

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
FEBRUARY 18, 2020

FINAL

Mayor Arave called the meeting to order at 6:44 p.m.

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

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: Taylor Spendlove, Brighton Homes; Dee Lalliss, resident.

Ken Leetham stated that the March 3rd City Council meeting would be canceled as City Hall is a polling location for the presidential primary election that day.

1. SUBDIVISION ORDINANCE DISCUSSION

Sherrie Llewelyn explained that the current regulations for subdivisions were not all in one area of the code so this revision would consolidate all the regulations into a new Title 13. She said this would be a brief introduction tonight with formal approval during the City Council meeting on March 17th. She then gave a brief overview of each chapter of Title 13. She reported that Chapter 1 included purpose, definitions, and method for appeals, Chapter 2 included administration and applications with information on certificate of occupancy, and Chapter 3 included the conceptual plan process including vesting and noticing. She said the new conceptual plan process would be 1) the plan would go to the Planning Commission 2) then reviewed by the City Council before the developer had spent significant funds on engineering work, etc. Preliminary and final approval of the plan would only require Planning Commission as they were administrative actions. This would not include Planned (P) Districts or rezones. Mrs. Llewelyn stated that Chapter 4 addressed minor subdivisions and a shortened review process, and Chapter 5 focused on major subdivisions including changes to preliminary design plan, the process through final plat approval, and assigning an address to corner lots based on which direction the home is most likely to front. She said Chapter 5 also included updates to detention basins, approval of the final plat, and warranty bonds, and Chapter 6 included requirements for planned unit developments as well as recreational vehicle and mobile home developments. The main

changes to the PUD section included density calculations and setbacks. She said Council Member Porter's recommendation for changing the perimeter setback to 25 feet, if the home had more than two stories against the property line to help preserve privacy, had been added. Mrs. Llewelyn explained that staff visited many North Salt Lake townhome developments built in the last several years, took measurements of all the spaces, and determined setbacks based off those observations and measurements particularly regarding alley loaded projects, units facing retaining walls and building separations.

Sherrie Llewelyn said Chapter 6 also included provisions for condominium subdivisions related to apartment buildings that were converted into condos as well as modifications to the condominium and mobile home sections to comply with the fair housing act. Mrs. Llewelyn commented that Chapter 6 also specified standards for establishing an HOA including a policy for developers to set up the care and funding of an HOA for the first several years. This would include a reserve fund established through a percentage of the closing costs.

Sherrie Llewelyn reported that Chapter 7 included plat amendments and lot line adjustments and said that under the current code plat amendments required a public hearing even though subdivisions did not require public hearings. The amendment would align with State Code and would only require a public hearing for a plat amendment if a public street or trail was vacated. Mrs. Llewelyn gave the example of a development in which a developer platted 18 units as one lot under a plat amendment. The developer only paid \$500 for staff to review all those units. Changes were made to ensure that a plat amendment was clarified as the rearranging of lot lines and not the creation of a new lot. This would ensure developers were paying their costs and the City was not overburdened.

Sherrie Llewelyn noted that Chapter 8 included general requirements such as the layout, design, lots, streets, landscaping, etc. She said one addition to the subdivision ordinance now specified that each lot would need a buildable area of 5,000 square feet with less than 30% slope, and also established right-of-way widths for private streets and ensured they were built to the same standards as public streets. Other changes in Chapter 8 included not permitting street names to contain a cardinal direction, limiting streets to a maximum grade of 10%, etc.

Sherrie Llewelyn said that Chapter 9 was related to essential improvements such as design standards, required improvements, curb, gutter, sidewalks, storm drainage, fencing, etc. She said the specification manuals would need to be updated and then adopted by the City Council per resolution.

The Council discussed how there were current road grades of 18% in the City and the prior approved grade was 12%. Sherrie Llewelyn said the developers were working with the fire district as they were against any lots on roads greater than 10% due to fire truck operation requirements.

Paul Ottoson said the developers were redesigning the layout but having difficulty with the tanks near Tanglewood Loop as they were built with the 12% grade in mind.

Mayor Arave asked what entitlements a developer would have once they obtained conceptual approval. Sherrie Llewelyn replied that the projects with conceptual approval did not need to meet the changes of this ordinance but did have to meet fire district requirements.

David Church explained that the fire district had specifications over and above City standards related to slope, grade, distances, etc. Sherrie Llewelyn said that the 10% slope change was to be more consistent with the fire district requirements.

David Church also said there were some alternative means and methods the developers could use to satisfy the fire district requirements on road access issues including fire sprinklers or water sources, but these methods would need the fire chief's approval.

2. ADJOURN

Mayor Arave adjourned the meeting at 7:07 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
FEBRUARY 18, 2020

FINAL

Mayor Arave called the meeting to order at 7:19 p.m. Council Member Natalie Gordon 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 Lisa Watts Baskin
Council Member Natalie Gordon

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: John Logan, Diann Lalliss, Dee Lalliss, Judy Naranjo, Delbert Dillingham, LaRae Dillingham, Mary Gadd, residents; Roger Graves, Golf Course Committee; Mark Anderson, Jonathan Ward, Zions Public Finance; Jason Hughes, Scott Hughes, Joe McAllister, Lake View Rock Products; Taylor Spendlove, Brighton Homes.

