

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
JUNE 18, 2019

FINAL

Mayor Arave called the meeting to order at 6:04 p.m.

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

EXCUSED: Council Member Ryan Mumford

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: Bob Pendleton, Chris Hartel, Pendleton Construction; Ryan Kimball.

1. EMPLOYEE INTRODUCTION

Ken Leetham introduced Spencer Quain as a new hire with the position of management analyst. Spencer graduated from BYU with a Master of Public Administration degree as well as a Bachelor's degree in City/Urban, Community and Regional Planning. He gained experience working as an intern for several cities and counties, and had already done some compensation analysis and forecasting for North Salt Lake.

Spencer Quain commented that he just graduated from BYU in May and interned with Sandy City, Vacaville City in California, and Utah County. He said he was excited to work with City staff.

2. WILLIAMSBURG LUXURY APARTMENTS ARCHITECTURE DISCUSSION

Sherrie Llewelyn reported that the Planning Commission reviewed the rezone and site plan for the Williamsburg Luxury Apartments and made a favorable recommendation to the City Council. She explained that the layout, the number of buildings, and the number of units for the project had remained the same as the original plan from four years ago. Mrs. Llewelyn said that Pendleton Construction would be taking over the project going forward. She said that there were

issues with the original architectural firm related to cost so the developer was now proposing a change to the exterior architecture.

Sherrie Llewelyn showed examples of the east elevation that would be seen from Highway 89 and the west elevation with the underground parking entrance.

Chris Hartel, Pendleton Construction, explained that the previous architectural firm wanted \$750,000 and the new firm, Architecture Belgique, would be \$500,000 for the updated plans. He said that the new proposal was a little fresher but the unit count and footprint would remain the same as the original plan.

Sherrie Llewelyn stated that the east elevation would be five stories with a basement but only four visible stories from the street. The west elevation would have five visible stories. She also highlighted that the east elevation had an exit to the rear, which lead to an adjacent park and suggested that the west elevation also have a rear exit for access to the bus stop as well as similar design features for symmetry on the buildings.

Chris Hartel asked for feedback from the City Council. Council Member Baskin felt that the new architecture was attractive.

Sherrie Llewelyn commented that she wanted to present the new elevations to the Planning Commission as they had not seen the new architecture and had recommended approval of the previous façade.

Council Member Baskin suggested that the developer may want to change the name to better match the new architectural style, as Williamsburg was more fitting for the previous traditional style architecture. She asked if the underground parking would be two stories and how many underground spaces would be available. Sherrie Llewelyn replied that it would be approximately 50 underground spaces in each of the larger buildings and 30 spaces for the smaller building with covered surface parking stalls spread throughout the project.

Council Member Baskin asked how many residential units were part of this development. Chris Hartel replied that it would be 214 units plus 10,444 square feet of retail space.

Council Member Baskin asked about the removal of the existing boats on the property. Chris Hartel explained that the sale of the property would be finalized tomorrow; however, the boats were being stored on a UDOT owned parcel but could hopefully be used for extra parking in the future. He said that their plans for redevelopment would greatly improve the appearance of the property.

3. KIMBALL PROPERTY DISCUSSION

Ken Leetham introduced Ryan Kimball who discussed a new proposal for the 65-acre Kimball property which was surrounded by 1-215, Legacy Highway, Center Street and Redwood Road. He said the newest proposal was for approximately 800,000 square feet of high quality light manufacturing space on 55 acres west of the existing canal and 48,000 square feet of office and retail space on 11 acres east of the canal, which would replace the prior proposal for a sports complex.

Ryan Kimball showed a site plan of the entire property and explained that they had recently purchased the gun club property plus fifteen acres from UDOT. He said this proposal was for a business park with Class A industrial uses. The buildings would have storefronts with a truck court in the rear and office space for tech companies, etc. Mr. Kimball then showed examples of the type of office and industrial buildings that they would like to build including several photos of White Mountain, a similar type of project they constructed in Draper. He said that the plan was mostly conceptual at this point and asked for feedback from the Council.

Ryan Kimball then said they felt this would be a good area for this type of development as it was near the airport and downtown Salt Lake. He said the property would be owned and maintained by one management company.

Council Member Baskin expressed approval that the development would have a unified look and be managed by one company.

Sherrie Llewelyn commented that staff was proposing a P District type zone with a development agreement to manage multiple uses as well as the overall look and architecture.

