

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
FEBRUARY 5, 2019

**FINAL**

At 5:00 pm, the Mayor and City Council visited offsite projects in surrounding communities during the work session.

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; Sherrie Llewelyn, Community Development Director.

At 6:30 pm, the Mayor and City Council returned to City Hall for the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
FEBRUARY 5, 2019

**FINAL**

Mayor Arave called the meeting to order at 7:07 p.m. Council Member Stan Porter offered the invocation and Lewis White, BSA Troop 4630, 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; Troy Johnson, Assistant 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: Marly Ferrin, Woods Cross resident; Dee Lalliss, Julie Thayne, residents; Boston Stamford, Benson Lindeman, Aedan Carlson, Lewis White, Matt Caupert, BSA Troop 4630.

1. CITIZEN COMMENT

There were no citizen comments.

2. PRESENTATION TO NOLA LUCKE, OUTGOING MEMBER OF PARKS TRAILS  
ARTS AND RECREATION ADVISORY BOARD

This item has been postponed as Nola Lucke was unable to attend this meeting.

3. CONSIDERATION OF PARKS TRAILS ARTS AND RECREATION ADVISORY BOARD APPOINTMENTS

Council Member Horrocks proposed the appointment of Rachel Conway to the Parks and Arts Board. He said Ms. Conway previously helped with the City newsletter and had asked how she could be more involved.

**Council Member Horrocks moved to appoint Rachel Conway to the Parks and Arts Board. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

Council Member Mumford commented that Rachel Conway had already attended her first Parks and Arts Board meeting and would be a great addition.

4. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2019-07R: A RESOLUTION ADOPTING AN AMENDMENT TO ADJUST THE FISCAL YEAR 2018-2019 GENERAL FUND BUDGET

Ken Leetham reported that the first two budget amendments were related to police services. He said Big West Oil and Sundt Construction requested extra police services which were performed at an overtime rate of \$72,000. The revenue received from the two companies was \$88,380 which would cover the personnel overtime costs.

The third budget amendment was related to unexpected HVAC issues at City Hall. There were mechanical and technical issues with repairs amounting to \$18,000. These funds would be taken from the fund balance. There was no net change in the General Fund budget.

**Mayor Arave opened the public hearing at 7:13 p.m.**

Dee Lalliss asked if this was a positive increase to the budget. Mayor Arave replied that the City received \$90,000 from the two entities with overtime costs of \$72,000 and the HVAC work cost \$18,000. He said the budget was still balanced at this time.

Micah Stamford, 1019 Newham Court, asked if the HVAC equipment was still under warranty. Ken Leetham replied that the equipment was eight years old and that staff found it was no longer covered under the warranty.

**At 7:16 p.m. Council Member Horrocks moved to close the public hearing. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

**Council Member Horrocks moved to adopt Resolution 2019-07R a resolution adopting an adjustment to adjust the fiscal year 2018-2019 General Fund budget. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

**5. CONSIDERATION OF A CLASS E BEER LICENSE AT EAGLEWOOD GOLF COURSE FOR GEORGE’S GRILL, CONCESSIONER**

Sherrie Llewelyn reported that the new concessionaire at Eaglewood Golf Course would need to obtain a Class E Beer License. The Alcoholic Beverage Control Commission grants licenses for “on-premise beer retailer-recreational” with local consent. Staff recommends approval of the Class E license for George’s Grill with five conditions including no persons under the age of 21 may sell or serve beer, all sales and deliveries must be made directly to the consumer, beer may only be sold by the operator, manager, food service licensee or employee, no beer dispensed may be removed from the premises, and submission of the Health Department permit is required.

Council Member Horrocks commented that the State Beer Laws may be changing to allow beer with higher alcohol content to be sold. Sherrie Llewelyn said that the City’s code for the Class E license did not specify the alcohol content so beer with higher alcohol content could be sold. She said the Class E License did not allow for hard liquor to be sold.

Council Member Baskin asked about the “on-premise” language in the code and what this entailed. Sherrie Llewelyn replied that this meant “on-premise” consumption of beer anywhere on the golf course property. She said customers would not be able to take beer off the property for consumption.

**Council Member Porter moved that the City Council approve a Class E Beer License for George’s Grill at 1110 East Eageledwood Drive with the following conditions:**

- 1) No person under the age of 21 may sell or serve beer;**
- 2) All sales and deliveries shall be made directly to the consumer;**
- 3) Beer may only be sold by the operator, manager, food service licensee or employee;**
- 4) No beer dispensed by the licensee may be removed from the premise of the recreational facility; and**
- 5) The submission of a Health Department permit.**

**Council Member Hood seconded the motion.**

**Council Member Baskin moved to include the condition that a faithful observance bond of \$2,000 be posted and payable to the City if the applicant violated City ordinances related to beer sales.**

Sherrie Llewelyn commented that this condition had already been completed by the applicant.