1. CITIZEN COMMENTS

Dee Lalliss asked about newspaper recycling and if there was any place in the City to drop off newspaper or cardboard recycling. Council Member Porter replied that he believed there was newspaper recycling drop-off at Adelaide Elementary.

Dee Lalliss then said he was unsure why he had seen the street sweeper out on garbage day and when there was still snow in the gutters. He asked about a schedule and if the City could notify residents of upcoming street sweeping to ensure cars were not parked on the street.

2. SENIOR LUNCH BUNCH PRESENTATIONS

Mayor Arave reported that seniors in the community met together on the second Wednesday of every month as the Senior Lunch Bunch. He stated that this was made possible dedicated volunteers.

Council Member Baskin stated that it was a pleasure to honor those who had done so much for the Senior Lunch Bunch. She said the group was established in February of 2013 and that Conrad Jacobson, LaRae Dillingham and Judy Naranjo were highly involved. She said Judy Naranjo was the engine behind setting up the events while the Dillingham's ensured the meetings were interesting. Council Member Baskin said the Council wanted to thank Judy Naranjo and LaRae and Delbert Dillingham for their services.

The Mayor then presented Judy Naranjo and LaRae and Delbert Dillingham with flowers and a certificate of appreciation.

3. CONSIDERATION OF RESOLUTION 202-04R: A RESOLUTION CREATING A GOLF COURSE OVERSIGHT COMMITTEE

Mayor Arave introduced three current members of the Golf Course Advisory Committee that were in attendance including John Logan, Court Huish, and Roger Graves. He explained that the golf committee meetings were generally several hours long, and this committee had worked tirelessly and had very good discussions. Mayor Arave said the City received an email from GreatLife stating that they would not be able to take over management of the golf course for this year unless the City accepted their proposal by March 15th. He said this was not an option for the City at this point, and that the general consensus of the advisory committee was to recommend closer oversight of the golf course operations. They recommended that the City Council form an oversight committee comprised of dedicated golfers and those who better understood course operations to advise and ensure accountability. There was some discussion about either a three-member or five-member committee, and the Mayor said that three members of the advisory committee (in attendance) had expressed a desire to also serve on the oversight committee. Those were John Logan, Court Huish, and Roger Graves.

John Logan addressed the Council and stated that there had been several golf advisory committee meetings and that while they were lengthy, the committee had come up with many good ideas. He said the oversight committee would be more closely involved and dedicated to the golf course, especially if they were familiar with the operations and game of golf. Mr. Logan said most of the municipal courses in Utah and in the US were losing money so GreatLife may be a good option to review in the future. John Logan said this committee could really help Brent Moyes do what needed to be done, especially as Brent's assistant had resigned. He also said corporate memberships were a great idea to help eliminate the deficit.

Council Member Horrocks asked if the committee was expanded to five members if the additional two members would be from the existing committee. Mayor Arave responded that the three members present were active golfers and had expertise in the field. He said the other members of the advisory committee may not have the time or passion to be on the oversight committee.

Mayor Arave said that it was already several months into the year and the city needed to get the oversight committee setup. He suggested that the City reach out to the community for additional members. Mayor Arave recommended a committee of five members representing the City, unless the City was using a management company. Then, it would be three from the City and two from the management company

Council Member Baskin asked if the City Council, the governing body, made the appointment, or if the Mayor recommended the appointment and the City Council approved it. Ken Leetham responded that the resolution was written differently as it provided for the governing body to make the appointments.

Council Member Baskin recommended that the resolution be revised to provide for the Mayor to make the recommendations and the City Council approve them. She suggested that the resolution be revised under paragraph two to read:

- 2) Committee members shall be recommended by the Mayor and ratified by the Governing Body and shall be made up of five individuals.

And that paragraph three be revised to read:

- 3) The Mayor shall nominate, and the Council shall ratify, one of its members to be a Council liaison or non-voting representative that should attend Committee meetings and provide general support to the Committee, as needed.

Council Member Gordon commented that she would like to “advise and consent” on the potential recommendations rather than just the Mayor making a recommendation for approval by the Council.

David Church recommended that paragraph two read:

- 2) Committee members shall be appointed by the Mayor with the advice and consent of the City Council and shall be made up of five individuals.

The Council had a discussion about reviewing and being involved in the selection of the committee members.

Council Member Baskin commented that she had attended one of the Golf Course Advisory Committee meetings. She said the committee had worked hard and lots of good ideas were circulated. She said that she would like to see a female golfer, who played in the ladies league, on the committee.

Mayor Arave said that the City could do some recruiting for applicants and he was happy to involve anyone who wanted to be a part of the selection process. He asked about terms for committee members.

Council Member Baskin asked how long the committee would last. Mayor Arave replied he thought it should be indefinitely. He suggested four year terms for committee members.

