

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

**FINAL**

This meeting was held electronically via Zoom. The host site was located at 10 East Center Street in North Salt Lake.

Mayor Arave called the meeting to order at 6:06 p.m.

PRESENT: Mayor Len Arave  
Council Member Lisa Watts Baskin arrived at 6:17 p.m.  
Council Member Natalie Gordon  
Council Member Brian Horrocks  
Council Member Ryan Mumford  
Council Member Stan Porter

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; Tyler Abegglen, Golf Course General Manager; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Karen Mills, John Logan, Golf Course Oversight Committee; Dee Lalliss, resident; Taylor Spendlove, Brighton Utah; Patrick Packer, G8 ThinkQ, JRay, unidentified.

1. CITIZEN COMMENT

There were no citizen comments.

2. ENGINEERING DEPARTMENT REPORT

Paul Ottoson reported on several current and upcoming projects including the Deer Hollow Park pump house landscaping project. He showed the new design provided by MGB+A and spoke on several existing issues with the site such as the slope and existing wall. The existing wall would be moved which would help with the slope issues. Mr. Ottoson said one existing tree could be preserved and the project would go out for bids next week.

Mayor Arave asked about the funding for this project. Paul Ottoson replied that this project would be paid for through the Water Fund. As the project was over budget it would be brought back before the City Council for a budget adjustment.

Paul Ottoson reported on the Centennial waterline replacement project. He showed the site location which would run from Raygene Way to Gary Way. Mr. Ottoson said the project had been delayed until September due to the contractor's schedule. The work would now be broken up into four sections due to the delay. There would be short periods of time when the water would be shut off and driveways would be blocked but residents would be notified in advance. He said this project would take 45 days to complete.

Mayor Arave asked if this project would be completed by October. Paul Ottoson replied affirmatively.

Paul Ottoson then reported on the Union Avenue storm drain project. The bids received for this project were 50% over budget so Mr. Ottoson stated that the Public Works Department would be completing the work in-house. As it took time for staff to obtain the permits and approvals from UTA they have just begun working on removing the phragmites on the site.

Paul Ottoson reviewed the next project which was the Eaglepointe landslide repair. He showed pictures of the site which included removal of a building and grading of the site. He said the Eagleridge Tennis Club asked to make changes to their site, including moving the parking lot and provided staff with a site plan. He added that the site plan would go to the Planning Commission for review.

**Council Member Baskin arrived at 6:17 p.m.**

Paul Ottoson then spoke on the Eaglewood Village Trail project in conjunction with the landslide repair project and said the completed trail would connect to the Wild Rose Trail.

Paul Ottoson reported on the 1100 North chip seal project that extended into the Foxboro area. He said temporary striping was in place but the permanent striping had not yet been completed. The contractor would return in two weeks to complete the project.

Paul Ottoson reviewed the projects that were currently in design including the Public Works settling basin and wash bay area, which were being updated per State requirements, the Eaglewood Golf Course hole #14 storm drain, and the UTA bus shelters, which would also include concrete pads for ADA compliance. He explained that currently the storm drain at Eaglewood Golf course near hole #14 went from the golf course through two properties and out into the street. As roots from the resident's trees have blocked the pipes a new pipe would run along the tree line on the north side out to Eaglewood Drive and down to the intersection to tie into the storm drain system there. Mr. Ottoson said this project would go out for bid next year.

Paul Ottoson spoke about the UTA bus shelter project and said the shelters would be ADA complaint with concrete work and retaining walls. The City received a grant that would require UTA to pay 75% of the project with the City to cover the remaining 25%. UTA would also add

benches and trash cans to the shelters. He said the City would pay for their portion of the project with Prop 1 funding.

Council Member Horrocks commented on the Eaglewood hole #14 storm drain project and that there seemed to be a lot of water in the area as well as along Foxhill Drive. He asked about the possibility of using the storm drain water to build a water feature at the golf course entrance sign near hole 14. Paul Ottoson replied that staff could review this possibility.

3. APPROVAL OF A PROPOSAL TO PROVIDE LANDSCAPE ARCHITECTURAL AND MASTER PLANNING SERVICES FOR THE RE-DESIGN OF HATCH PARK. G. BROWN DESIGN, INC. IN THE AMOUNT OF \$19,080

Ken Leetham reported on the Hatch Park re-design, which would include the existing park property and the surrounding properties. He said G. Brown Design had provided a proposal for the master plan of Hatch Park in collaboration with City staff. The cost of this plan would be \$19,080. He said that while this proposal was less than \$25,000 he wanted the City Council's input on this project since it was such an important part of the Town Center plan. Mr. Leetham explained that the funding for the plan would come from the Park Fund. He said all but three properties surrounding the park had been purchased.

