyn replied that impact fees were not collected for twelve years due to a contribution to the golf course, but the fees would be collected moving forward.

Council Member Mumford asked for an update on item 2 regarding the Granite/Lakeview proposal. David Church commented that the CUP permit was pulled until the zoning was determined. Kilgore withdrew their proposal, so the City would be working directly with Granite now. He said the appeal hearing regarding the zoning would be scheduled with the hearing officer, but a date had not yet been set.

Council Member Mumford asked if residents would be notified when the appeal hearing was set. David Church responded that the residents would be notified and said while the appeal would be an open meeting it would not be a public hearing.

Council Member Baskin asked about the status of item 19 regarding the PCE project. Ken Leetham replied that staff would need to meet with the Utah Department of Environmental Quality (DEQ) to discuss the extraction proposal the City submitted.

Mayor Arave asked if staff could potentially work with the County on a parks map. David Frandsen replied that staff had almost completed a citywide park brochure but could work with the County as well.

## 7. CITY COUNCIL REPORTS

Council Member Hood reported that residents had asked for weekly recycling and green waste cans. Mayor Arave replied that Wasatch Integrated Waste could not process green waste pickup at this time.

Council Member Hood then commented that food had been left out for animals on the west side of Foxhollow Park between the trails. He asked about potentially adding another Youth City Council advisory couple.

Council Member Mumford commented that three new appointments were needed for the Parks Trails Arts and Recreation Advisory Board. The board had been meeting twice a month to prepare for the upcoming year but would cut back to meeting once a month. He also said the Board had discussed naming the park on Winchester Drive after a child who had recently passed away in that neighborhood. The Board had also discussed a children's memorial that would be placed in one of the City parks with a placard and statue.

Council Member Baskin suggested the memorial could be incorporated into Tree City and a tree could be planted for residents who had passed away, and memorialized with a plaque. Council Member Mumford suggested that trees could be planted along Eaglewood Drive to help beautify the area.

Ken Leetham commented that the City had contributed to the children's memorial in the Bountiful City Cemetery. He also suggested a children's memorial could be placed in Veteran's Memorial Park located at City Hall.

Council Member Porter commented that he was impressed with the updated City website. He then reported that the United Neighbors meeting would be held at City Hall on March 14<sup>th</sup> and would cover CPR/defibrillator training.

Council Member Horrocks reported that the Eaglewood Golf Course clubhouse was an asset and was not being fully utilized. He said the City needed to look at better ways to advertise the building, invest in the bathrooms and potentially add a water feature.

Council Member Baskin reported that she would be meeting with the senior citizens on Valentine's Day and would seek feedback from those residents. She also said spurge needed to be removed from Wild Rose Park.

#### 8. CITY ATTORNEY'S REPORT

David Church was excused.

#### 9. MAYOR'S REPORT

Mayor Arave reported that the Wasatch Choice Vision Workshop would be held tomorrow at Centerville City Hall. He also said staff would meet regarding the landslide tomorrow as developers had presented plans for multifamily developments in that area. He said the population was doubling across the county and there would be a need for housing other than single family homes due to space and affordability issues. Ken Leetham commented that it was worth discussing as certain types of owner occupied units had previously sold well.

Council Member Horrocks commented that the proximity to downtown made the City an attractive area but too many apartments could cause traffic problems.

Council Member Mumford also said that while the City was reviewing zoning along Main Street it would be a good time to review different types of housing developments. He asked when the Sports World open house would be held. Ken Leetham said staff had suggested to Brighton Homes, the developer, that owner occupied housing be considered for the Sports World project. He also said that a public meeting would be scheduled after an application for the project had been received.

Council Member Horrocks asked about the potential legislative changes to the Good Landlord Program. Chief Black replied that the legislation was tied to the discrimination and restrictions on parolees as tenants, but this had not been an issue for the City.

Ken Leetham said staff was working on additional plans for the Town Center regarding zoning. He said neighborhood meetings would be scheduled to obtain feedback and staff would also like to review the General Plan with the City Council. Mayor Arave recommended the Council potentially meet with the Wasatch Front Regional Council and the Affordable Housing Council as well.

Mayor Arave then reported that staff would meet with Hughes on Monday regarding Lakeview and the proposed mining ordinance.

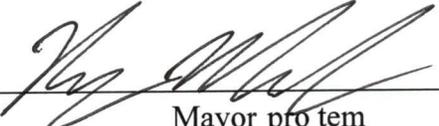
#### 10. CITY MANAGER'S REPORT

Ken Leetham reported on the recent legislative session and said there was a bill tracking option on the Utah League of Cities and Towns website. He said there had been many discussions on transportation and SB-136 which would open the transportation investment fund and also required a greater level of cooperation between UDOT and local government.

Mayor Arave asked about the status of the City's low and moderate income plan. Ken Leetham replied that as staff had failed to submit the required biennial update on the low and moderate income housing plan they planned to bring it before the Council for approval soon.

#### 11. ADJOURN

Mayor Arave adjourned the meeting at 8:32 p.m.

  
\_\_\_\_\_  
Mayor pro tem

  
\_\_\_\_\_  
Recorder