Council Member Baskin recommended a three term limit and also staggered terms to ensure longevity and institutional memory. *(Note: there were no term limits established.)*

Ken Leetham suggested that with the five committee members that two members serve four year terms and three members serve two year terms, for the initial appointments.

David Church said the language should be initial appointments would be two years and then four year terms after that. He said it would also make sense for the term to start March 1st to allow time for a new mayor and City Council to appoint members after an election, rather than January

Ken Leetham proposed changes to the resolution, which included section 1 with the addition of subparagraph d.

d. The terms of the members of the committee shall be staggered such that two members shall serve for a term of four years and three members shall be appointed for an initial term of two years and thereafter four years. Terms shall begin on March 1st of any year.

Changes to paragraph 2 to read: Committee members shall be appointed by the Mayor with the advice and consent of the Governing Body and shall be made up of five individuals.

Changes to paragraph 3 included: The Mayor shall appoint with the advice and consent of the Governing Body a member of the City Council as a liaison or non-voting representative that should attend Committee meetings and provide general support to the Committee, as needed.

The Council then discussed the City Council liaison appointment to the committee. David Church recommended that the Mayor would appoint with advice and consent. He said since this would be an official committee and a public body that it would be subject to the open meetings act. This also meant that the meeting agendas would need to be noticed, the meetings would need to be recorded, and minutes must be taken.

Council Member Baskin asked about a potential stipend for the Committee members. Mayor Arave replied that the Committee members would receive golf privileges.

Council Member Baskin moved to approve Resolution 2020-04R: a resolution of the City of North Salt Lake creating a golf course oversight committee with the following amendments as proposed and written into the record by Ken Leetham.

Ken Leetham proposed changes to the resolution, which included section 1 with the addition of subparagraph d.

d. The terms of the members of the committee shall be staggered such that two members shall serve for a term of four years and three members shall be appointed for an initial term of two years and thereafter four years. Terms shall begin on March 1st of any year.

Changes to paragraph 2 to read: Committee members shall be appointed by the Mayor with the advice and consent of the Governing Body and shall be made up of five individuals.

Changes to paragraph 3 included: The Mayor shall appoint with the advice and consent of the Governing Body a member of the City Council as a liaisons or non-voting representative that should attend Committee meetings and provide general support to the Committee, as needed.

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

4. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2020-03R: A RESOLUTION AMENDING THE 2019-2020 CITY OF NORTH SALT LAKE GENERAL FUND, REDEVELOPMENT AGENCY, HOUSING FUND, CAPITAL FUND, ROADS CAPITAL FUND, WATER FUND AND STORM WATER FUND BUDGETS

Janice Larsen reported that staff was proposing budget adjustments to several funds and reviewed the most significant changes in the General Fund including an increase of \$350,000 in Sales Tax as well as \$300,000 in Development revenues. She also said the contract for Fire Safety was \$115,000 under budget and a \$647,500 transfer was made to the Capital Support Fund to keep the Fund Balance below the State limit of 25%.

In the Redevelopment Agency Fund the revenues were related to Tax Increment revenues with actual revenue of \$324,000 from the Highway 89 RDA. A large percentage of the Tax Increment revenues were due to developers or were required to be set aside for low to moderate income housing projects. As a result, staff recommended an increase in the budget for development related expenditures and a transfer out to the Housing Fund. Another increase in this fund was for a development agreement to move power lines underground. There was also a \$25,000

matching grant available from Davis County for a project to improve building facades in the Highway 89 area. There would be a \$25,000 match required from the City.

In the Housing Fund the adjustment was to increase the transfer-in from the Redevelopment Agency and to increase the CDBG related to grant revenue and expenditures. In the Capital Projects Fund a significant budget increase would be required for a transfer-in from the General Fund. An expenditures budget increase is needed for the City Hall HVAC project. The net of the transfer-in and expenditure increase, result in a decreased in the Use of Fund Balance.

In the Road Capital Fund there were several projects expected to exceed budget with one new project that was added for the Main Street Reconstruction. Two of the projects would be funded with Impact Fee Revenue, one funded with State of Utah Grant revenue and the final project with C-Road Funds. The Use Fund Balance would be increased by \$520,000 with the majority as impact fee money.

Staff recommended a budget increase for several operating expense accounts and one capital project that came in over the bid for the Water Fund. The amount would be \$350,000. There would also be an increase for the Storm Water Fund with a budget increase for one capital project.

Mayor Arave opened the public hearing at 7:58 p.m. There were no public comments. At 7:59 p.m. Council Member Gordon moved to close the public hearing. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

Council Member Baskin commented that there was not a total for any of the funds and asked how much money was in excess. Janice Larsen replied that the budget adjustments would total zero. She said staff would send monthly financial statements with cash balances to the City Council. Ms. Larsen said excess revenue was from sales tax and building lines which were above budget.

Council Member Horrocks asked about the HVAC system retrofit at City Hall. Ken Leetham responded that the work was essentially finished at approximately the estimated \$250,000 cost. He said the control system was software based and responded well.