Council Member Porter commented that Hatch Park would be a great place for a water feature.

Council Member Horrocks mentioned the City Creek area of downtown Salt Lake City and how the water was previously underground and was now used as a creek running through the shopping mall. He said a meandering stream with a bridge would be a nice feature in Hatch Park.

Council Member Mumford was in agreement and said the Deer Hollow Park water feature was a big draw.

Ken Leetham commented that staff would reach out to the City Council and others for feedback and ideas on what should be included in the re-design of Hatch Park.

**Council Member Mumford moved that the City Council authorize the City Manager to enter into a contract with G. Brown Design for design services related to the Hatch Park expansion project as proposed for \$19,080. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter via Zoom chat.**

4. CONSIDERATION OF RESOLUTION 2020-23R: A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE FOR CERTAIN FEES AND CHARGES AND ADOPTING RULES AND POLICY GUIDELINES FOR THE EAGLEWOOD GOLF COURSE

Tyler Abegglen proposed an increase to the City's fee schedule for golf course driving range balls with the small bucket of 45 balls to be \$5, the medium bucket of 75 balls to be \$8 and the large bucket of 105 balls to be \$10. In addition, he would like to add a \$10 spectator cart fee. Mr. Abegglen then reviewed the new golf course policy highlights, which included general rules and guidelines of course use, player, employee and course conduct, employee golf privileges, employee discounts, and employee ethical statements. He said a formal golf course policy manual would help to regulate, monitor and enforce items of business at Eaglewood. This would allow for improved golf course operations with no confusion for employees or customers.

Mayor Arave provided several changes to the policy manual including the addition of "for a paid fee" to the sentence: "the current General Manager and their assistants or designees are the only people authorized to teach or instruct players at or on the golf course for a paid fee" as well as the phrase "or any other substances" to the sentence: "Usage of or being under the influence of illegal drugs or any other substances while on the premises." He also suggested changes to the following paragraph: "Non-Golf Course, Full-Time City employees, Mayor, members of the City Council and Golf Oversight Committee shall receive free golf (no greens fees) and range balls, but shall be required to pay for their cart fees, if applicable. Free golf greens fees apply during off-peak times only and shall not apply on weekends or holidays before 2:00 p.m. Any employee wanting to play during peak times (Saturday, Sunday and Holidays before 2:00 p.m.) will be charged the normal fee."

Council Member Horrocks mentioned there was a typo under the "lifetime public servant policy" and that "green frees" should be changed to "green fees". He asked for clarification on the policy about additional riders on the golf carts. Tyler Abegglen replied that there was a fee for each rider/player or a spectator fee. These fees would be for 9 or 18 holes.

Mayor Arave asked about the lifetime public servant policy. Tyler Abegglen responded that when researching other golf courses he discovered this policy and would like to have further discussions with the Council and golf committee. He felt that this was a great benefit for those that were eligible.

**Council Member Mumford moved that the City Council approve Resolution No. 2020-23R: a resolution amending the Consolidated Fee Schedule for certain fees and charges and adopting rules and policy guidelines for Eaglewood Golf Course as amended. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter via chat.**

Tyler Abegglen commented that the golf course was \$5,000 ahead for the driving range compared to this time last year.

Mayor Arave asked if lessons were being held right now. Tyler Abegglen replied that John Broberg was holding a ladies' clinic and Brent Moyes had been doing one lesson a day. He said they were pushing for more lessons.

5. CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR NSL CITY CENTER PHASE 1 (25 EAST CENTER STREET) AND 2 TO INCLUDE AN ADDITIONAL 2.5 ACRES, LOCATED AT 71 NORTH HIGHWAY 89, BRIGHTON UTAH, APPLICANT

Sherrie Llewelyn reported that Brighton Homes was in the process of acquiring the property located at 71 North Highway 89. This property currently contained the Chaparral Fire Protection building, which would be replaced with 29 townhome units. She showed a site plan with the old layout and then the new proposal. She explained that one of the applicant's requests was to move six units and incorporate them into Phase 2 on the new property.

Mrs. Llewelyn said that on June 12, 2018, the Planning Commission recommended approval of the NSL City Center General Development Plan. The City Council approved this plan on June 19, 2018. This plan included the commercial office building, which has been built across from City Hall, and 56 for-sale townhome units on 3.65 acres. The proposed amended plan would include an additional 1.55 acres for a site total of 5.2 acres. An additional nine units would front Highway 89 north of the existing units. The setbacks, sidewalk improvements and park strip would match the existing units. An additional 20 feet of right of way would be dedicated along Highway 89 for future expansion of the Bus Rapid Transit (BRT). A pedestrian pathway and landscaping would be provided between the buildings with 21 feet in width to accommodate landscaping on either side. She explained that the proposal for the current walkway was four feet and staff recommended this width be increased to five feet.