Council Member Horrocks asked if this development would compete with or complement the inland port. Ryan Kimball replied that he did not think the project would compete, as it would be flex space ranging from 45,000 to 100,000 square foot units while the inland port was more for distribution.

Mayor Arave asked about the adjacent properties on the map that were not included in this development and if there was a way to incorporate similar architecture on those properties. Ken Leetham responded that the Ball and Kelly families owned those properties and that there were no proposals at this time. He said that the only way the properties would change was if the City and a developer partnered in acquiring and incorporate those parcels into a master development. Mr. Leetham said the Ball family had expressed interested in selling the property at fair market value and that Hugh Williams had purchased the Ball property.

Ken Leetham suggested that the City could potentially place a moratorium to adopt architectural standards for the area. He felt that in the absence of City involvement, these two properties would remain as they are.

Mayor Arave asked that staff work with both property owners to clean up the streetscape. Ken Leetham said that as this was a CDA area that some funds might be available to improve the streetscapes.

Ryan Kimball said that if they were able to purchase the Ball and/or Kelly properties they would be able to increase the size of the proposed adjacent buildings, which would be more economical for them.

The Council discussed the County drainage ditch, which divided the property, and how it could be landscaped to enhance the appearance and be used as an amenity to the site.

Ryan Kimball commented that they would work with staff on a unique look and feel for the project including implementing different types of architecture.

Mayor Arave asked about the streetscape along Center Street. Ryan Kimball replied that there would be a trail encroachment and they would intensify landscaping to screen the buildings and the truck courts from the street.

Mayor Arave then asked about the value generated by the Community Development Area (CDA). Ken Leetham replied that staff had not done an analysis but said it would generate a significant amount of property tax. He said that there were 11 years left of the CDA so the sooner they started the project the better.

Ryan Kimball said that they would like to start stubbing for utilities now as UDOT was planning to complete Redwood Road in September and would then place a two-year moratorium on cutting into the road for utilities. He said they would also need to complete a traffic study per UDOT to determine the alignment of the road and begin working with City staff on the new zone.

Ryan Kimball then invited the City Council to tour the White Mountain project in Draper to get a better idea of the business park development they were proposing. Ken Leetham commented that his only concern was that the City already had multiple trucking businesses so he suggested that provisions be placed in the new zone to minimize trucking operations.

Ryan Kimball stated that those type of provisions may be an issue as a shipping/trucking company had expressed interest in leasing space but said he would be willing to work with the City on any issues.

Ken Leetham said that the City could enter into discussions to potentially acquire the Ball and Kelly properties and asked Ryan Kimball if his company would be interested in partnering. Ryan Kimball replied that they would be interested but would need the City or CDA funding. He suggested that the City reach out to the property owners before July 3rd.

4. ACTION ITEMS

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

5. APPROVE CITY COUNCIL MINUTES

The City Council minutes of June 4, 2019 were reviewed and approved. **Council Member Porter moved to approve the City Council minutes of June 4, 2019 as amended. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.**

6. CITY MANAGER'S REPORT

Ken Leetham reported that surface treatment would be placed on several roadways including those in the Edgewood neighborhood from July 9th through the 12th. He said staff would send a map with the affected areas and dates of work to the Council and place notices on the residents' doors in those areas. Mr. Leetham presented a map to those present showing the affected areas including locations in Foxboro and Eagles Landing that were being treated this week. He said that residents would be required to park elsewhere for 24 hours.

Mayor Arave asked about the schedule for the Orchard Drive construction project. Paul Ottoson replied that asphalt would be striped on Wednesday and the concrete collars would be installed on Friday. He said Orchard drive would be closed until Monday morning.

Paul Ottoson said that the southern part of the Orchard Drive project would extend from the roundabout to Center Street with the sidewalk installation to begin after July 4th and would hopefully be completed before the Tour of Utah on August 15th.

7. ADJOURN

Mayor Arave adjourned the meeting at 6:57 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
JUNE 18, 2019

FINAL

Mayor Arave called the meeting to order at 7:10 p.m. Council Member James Hood offered the invocation and Tate Vernon, BSA Troop 1777, led those present in the Pledge of Allegiance.