Mayor Arave asked if the \$750,000 for the landslide mitigation had been funded. Janice Larsen replied that the budget adjustment for the landslide was done in November 2019.

Council Member Horrocks moved that the City Council adopt Resolution 2020-03R: a resolution of the City Council of the City of North Salt Lake adopting an amendment to adjust the fiscal year 2019-2020 General Fund, Redevelopment Agency, Housing Fund, Capital Projects Fund, Road Capital Fund, Water Fund, and Storm Water Fund budgets.

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

5. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE 2020-08: AN ORDINANCE VACATING A PORTION OF ORCHARD DRIVE SOUTH OF EAGLEGATE DRIVE TO THE FRONTAGE ROAD

Sherrie Llewelyn reported that Brighton Development entered into a development agreement with the City Council to develop Village Station. This agreement provides for construction of various buildings including 27,000 square feet of commercial/retail, 16,000 square feet of office space, and up to 424 dwelling units in four-story buildings. When the Development Review Committee (DRC) reviewed the site plan for Village Station, she said they had several concerns regarding the proposed on-street parking. Those concerns included difficulty in snow removal, traffic safety from vehicles backing into travel lanes, and vehicular traffic conflicts between passenger cars and truck traffic from the gravel pits to the south of the location.

The Planning Commission did make a favorable recommendation including that the road would remain a public street to preserve the City's rights on Orchard Drive. The DRC recommended vacating Orchard Drive from Eaglegate Drive to the frontage road. She said the City sent notices to all the abutting property owners and those within 300 feet of the property including those entities who would have an interest in this road. She said staff received an email response from Lakeview Rock Products.

Mayor Arave opened the public hearing at 8:08 p.m.

Joe McAllister, Lake View Rock Products, commented that he was the general counsel for Lakeview. He presented the City Council with a map showing northbound and southbound access along Orchard Drive, Main Street, and the I-15 frontage road. He said this map illustrated the area affected by the proposed change and traffic flow. Mr. McAllister said vacating this section of the road would not allow them access to I-15. He said ultimately this road was the only access from the City to the I-15 frontage road. He said they were not against this development but that State code 10-9A-609.5 specified that the legislative body may adopt an ordinance granting a petition to vacate some or all of a public street or municipal utility easement if the legislative body finds that a) good cause exists for the vacation, and b) neither the public interest nor any person will be materially injured by the vacation. Joe McAllister said everyone to the south of the intersection would be materially injured by a vacation. He said if a 10-wheeler could not access this street than a snow plow and fire engine would not be able to either.

Joe McAllister then said the purpose of the work at the Monte Thomas property was to reclaim the property to become developable land. He said the intention of Lakeview Rock Products was to build an office tower, but without Orchard Drive this would be unfeasible. Mr. McAllister also said the reclamation would be completed in the next ten years with over 100 acres of developable

commercial space that would not have access to Orchard Drive and could not be developed at that point.

Joe McAllister said there was no way to access their pit, which was used for development projects in the City, except for across Orchard Drive. He disclosed that they had been contacted by Crescent Excavation, who was hired by Brighton, to provide 15,000 yards of fill dirt for this project. Mr. McAllister said ironically that Lakeview would be required to haul the material from the pit, up Orchard Drive to the project but would then be blocked from using that road. He urged the City Council to maintain access to Orchard Drive.

Taylor Spendlove, Brighton Homes, commented that he signed all the construction contracts and had not awarded a contract to Crescent Excavation. He then said they had used Lakeview Rock Products in the past. Mr. Spendlove said the development agreement addendum showed on-street parking and as long as that was allowed he did not care whether the road was private or public. He said the parking was placed in the center of the street to allow for snow storage along the curb and also to create a traffic calming measure.

Joe McAllister said that one concern with designing these radiuses and other methods for prohibiting large truck traffic was that this would also prohibit moving trucks, delivery trucks, fire engines, etc. or force them to go over the curbs. He said there were consequences to trying to prohibit a certain type of large truck.

At 8:26 p.m. Council Member Mumford moved to close the public hearing. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

Council Member Mumford asked if the City owned or just maintained the I-15 frontage road. Paul Ottoson replied that the frontage road was on State property but the City maintained it.

Mayor Arave and Council Member Porter commented that Orchard Drive used to be a private street.

Ken Leetham stated that these land uses the City Council approved were incompatible with large truck traffic and the City's goal was to prohibit large trucks and require them to find an alternative route to gravel operations. He said staff's objective was that this road no longer be used as a truck route.

Mayor Arave asked about future redevelopment if the road was vacated at this time. Ken Leetham said the Planning Commission recommended against the vacation and he felt that it was fine to continue to allow public access on this section of Orchard Drive.

Council Member Horrocks asked if the DRC addressed larger vehicles accessing this road. Ken Leetham replied affirmatively.

The City Council discussed the vacation and a potential public easement, snow removal, the connection with the I-15 frontage road, and development of and access for the neighboring property.