**Council Member Baskin withdrew her motion.**

**The original motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

6. DISCUSSION ITEM: POSSIBLE CDBG FUNDING APPLICATION FOR THE BURIAL OF OVERHEAD POWER LINES ALONG HIGHWAY 89 BETWEEN MAIN STREET AND 200 SOUTH

Sherrie Llewelyn reported that during the redevelopment of the Bountiful Point Apartments the developer discovered that the overhead power lines would be too close to the new building to be built next to Highway 89. The developer approached the City about using Redevelopment Area (RDA) funds to bury the power lines. Staff found that Community Development Block Grant (CDBG) funds would likely be available for this project provided that residents in the area met the income guidelines of low to moderate income. She said that staff believed it would also be valuable to apply for an additional 250 feet and bury the power lines all the way to Main Street. The Williamsburg project would also be required to bury the power lines south of City's Edge.

Council Member Mumford asked if there would be cost savings to burying all of the power lines, including those at Williamsburg, at the same time. Sherrie Llewelyn replied that staff could work with Rocky Mountain Power but was focusing on working with the County on CDBG funds for the Bountiful Point Apartment project.

Council Member Porter asked what the rental rates were for City's Edge to qualify for low to moderate income. Sherrie Llewelyn replied that the rental rates were \$900 for the existing units to \$1,200 for the new units which met moderate income guidelines.

Council Member Baskin asked what the yellow markers indicated on the map entitled "Highway 89-Underground Power Project Aerial" which was presented to those in attendance. Sherrie Llewelyn replied that the yellow markers showed the power lines which would remain above

ground after this project was completed. She explained that staff could apply for more funding in the future to bury those remaining lines.

Mayor Arave commented that the City Council was supportive of staff pursuing CDBG funds for this project.

Council Member Mumford asked what would happen if the City did not receive the CDBG grants for the project. Sherrie Llewelyn replied that the City would not bury the lines and the developer would be responsible for burying their section. She said that the County seemed very encouraging of the CDBG funds for the project.

#### 7. DISCUSSION ITEM: TUNNEL SPRINGS PARK LIGHTING PLAN AND COST ESTIMATE

David Frandsen reported that there had been several incidences of individuals driving vehicles on the grass at Tunnel Springs Park. He said that additional surveillance cameras at the entrance to the park would capture vehicles coming and going to provide another level of security. After reviewing the current system the following suggestions were made: multi-head camera to capture larger areas of the park, fixed camera, Public Works to install 600 feet for a second 110 watt conduit, and seven light locations.

Ken Leetham said that staff was asking whether the Council would like to pursue this project. He said that the City would receive some revenue for the sale of property at the park by the three adjacent residents and this revenue could go towards purchasing additional lighting at the park.

David Frandsen said that the lights would cost approximately \$3,200 each and would match the City's lighting style. He showed the proposed light coverage on the trail.

Mayor Arave asked if there had been additional issues at Tunnel Springs Park. Assistant Chief Johnson commented that there had been other safety issues and suggested the installation of the camera at the entrance to the park.

Council Member Mumford asked if the proposed multi-directional camera was new or existing. David Frandsen replied that there was a fixed camera at the entrance and would be replaced with a multi-directional camera at the cost of \$2,400. He said this camera would capture things at the entrance and on the field.

Council Member Mumford asked if other areas of the park needed more lighting. David Frandsen replied that the first step was to add the multi-directional camera at the entrance. He

suggested that additional lighting could be placed in the parking lot, at the tennis courts, etc. but would cost more.

Council Member Baskin asked about the type of lighting especially in consideration of the recent Dark Skies presentation. David Frandsen replied that the proposed lighting would shine down so as not to be invasive to the neighboring residents.

Ken Leetham commented that the parks close at or near sundown and this lighting plan may encourage residents to use the park/trails after hours. He said that the park had issues at night and that the camera and lighting would help to capture vandals.

Mayor Arave asked if the proposed plan showed adequate or optimal lighting. David Frandsen said that the plan showed optimal lighting.

The Council discussed extending the hours of the park if additional lighting was added. They also discussed additional lighting along the trail, in the parking lot, at the tennis courts, and at the pavilion.

Council Member Mumford suggested that staff prepare a more comprehensive lighting plan including the tennis courts, trails, etc. with cost options.

Ken Leetham clarified the lighting requests made by the Council including a light at the entrance, near the circle, and a more comprehensive look at the entire park.

Mayor Arave asked that the Parks and Arts Board also review the lighting plan and provide suggestions to staff.

Council Member Baskin suggested extending the park hours, adding lighting at the cul-de-sac, at the park entrance, and at least one on the trail.

Assistant Chief Johnson said that anything that could be done to maximize the effectiveness of the cameras as well as adding the three lights that Council Member Baskin suggested would improve safety in the park.

David Church commented that signage needed to be placed at the park to notify users that they were on camera. He also said that staff needed to ensure that the cameras did not film into residential backyards, etc.

David Church also suggested that staff or the Parks and Arts Board reach out to the neighboring residents and obtain their feedback about the proposed lighting.

Dee Lalliss said that the City should look into newer technology like solar powered lighting or LEDs. He suggested that a cost comparison could be made to see what type of lighting would be more cost effective.