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

EXCUSED: Council Member Ryan Mumford

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; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dee Lalliss, Milt Buhrman, Mellissa Adams, Barry Bryson, Katie Wang, Mike Mele, Wendy Mele, Cobi Arnett, Caralyn Bingham, Greg Gulso, Manuel Delgado, Natalie Gordon, Karl Badger, residents; Taylor Spendlove, Brighton Development Utah; Garrett Seely, Red Pine Investments; Chris Robinson, Foxboro Marketplace LLC; Bryce Thurgood, Castle Creek Homes; BSA Troop 1777.

1. CITIZEN COMMENT

Dee Lalliss, 300 North, spoke on the future of the golf course and said that while it was an amenity that made money it was still part of the City's parks system and could not be expected to pay for itself. He asked if the finance department could show what the golf course really cost versus the revenue it brought in and also what the golf course cost versus the parks. Ken Leetham commented that the budget was published and staff could let the residents know where to access that information online.

Barry Bryson, 349 Odell Lane, spoke on the Orchard Grove development and said that the new plan for the townhomes was still double the existing PUDs on Orchard Drive. He said his fear with the zoning change to a P District would start a catalyst to allow high density in the area. Mr. Bryson said that the focus should be quantity over quality.

Mayor Arave clarified that when something was a conditional use that it was an allowed use upon which the City could place certain conditions.

Katie Wang, 491 Lyndhurst Drive, commented on the proposed apartments near Lee's Marketplace and said that many of the residents requested that these apartments be a 55+ community or for fewer rooms in the units overall.

Caralyn Bingham, 1053 Manchester, said that there was already a contract for 102 apartment units near Lee's Marketplace. She said that while they were originally supposed to be one to two bedroom units that the developer worked hard to get Lee's Marketplace in the City. Mrs. Bingham said that Mr. Robinson always listened to residents and then tried to make appropriate changes. She said that there was a housing crunch and a need for this type of housing.

Karl Badger, 837 Springwood Drive, said he had been a resident for 30 years. He referred to the Orchard Grove development and the pushback from residents. He said that he and his family have remained in the City due to the quality of the City, City staff and the residents. Mr. Badger said Orchard Grove was a quality development and offered the opportunity for 14 new families to move into the City. He said that the Planning Commission, which included several professionals such as a nationally recognized traffic engineer, reviewed and approved this development.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2019-23R: A RESOLUTION ADOPTING AN AMENDMENT TO ADJUST THE FISCAL YEAR 2018-2019 GENERAL FUND, REDEVELOPMENT AGENCY FUND, HOUSING FUND, LOCAL BUILDING AUTHORITY FUND, CAPITAL PROJECTS FUND, CAPITAL PARK FUND, CAPITAL ROAD PROJECTS FUND AND CULINARY WATER FUND BUDGETS

Janice Larsen replied that this was the final budget adjustment for fiscal year 2019. She said the significant changes included moving available fund balance from the General Fund to the Road Fund and the Capital Support Fund. The purposes for the transfer was to move the restricted cash which was held unspent from the previous year with an additional \$200,000 for unspecified future projects and \$500,000 into the Capital Fund to stay under the 25% limit set by the State.

The next budget request included a change to the Redevelopment Agency Fund due to increased tax revenues resulting in an increase in expenditures and an increase in contribution to the fund balance. This increase is related tax increment revenue received annually. The amount actually received was higher than budget resulting in an increase in the amount due to developers and the transfer out of tax income revenue restricted for low-income housing development. This affected Funds 125 and 127 due to the transfer of restricted housing funds.

A change in the Housing Fund 127 budget included a significant increase related to CDBG Home repair grants that were awarded to the City with an increase in both revenue and expenditures.

A change in the Capital Fund budget showed an increase in revenue and expenditures with the most significant part of the increase related to a transfer in from the General Fund. The increase in expenditures and increase in revenues was related to two grants for the installation of ADA doors and a FEMA reimbursement for landslide consulting.

The changes in the Capital Road Project Fund were related to grant revenue received for the Orchard Drive Sidewalk project and a transfer in from the General Fund. The increase in expenditures would be used for various road projects that came in over budget.

A change in the Culinary Water Fund budget included an increase in use and expenditures to fund the Redwood Road betterment capital project because the bid amount exceeded the budgeted amount.