Council Member Mumford asked about the potential for a stub street for the future redevelopment of the neighboring property. Ken Leetham addressed the 100 acres to the south that would be redeveloped and said a frontage road could provide good access.

Sherrie Llewelyn summarized the Planning Commission's recommendation for Orchard Drive to remain public. She said they were concerned with future uses such as transit or pedestrian and bicycle traffic and felt like snow removal was an issue that could be dealt with. They also felt that if truck traffic became an issue ordinances could be passed to change the speed limit or weight limitations on the road. The Commission felt there were alternate routes for gravel truck traffic.

Council Member Horrocks asked about a realistic timeline on the completion of mining the Monte Thomas parcel. Ken Leetham clarified that as this road was previously a private road with no truck access that the City would prefer this to still be the case. He hoped that the mining of the Monte Thomas parcel would be completed quickly as this may relieve some of the pressure to use the road as a truck route.

Joe McAllister replied that mining was based on market demand but the reality was their pit was difficult to access. He said the timeline for completion of the Monte Thomas parcel was years and not decades. Mr. McAllister commented the plan to redevelop the property was less than 19 years but it depended on demand.

Council Member Porter asked if the existing frontage road farther north was also owned by UDOT. Sherrie Llewelyn replied that it was owned by UDOT but Brighton would be improving the property with turf and trees, etc.

Council Member Horrocks said there were two issues including whether to allow gravel trucks to access this road and the proposed radius of the road. Mayor Arave said the first question was whether to vacate the road and then reviewing the development.

Council Member Mumford spoke on the purpose of the road and why it would need to be vacated. Ken Leetham replied that Brighton wanted on-street parking for the commercial aspect of the development. He said it was not crucial for the road to be vacated especially due to the 100 acres that may be developed in the future.

Sherrie Llewelyn commented that the radiuses of the road could be adjusted to allow for fire trucks and emergency vehicles.

Council Member Horrocks moved that the City Council deny the vacation of a portion of Orchard Drive south of Eaglegate Drive to the frontage road. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

6. CONSIDERATION OF A SITE PLAN FOR VILLAGE STATION AT EAGLEWOOD, BUILDINGS 1, 2 & 3 LOCATED AT APPROXIMATELY 420 SOUTH ORCHARD DRIVE, BRIGHTON HOMES UTAH, APPLICANT

Sherrie Llewelyn reported that the site plan was for buildings one, two, and three for Village Station at Eaglewood. The Planning Commission made a favorable recommendation with four conditions including that lot 3 be recombined or a plat amendment be approved with the open space to be maintained by the HOA. The second condition was related to mitigating rock fall hazards with the recommendation for mesh wire to catch boulders per the geologic hazards report. The third condition was correction of engineering redlines, and the fourth condition was that within the on-street center parking on Orchard Drive that the landscaping islands be increased in size and a pedestrian crosswalk be provided at midblock through the island at the driveway intersections.

The development would include four story buildings with amenities such as a swimming pool, clubhouse, bike and ski equipment lockers, and extensive landscaping. The developer would be required to improve the property between the property line and the curb along Highway 89, which included the City trail. The proposed architecture would be contemporary modern style with high quality materials of brick, masonry, and stucco with metal accents and balconies. Building three would have tuck under garages with carports and detached garages for buildings one and two. The height of the buildings would be 50 feet and conformed to the maximum height allowed per the agreement.

The amended development agreement established the required parking ratios of 382 spaces with 54 garage, 193 carport, 79 on-site surface, 45 on-street surface, and 10 street adjacent. There would also be 368 parking spaces for the commercial shared use during peak demand. The required landscaping would be 25% of the site with a reduction to 20% if the UDOT parcel along Highway 89 was landscaped. It was noted that the site was seven acres in size and the proposed landscaping was 1.55 acres (at 22% of the site) plus 1.1 acres of landscaping on the UDOT parcel for a total of 2.65 acres. UDOT confirmed that the developer was approved to install and maintain the landscaping in the right-of-way.

The site was not proposed to be fenced at this time and would provide pedestrian access to the Highway 89 trail as well as the hillside trail. The lighting shown on the plan was required to conform to the City-adopted residential standards.

Mayor Arave disclosed that he had a business relationship with Ezra Nilson who was part owner of this property. He asked if the UDOT property would be affected by bus rapid transit (BRT). Sherrie Llewelyn replied that she did not think it would be affected as the BRT station was proposed to be north of Eaglegate Drive.

The Council discussed truck access and traffic.

Council Member Baskin said that the DRC felt the road was incompatible with truck traffic but asked if the road was reconfigured if this was something the developer and Lakeview could live with for 9-20 years while the mining was completed.

Council Member Porter asked about designating the difference between a truck access and a truck route. He gave the example of signage for local truck traffic only. Ken Leetham said the City was approving a land use plan and how this was incompatible with those types of trucks. He said the City needed to provide a solution.

Mayor Arave commented that there was prior litigation related to Orchard Drive as a private road. David Church replied that previously a developer and the City were sued by Lakeview due to the road being closed. He said there was a proposed compromise but the lawsuit was dismissed without prejudice. He said a business was entitled to some access but it was a different standard than vacating and not allowing trucks.