#### 8. APPROVE CITY COUNCIL MINUTES

The City Council minutes of January 15, 2019 were reviewed and approved. **Council Member Baskin moved to approve the minutes for the work session for January 15, 2019 as amended. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

**Council Member Horrocks moved to approve the regular session for January 15, 2019. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

#### 9. ACTION ITEMS

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

#### 10. CITY COUNCIL REPORTS

Council Member Hood reported that the Youth City Council (YCC) was working with local businesses to obtain coupons to place in the Easter eggs for the Annual Easter Egg Dash. He said the Easter Egg Dash would be held at 9 a.m. on April 20<sup>th</sup> at Hatch Park.

Council Member Horrocks asked if the League of Cities and Towns noticed that the City Council and Youth City Council did not attend the Day at the Legislature. Council Member Hood said that he did receive a phone call and made the recommendation that there be a better keynote speaker for next year.

Council Member Mumford reported that the Parks and Arts Board met and declined to participate in the Golden Spike event as there were no other Davis County events taking place. He said there was a request from a resident to review the safety of the crosswalk near Spectrum Academy. He asked that the Safety Committee review the crosswalk to determine if lighting is necessary.

Council Member Porter reported that he interviewed several people for the Parks and Arts Board position and said that those who were not appointed to the board could serve on the history committee.

Council Member Horrocks commented that residents were signing a petition related to UTOPIA and recommended that staff reach out to internet provider Keystone Solutions.

Council Member Hood commented that the City had approved a franchise agreement with Echo Broadband who would be expanding the existing fiber optic network.

Ken Leetham said that Roger Timmerman with UTOPIA had reached out to staff and the City declined their offer.

Sherrie Llewelyn reported that Echo Broadband would be installing fiber at the end of March. They also submitted a request to amend their franchise agreement to allow property owners to advertise for Echo which would be on the City Council agenda within two weeks.

Council Member Baskin said she received an inquiry from a resident about the installation of sidewalk on the south side of 3800 South. Ken Leetham replied that there is a sidewalk in front of the Brighton Homes project. He commented further that the issue is that there is no sidewalk on the corner or in the section in front of the car lot.

Paul Ottoson said that the street was in unincorporated Davis County. Ken Leetham said staff would reach out to the car wash property owner and the resident who had made the complaint.

Council Member Baskin said she attended the Mayan exhibit at the Utah Museum of Natural History. She said there were several legislators in attendance as well.

Council Member Baskin also reported that several residents had complained on social media about multi-family housing in Foxboro as well as the open house being held for the Foxboro Marketplace apartments. She said that residents told her that there was not enough notice for the open house event. Staff reminded the Council that the City announced the open house on its social media outlets, but that the open house was a developer-sponsored event and not a City event.

## 11. CITY MANAGER'S REPORT

Ken Leetham reported that the open house for the Wasatch Resource Recovery project would be held February 7<sup>th</sup> from 10 a.m. to 2 p.m. The Foxboro Marketplace Apartments open house would be held February 7<sup>th</sup> at 6 p.m.

Mr. Leetham then reported on a potential mixed use project on the south end of Eaglewood Village. This project would be approximately ten acres and included Orchard Drive. The plan would have single family housing and apartments, retail along Highway 89, and several office buildings. He showed several examples of the architecture.

Ken Leetham said that these parcels have gone through three groups of realtors/brokers as the office concept was not selling as well now. He asked the Council how they felt about adjusting the land use plan.

Mayor Arave had a potential conflict of interest as one of his business partners potentially has an ownership in the property.

Mayor Arave also said that he was disappointed that the Community Development Area (CDA) payments were disassociated from the property ownership. He made several suggestions including that participation in the CDA would be reduced if the City allowed multi-family housing..

Council Member Porter expressed concern with having residential that close to an operating gravel pit.

Mayor Arave asked staff to check on the progress of the Monte Thomas parcel and report back in a future Council meeting.

Council Member Hood asked in regards to the progress of the Quick Quack Car Wash. Sherrie Llewelyn replied that they had a building permit and would begin construction soon.

Council Member Horrocks commented on the Eaglewood Village project and said it seemed like a nice project but felt that there had been too many apartment projects recently. He also felt that the traffic circle on Eagleridge Drive would make this project problematic.

Council Member Mumford said that as it would be a high end apartment building next to other apartment buildings and a bus rapid transit station in an area that was not useable for other uses that he would be inclined to vote yes for this development.

Council Member Hood commented that he would vote no for another apartment complex especially due to potential public safety issues with no safe walking route for students.

12. MAYOR'S REPORT

Mayor Arave had nothing to report.

13. ADJOURN INTO CLOSED SESSION TO DISCUSS

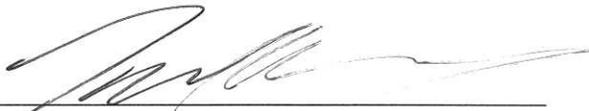
**At 8:18 p.m. Council Member Hood moved to go into closed session to discuss imminent or pending litigation. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

14. RECONVENE INTO REGULAR SESSION

**At 9:06 p.m. Council Member Horrocks moved to go out of closed session and into the regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

15. ADJOURN

Mayor Arave adjourned the meeting at 9:06 p.m.



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Mayor



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Recorder