Mayor Arave opened the public hearing at 7:29 p.m. There were no comments and Council Member Horrocks moved to close the public hearing at 7:30 p.m. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

Council Member Horrocks moved to adopt Resolution 2019-23R: A resolution adopting an amendment to adjust the fiscal year 2018-2019 General Fund, Redevelopment Agency Fund, Housing Fund, Local Building Authority Fund, Capital Project Fund, Capital Parks Fund, Capital Road Project Fund and Culinary Water Fund Budgets. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

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 (2019-29A) FOR ORCHARD GROVE TOWNHOMES, BRIGHTON DEVELOPMENT UTAH, APPLICANT

Sherrie Llewelyn reported that this application was previously denied by the City Council. The applicant has since redesigned the project and made multiple changes including increasing the setback of the buildings from Orchard Drive which changed the elevation so that only two stories are visible from the street, the removal of two units, relocation of the dog park area, increasing the tot lot area, and the addition of two more guest parking spaces for a parking ratio of 4.43 parking spaces per unit overall.

Mayor Arave asked for clarification on the increased setbacks. Sherrie Llewelyn replied that the setbacks had increased from ten feet to twenty feet from the sidewalk and with the addition of the new sidewalk, the setback would effectively be 29 feet from the curb.

Council Member Baskin commented that she appreciated all the accommodations and efforts that were made regarding the setback as it came at the cost of two units. She felt that years from now residents would be pleased with the streetscape.

Council Member Horrocks said that this was a perfect example of the community working together as this was generally a better project now.

Council Member Porter stated that everyone had to compromise on this project.

Council Member Hood said that while the project was getting there he would have liked to see a reduction of two more units.

Council Member Baskin moved that the City Council adopt Ordinance 2019-04 rezoning the property from RM-7 to P District for Orchard Grove Townhomes located at approximately 378 East Odell Lane, along with the proposed development agreement with the following findings and conditions:

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.**

Conditions:

- 1) **Existing or proposed utility services are adequate for the population and use densities proposed.**

- 2) **The CC&Rs and HOA will provide mechanisms to designate that garages of each unit are designated as primary resident parking and the individual driveway's primary use is for guest parking.**

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

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

Sherrie Llewelyn reported that this was the preliminary plan for the Orchard Grove townhomes.

Council Member Hood asked if this would be an administrative action at this point. Sherrie Llewelyn clarified that the approval of the preliminary plan was an administrative action.

Council Member Porter moved that the City Council approve the proposed preliminary plan for Orchard Grove PUD located at 378 East Odell Lane with no conditions. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

Council Member Horrocks recommended that a spelling correction to the word "residential" be made in Ordinance No. 2019-04.

5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR FOXBORO PUD, A SINGLE FAMILY DEVELOPMENT LOCATED AT 877 NORTH CUTLER, RED PINE INVESTMENTS, GARRETT SEELY APPLICANT

Sherrie Llewelyn reported that this property was located north of Lee's Marketplace. Red Pine Land made a purchase agreement with the current property owner, Leo Thurston, as well as a development proposal with a request for a General Development Plan and a rezone to a P District for 23 single-family lots. She presented the concept plan to those present which showed 3,400 square-foot lots with the majority of the lots at 40 feet wide and a depth of 82 to 85 feet. The smaller lots would have a width of 27 feet. The development would have private streets and a hammerhead turnaround. Each home would have a two-car garage and two-car driveway.

Access to the new development would be via Cutler Drive; however, as a portion of Cutler Drive adjacent to the site is a new road there would be moratorium on cutting into the street for five years. The proposed solutions included running the utilities down the side to connect to the older section of Cutler Drive or rebuilding the entire new section.

Sherrie Llewelyn presented examples of the type of architecture and said that the Planning Commission held a public hearing on the zone change and the general development plan and made a favorable recommendation. She explained the final zone change would come after the General Development Plan was approved.

Council Member Baskin commented that this project would be compatible with the area and that the designs and materials were first rate. She stated she was in favor of the project as it would provide more housing for families.

Mayor Arave asked if these lots sizes were similar to the adjacent development. Sherrie Llewelyn replied that these homes would be similar to the Stonehaven project with the addition of driveways on all the units.

Council Member Baskin asked if the development agreement would include a condition that two identical houses could not be placed next to one another. Sherrie Llewelyn replied that wording could be put in the agreement so that the same model or colors could not be next to each other.