Council Member Mumford asked about angled parking versus parking in the middle. Sherrie Llewelyn said the change was due to snow plows, reducing U-turns, and providing one way access to prohibit crossing both lanes of traffic.

Sherrie Llewelyn commented that center parking was similar to parking found on Provo Center Street.

Council Member Mumford asked about the retaining wall around the open space near building two. He asked how high the retaining wall would be and the height of the drop off there. Taylor Spendlove commented that there was a significant slope of 0-6 feet that would be retained and included landscaping with railing on the top. He also said there may be a second pool at that location.

Mayor Arave asked about the road radius. Taylor Spendlove replied that the radius would need to meet the fire code standards. He said there was room to adjust the radiuses.

Council Member Porter asked about detention. Paul Ottoson replied that the detention basin was very large and designed to handle all of the water from the north.

Sherrie Llewelyn stated that a condition could be made to adjust the turning radius.

Council Member Porter moved that the City Council approve the site plan for Village Station at Eaglewood, for buildings 1, 2 & 3 at approximately 420 South Orchard Drive with the following recommendation that:

- 1) Orchard Drive at Eaglegate Drive roundabout to the Frontage Road would not be vacated and would remain a public street with the allowance of on-street parking as depicted and configured in the proposed site plan.**

He added the following conditions:

- 1) Lot 3 that had been separated for taxing purposes would be re-combined or a plat amendment approved;**
- 2) The rock fall hazard would be mitigated to the satisfaction of the City engineer and City geological consultant by removing the largest rock fall hazards and providing barriers for any future rock fall;**
- 3) Correction of engineering redlines; and**
- 4) Review turning radius to meet fire code requirements.**

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

Council Member Baskin explained that things were premature and the cart was before the horse. She felt that this may be creating a problem that could lead to litigation.

7. CONSIDERATION OF RESOLUTION 2020-06R: A RESOLUTION AUTHORIZING THE ISSUANCE OF WATER REVENUE REFUNDING BONDS; AND RELATED MATTERS

Ken Leetham reported that the resolution in the packet would provide for the refunding of the 2010 water revenue bonds. He said the call date for the bonds was March 1, 2021 but this resolution would allow the City to be prepared to act quickly if necessary. Mr. Leetham said Zions Bank provided several options and dependent upon interest rates, some action could be made in December of 2020. He said this resolution would allow Zions Bank to prepare ahead of time.

Ken Leetham said the last payment for the 2015 water bond had two more payments including March 2020 and March 2021. He also said there was \$2.5 million left for the 2010 bond. He introduced Jonathan Ward and Mark Anderson with Zions Bank.

Mark Anderson reported that the City had a successful transaction with the sales tax bonds which netted savings for the City. He said the parameters resolution would set a maximum amount, maximum interest rate, discount, and designate an individual to make a decision, etc. He said there were several options including refunding the bonds now or in December, with similar interest rates, with savings of around \$210,000.

Council Member Baskin asked about section 6 related to the delegation of authority from the City Council to the appointed designee and if this meant it would not come back to the City Council for adoption. Mark Anderson said that as long as the decision was within the parameters the Council had adopted, that would be the case. He said this was standard practices and the 24 hour timeline was due to daily interest rate changes.

Mayor Arave asked how much time was left on the bonds. Mr. Anderson replied that they would mature in March of 2031. He said interest rates were at historic lows.

Council Member Mumford commented that he appreciated the analysis and asked for a copy. Ken Leetham said it would be presented during the upcoming budget process.

Council Member Baskin asked about Section 2-B and the designated officer having the use and deposit of the proceeds of the bonds. Mr. Anderson replied that it was designating where the bonds would be deposited including the old bond fund and paying the cost of issuance. He said the language was standard in Utah and they had never had an issue.

Ken Leetham commented that this was eight to ten months before any action needed to be taken.

Council Member Horrocks moved that the City Council adopt Resolution 2020-06R authorizing the issuance and the sale of not to exceed \$3,000,000 aggregate principal amount of Water Revenue Refunding Bonds. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

8. CONSIDERATION BY MOTION TO APPROVE A BEER LICENSE FOR MAVERIK AT 24 NORTH REDWOOD ROAD

Sherrie Llewelyn reported that the new Maverik required a new beer license under City statute 3-2-3. The beer license would be classified as a Class B Beer License. They were required to provide a \$2,000 bond, submission of their health department permit, and a \$300 application fee. She said the State required local consent of the license.

Council Member Mumford moved to approve the Class B Beer License for Maverik at 24 North Redwood Road. Council Member Gordon seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

9. CONSIDERATION OF RESOLUTION 2020-05R: A RESOLUTION APPROVING A PROGRAM FOR CORPORATE MEMBERSHIPS AT EAGLEWOOD GOLF COURSE AND AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE

Ken Leetham stated that the City was looking at starting a corporate membership program for the golf course, and referred to the resolution begin considered. He said the governing terms were attached to the resolution and were related to tee times, authorizations, behavior, and payment, etc. Mr. Leetham said this program was another initiative that had originated from the Golf Course Advisory Committee. Mr. Leetham said staff would have a recommendation soon for rate increases.

Mayor Arave asked about the proposed membership pricing. Brent Moyes said he researched programs at other courses and proposed \$2,000 to \$2,500. He said this did not include cart fees which was \$14 per 18 holes.

Mayor Arave asked Roger Graves if he felt \$2,500 was appropriate. Roger Graves suggested that the program be referred to as business memberships as it was less formal. He said one of the objectives of the membership was to generate upfront revenue for the course. He said \$2,500 seemed right as it was not overwhelming for smaller businesses. Mr. Graves said Valley View did something similar but included the cart fee.

Council Member Porter was in favor of the term "business membership" as there were smaller businesses that would be interested, but were not corporations.

Council Member Mumford said there could be an annual dinner for those with memberships. He also said that there should be a badge or other signifier and a sign in the clubhouse showing membership. He recommended that it be a full-blown program with membership add-ons for bigger companies and said that the membership should be a big deal that was tied to tournaments, catering, etc.

Council Member Baskin asked for the cost per player. Brent Moyes responded that it was \$46 per player and did include the cart.

The City Council discussed the \$2,500 amount and if it was enough, corporate versus business terminology, unused tee times, and overuse of the benefit.

Ken Leetham commented that he felt on average that the membership would make money for the course. He said that there were currently dead times on the weekdays. David Church said that the course would only lose money on people who would have golfed anyway and purchased the membership to play for a cheaper rate. He said otherwise the membership would attract new people to play the course.

Council Member Mumford asked how many tee times were available per day. Brent Moyes replied that there were tee times every eight minutes and said that 30 memberships would not overwhelm the course.

Council Member Mumford moved to approve Resolution 2020-05R: a resolution of the governing body of the City of North Salt Lake approving a program for corporate memberships at Eaglewood Golf Course and amending the City's Consolidated Fee Schedule. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

10. CONSIDERATION BY MOTION TO AUTHORIZE THE CITY MANAGER TO SEEK BIDS FROM QUALIFIED CONTRACTORS FOR EAGLEWOOD GOLF COURSE CLUBHOUSE REPAIRS AND IMPROVEMENTS

Ken Leetham reported that a lot of work was needed at the Eaglewood club house, including repairs to the exterior, concrete repair, railing repair, and general upgrades to the deck. He said this action was not committing to any funds but just a request to seek bids. These bids would then come back before the City Council.

Council Member Horrocks asked about obtaining an estimate from Bartile roofing, as they were a local company and residents of the City. Brent Moyes replied staff had previously obtained a bid and would obtain a more current bid from Bartile.

Council Member Baskin moved that the City Council authorize the City Manager to solicit proposals for general repairs and improvements at the Eaglewood Golf Course Clubhouse. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

11. CONSIDERATION OF ORDINANCE 2020-09: AN ORDINANCE AMENDING TITLE 4, CHAPTER 4 RELATED TO PROHIBITED NOISE AND BUSINESS HOURS OF OPERATION

Sherrie Llewelyn reported that a new business was looking to relocate to the City but had concerns related to the noise ordinance. She said the current ordinance prohibited loading operations, such as loading or unloading boxes, crates, etc., between the hours of 10:00 p.m. and

7:00 a.m. Mrs. Llewelyn suggested that this be modernized and this wording removed. She said it was not currently being enforced and detrimental to businesses in the industrial park.

Council Member Porter asked if it made sense to limit this to the industrial area or if something else needed to be in place for other areas. Sherrie Llewelyn replied that nuisance ordinances could be enforced for residential areas.

Sherrie Llewelyn clarified that the only change to the ordinance would be the removal of wording in section 4-4-2: Regulated Noise: It shall be unlawful to cause, permit or perform the following acts between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) P.M.:

- A) Loading Operation: To load, unload, open, close or otherwise handle boxes, crates, containers, building materials, garbage containers or similar objects.

Council Member Gordon expressed concern and felt it would be a free-for-all for businesses to make noise at night especially backing up trucks. Sherrie Llewelyn said there was other noise ordinances that could apply.

The City Council asked about complaints and to what zones this should apply, including MD, MG and CG zones.

Council Member Porter moved to approve Ordinance 2020-09 amending Title 4, Chapter 4, pertaining to noise regulations and business hours of operation as proposed with the following findings:

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies, of the city.**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in this title.**
- 3) This amendment would only apply to the MD, MG and CG industrial zones in the City.**

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

12. CONSIDERATION OF RESOLUTION 2020-02R: A RESOLUTION ADOPTING GUIDELINES RELATED TO CITY EMPLOYEES AND VOLUNTEERS INTERACTING WITH MINORS

Ken Leetham reported that he felt it would be appropriate for the City to adopt guidelines related to employees and volunteers that interacted with minors. He said there was one area on which the Youth City Council advisors provided feedback, which was related to travel. He said the

current policy required two adults be present at all times for any activities with a minor. Mr. Leetham said the policy was reviewed by David Church and John Tobin. The section that caused some concern was related to two authorized adults in the car with multiple children in the vehicle for the purpose of travel.