Council Member Horrocks moved that the City Council approve the General Development Plan for Fox Hollow Homes located at 877 North Cutler Drive with the following conditions to be incorporated within the final zone change and development agreement approval:

- 1) **Final architectural design, materials, colors with no two homes similar side by side;**
- 2) **Submittal of a required development agreement; and**
- 3) **Final approval of the P District rezone.**

Council Member Horrocks asked if soil contamination needed to be addressed at the site. Sherrie Llewelyn replied that the developer had done soil testing and would have to remove any contamination during construction.

Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

6. CONSIDERATION OF RESOLUTION 2019-14R: A RESOLUTION AMENDING THE GENERAL DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT RELATED TO THE MULTI-FAMILY HOUSING APPROVED AT FOXBORO MARKETPLACE, LOT 7 LOCATED AT 790 NORTH CUTLER DRIVE, FOXBORO MARKETPLACE, CHRIS ROBINSON, APPLICANT

Sherrie Llewelyn reported that the developer held two additional community meetings regarding this development. The developer made several changes to the original plan including the relocation of the clubhouse and the pool to the north end of the property. All the buildings would now be three stories, the number of units was reduced to 120, and the parking was increased to

2.25 spaces per unit. She said that several issues which would need to be addressed at site plan review included increasing the landscape buffer to eight feet on the north property line, additional parking islands on rows that exceed 20 parking spaces, and the identification of three ADA spaces. The Planning Commission reviewed and recommended approval with ten conditions.

Council Member Horrocks commented that one of the concerns from the community meeting was the potential overcrowding of the schools. He said that he felt the developer had done everything to be accommodating to make the project work. Council Member Horrocks said the viability of the grocery store was a factor in approving this development and the end result was a good project. Council Member Baskin echoed these sentiments.

Council Member Porter said that the existing commercial was excellent. He said the commercial needed to be sustained and the apartment complex would help to support that.

Council Member Hood commented that the Council had just approved 23 single family homes near this development and that the City Council should stick to the original agreement of 102 units. He said that even though the developer had done a lot to obtain commercial development in this location he could not support this plan when he felt there was a better use for the property.

Council Member Baskin moved that the City Council approve Resolution 2019-14R and the proposed 3rd amendment to the Foxboro Marketplace Development Agreement with the following conditions:

- 1) An additional three ADA parking spaces be added to the site plan, as well as the required landscaped islands with trees**
- 2) Landscape buffers surrounding the parking areas be increased to 8' in width**
- 3) The minimum required landscape be increased in the development agreement from 20% to 30%**
- 4) Appropriately sized street trees be provided within the park strip along Cutler Drive**
- 5) Required street trees along Redwood Road be placed within the park strip and the park strip be of sufficient width to support the tree species chosen**
- 6) The proposed landscape berm along the east property line will be of adequate height to shield headlights of parked cars from Redwood Road traffic**
- 7) Fencing along the north property line be either composite fencing or masonry**
- 8) Fencing along the west, south and east property line be either composite split rail or wrought iron type decorative fencing, with appropriate pedestrian entries to Cutler Drive, the shopping center, and the Redwood Road Trail**

Council Member Horrocks seconded the motion.

Chris Robinson thanked the City Council for their efforts in reviewing the project and for those that attended the open houses. He said that the height of the buildings would be 45 feet and not the 40 feet shown in the packet.

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

7. CONSIDERATION OF RESOLUTION 2019-25R: A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ENTER INTO A CONTRACT WITH THE UTAH OFFICE OF OUTDOOR RECREATION FOR THE RECEIPT OF GRANT FUNDS TO BE USED FOR THE CONSTRUCTION OF A PORTION OF THE FOXBORO WETLANDS PARK

Ken Leetham reported that while all of the funding necessary for the completion of the project had not been obtained, that the City had been awarded a grant for the Foxboro Wetlands Park. Mr. Leetham gave an overview of the entire project, a 23- acre wetland divided into three pieces and bordered by Cutler Drive to Legacy Highway. He said that while the wetland was currently in various states of functionality, the concept plan included the re-creation of a water channel, the eradication of invasive plant species and planting of appropriate wetland plants, the construction of boardwalks, viewing piers, and a fishing pond on the west end of the site at the cost of \$1.7 million.