Council Member Gordon explained that there was a conference in Logan and currently there were three adult advisors and nine youth. She said this made it difficult as they would need three more chaperones to make it work. Ken Leetham said that one solution would be to rent a large van. He also said there could be a potential carve out for youth fourteen and older. He said it was important to adopt the resolution now so training could occur.

Mayor Arave referred to the guidelines related to copying parents on social media messages and said that the policy needed to be followed.

The City Council discussed clarifying item two under “Communicating with Minors” to read: 2) “Absent emergency circumstances, if a City employee or volunteer needs to communicate directly with an individual minor via electronic communications (including social media), the minor’s parent or legal guardian must be copied.”

Mayor Arave asked about item three related to photographing or filming a minor. David Church commented that a waiver related to consenting to photography and use could be signed.

Council Member Gordon said she did not want to be concerned about the safety of the youth so she would be supportive of keeping the language of two adults in the car with the kids. She said she did not want this to stop anyone from attending the conference. Ken Leetham replied that staff could look into renting a vehicle.

Council Member Mumford asked how this governed police officers and if the resolution guidelines would cause any problems with the police department such as the DARE officers. Ken Leetham replied that there were circumstances where officers were in the schools. He said this training and policy would be in place. He said the police department had their own rules of conduct and policies.

David Church said this resolution and guidelines were being adopted to protect kids and the City. He said the dilemma was not having a policy that could be breached, or having no best practice to protect kids. He said some policy was better than none at all and training would be provided to employees.

Council Member Baskin asked about summer recreation programs with minors working with other minors. David Church replied that they would need to do training as well.

Council Member Mumford moved that the City Council approve Resolution 2020-02R: a resolution adopting guidelines related to City employees and volunteers interacting with minors with the following adjustment that subsection two be changed to “Absent emergency circumstances, if a City employee or volunteer needs to communicate directly with an individual minor via electronic communications (including social media), the minor’s parent or legal guardian must be copied.” Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

13. APPROVE CITY COUNCIL MINUTES

The City Council minutes of February 4, 2020 were reviewed and approved. **Council Member Horrocks moved to approve the City Council meeting minutes of February 4, 2020 as amended. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.**

14. ACTION ITEMS

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

Council Member Gordon asked about glass recycling services. Council Members Porter and Horrocks replied that it was no longer feasible and services were limited throughout Utah.

Council Member Baskin reported that the neighborhood meeting with South Davis Sewer would be held tomorrow at 7 p.m. in Foxboro.

Council Member Gordon mentioned the annexation meeting with Salt Lake tomorrow at 2 p.m. at City Hall.

15. COUNCIL REPORTS

Council Member Porter spoke on an incident in which a bike rider hit the tracks on Main Street where the street and tracks are at an angle and that there was only one existing sign. He suggested a better sign be installed warning cyclists. Paul Ottoson commented that staff applied for a grant application for Main Street, which would put sidewalk on both sides of the street.

Council Member Baskin thanked the City for putting together the Senior Lunch Bunch recognition.

16. MAYOR’S REPORT

Mayor Arave had nothing to report.

17. CITY MANAGER'S REPORT

Ken Leetham reported that the Salt Lake City Council had reached out about hosting a meeting related to the annexation. He said the meeting would be the following day at 2 p.m. at City Hall. Mr. Leetham said the airport director, several Salt Lake City Council Members, several City Council members, the Mayor, and staff would be in attendance.

Ken Leetham then reported on a meeting that the Mayor and he attended with UDOT, West Bountiful, and Woods Cross related to Legacy Highway. He said the cities would request UDOT to perform a study on the impacts of the truck ban and speed limit increase, and UDOT had set aside money for the study. He said there was also a discussion of what the cities could do including berming, landscaping, and wire barriers, etc.

Council Member Baskin asked how much was being set aside for the study. Ken Leetham replied that it was approximately one million dollars.

Ken Leetham then said he would send legislative issues to the City Council via email.

18. CITY ATTORNEY'S REPORT

David Church commented that if the Council was going to discuss how dangerous a City street was in an open meeting that signage would need to be installed as soon as possible for the dangerous situation on the Main Street tracks. He said once the City knew of a hazard then reasonable steps had to be taken.

Ken Leetham asked if the City Council wanted to go into closed session to discuss an email regarding contract negotiation.

Council Member Baskin moved to go into closed session.

David Church said this was not an item that could be discussed in closed session.

Council Member Baskin withdrew her motion.

Ken Leetham spoke on the GreatLife contract and asked if the City Council wanted to wait until next year or if they wanted to enter into a contract by March 15th. The City Council determined that they were not inclined to enter into a contract with GreatLife this year.

19. ADJOURN

Mayor Arave adjourned the meeting at 10:53 p.m.



Mayor



City Recorder