Ken Leetham said the \$150,000 grant would be used towards the creation of a pond on the west side of the park and the installation of the boardwalk. As the City would have two years to complete the project he suggested that the Council accept the grant award and then work diligently to obtain the funding for Phase 1. He said staff would work with Big West Oil to obtain \$105,000 which was promised for this project, as well as pursue in-kind work, apply for matching grants, or reduce the size of the project depending on the amount of funding obtained.

Council Member Baskin commented that there would be no diversion of funds from the General Fund or obtained through a tax increase. She asked about the potential for additional donations. Ken Leetham replied that there was a possibility for further donations and that staff would reach out to the local refineries as well as researching federal grants. He said Phase 1 would allow the public to access the wetlands via the boardwalk.

Mayor Arave asked what the different color designations represented on the concept map. Paul Ottoson showed which areas were jurisdictional wetlands, lowlands, highlands, and streams.

Council Member Baskin asked if there was an issue with phragmites in this area. David Frandsen replied that the Public Works Department was on the third year of phragmite removal.

Greg Gulso, 320 Boston Drive, expressed concern with mosquito abatement and feral cats in this area. Ken Leetham replied that he felt that the improvements to the wetlands would improve the mosquito issue by reducing standing water in the area.

Caralyn Bingham, 1053 Manchester Drive, commented that she was worried about flooding and asked how deep the pond would be. She asked that the boardwalks be constructed to avoid damaging the ecosystem there. Ken Leetham replied that the deepest part of the pond would be 15 feet deep.

Caralyn Bingham asked if the City would be liable for drownings once the pond was constructed. Ken Leetham responded that the City would have the same liability as they did today and said the area would not be inherently more dangerous. He said that no swimming or boating would be allowed.

Caralyn Bingham then asked when the completion date for the pond and boardwalks would be. Ken Leetham replied that the boardwalk and pond would have a two-year timeframe per the grant. He said that the City would need to assemble the funds to complete phase 1, and that phase 1 and 2 would take five years.

Council Member Horrocks moved that the City Council approve Resolution 2019-25R authorizing the City Manager, or designee, to enter into a contract with the Utah Office of Outdoor Recreation for the receipt of grant funds to be used for the construction of a portion of the Foxboro Wetlands Park. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

8. CITY COUNCIL REPORTS

Council Member Hood reported that the Youth City Council (YCC) was conflicted on whether they would host a 2019 movie in the park. He said the hesitation was selecting a movie that would draw a big enough crowd to make it worth it.

Council Member Horrocks commented that the problem was paying to show a movie and also finding a decent movie to show.

Council Member Porter said that if the YCC did the event that they needed to advertise well to ensure that the turnout was worth it.

Council Member Baskin asked how much it cost to rent a movie. Council Member Hood replied it was generally about \$400 to \$500.

Council Member Baskin felt that it was worth having the movie in the park to unify the youth in the City. Council Member Horrocks suggested having food trucks at the event.

9. MAYOR'S REPORT

Mayor Arave reported that the State Tax Task Force would be in Kaysville at the Davis Tech Business Resource Center on July 8th from 6-9pm. He invited the Council and residents to attend.

Mayor Arave spoke on the two community meetings that were held regarding the golf course management proposal. He said that it seemed like residents had split opinions on the proposal. Mayor Arave then reported on the South Davis Recreation District and the revision to their Master Plan. He said some improvements would be made which would cost several million dollars. There was also a proposal for a sports facility in the North Salt Lake area. He asked if CDA funds could be used and if the Council was interested in being more proactive in obtaining this facility.

Council Member Porter commented that it would be a matter of finding funding and obtaining the land.

10. ADJOURN TO CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING OR REASONABLY IMMINENT LIGATION; TO DISCUSS THE PURCHASE, EXCHANGE, SALE OR LEASE OF REAL PROPERTY

At 8:30 p.m. Council Member Horrocks moved to go into closed session for the purpose of talking about strategy on pending litigation and the acquisition of property. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

11. RECONVENE INTO REGULAR SESSION

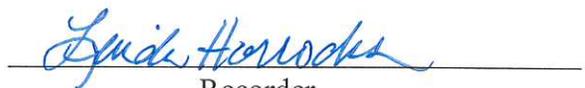
At 9:57 p.m. Council Member Horrocks moved to go out of closed session and into the regular session. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. Council Member Mumford was excused.

12. ADJOURN

Mayor Arave adjourned the meeting at 9:58 p.m.



Mayor



Recorder