Sherrie Llewelyn said staff requested the applicant adhere to the new draft subdivision ordinance and maintain a 15-foot property boundary from all units to provide adequate space for private rear yards, pedestrian circulation, and visual aesthetic separation. She explained that there would be 29 new units and 6 relocated units from phase 1 with 27 of those units to have full-length driveways. An additional 13 guest parking spaces would also be added to the site and each unit would have a garage. The total parking for the revised plan for phase 1 would include 115 parking spaces for 3.96 spaces per unit.

Improvements to the landscaping were estimated at 0.5 acres or 18,000 square feet of new landscaping in this phase. The total landscaping would be approximately 27% for the whole project. A central lawn area may potentially include a fenced dog area or other amenity. The

proposed architecture would have the same dark brick, stucco, metal accents, and modern architectural style as the buildings that had already been constructed.

Mayor Arave asked about the Community Development Area (CDA) in relation to this project. Ken Leetham replied that the project would add to the TIF revenue that the City would receive. He said that there was an agreement for the first phase in the amount of \$2,350,000 but the City was not obligated to more TIF funds by adding this property.

Mayor Arave asked what CDA funds could be used for Ken Leetham replied that they could be used for the Hatch Park re-design, bus rapid transit (BRT), streets, and acquisition of property.

Mayor Arave asked about the commercial units. Taylor Spendlove, Brighton Utah, responded that Brighton Homes and JCW Architects were now in the office building and there were three commercial suites left. He said that the office building was built to get the townhomes.

Taylor Spendlove explained that Chaparral Fire Protection was not ready to sell during the original approval period but just before Brighton started to dig for the second building they finally agreed to sell.

Mayor Arave asked about green space in the residential development. Taylor Spendlove explained that there would be green space behind units 83 and 77 with private backyards and there would be a central lawn area with grass and other amenities to be presented at preliminary plat.

Council Member Mumford asked if there was a contract for the office spaces Taylor Spendlove replied that Capital Rock owned one of the suites and was considering renting it to another tenant. He said the bottom floor was under contract but it fell through. One of the basement units was under contract and he hoped to have the building filled soon.

Council Member Porter said that he owned a unit in the building as part of the trade for his property and may need to recuse himself. He said that it was a good thing Chaparral was moving as they were noisy in the past.

Taylor Spendlove then spoke on sharing green space with the neighboring HOA and would keep the City updated on this possibility. Mayor Arave commented that the shared space was a great idea.

**Council Member Gordon moved that the City Council approve the proposed amendment to the general development plan for NSL City Center located at 25 East Center Street to include the property located at 71 North Hwy 89 with the following conditions to be included in the amended development agreement:**

- 1) **Updated lighting plan, including any additional street lights along Hwy 89 per the standard and specification manual;**
- 2) **Programming details for common area, including appropriate amenities;**
- 3) **All previous conditions and design standards within the development agreement shall be required for the new phase;**
- 4) **Subject to approval of the final rezone and amendment of the development agreement.**

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

#### 6. APPROVE CITY COUNCIL MINUTES

The City Council minutes of July 21, 2020 were reviewed and approved. **Council Member Horrocks moved to approve the City Council meeting minutes of July 21, 2020 as amended. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

#### 7. ACTION ITEMS

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

Mayor Arave asked about the second Saturday garbage pickup. Ken Leetham replied that ACE would be unable to do an earlier pickup. He said staff could put together the data to see if the second Saturday pickup service was worth the cost.

Mayor Arave commented that staff should also look into options for pickup of heavier items and to rethink the second Saturday process. Ken Leetham replied that staff would look at different options to present to the City Council.

#### 8. COUNCIL REPORTS

Council Member Mumford reported on a change of dates for the NSL Reads and writing contest event to October 7<sup>th</sup>. He said Ron Gordon was in charge of this event, which could be a virtual or in-person event with the possibility to be a combination of the two. The guest author for the event would Kaylynn Flanders. He also said there would be a photo contest this year with the opportunity for residents to submit photos of the City with the winning photos to be displayed at City hall. He said it was still undecided if the Halloween fun run would be held this year.

Mayor Arave asked if schools were being invited to participate in the NSL Reads and writing contest. Council Member Mumford replied that while this was done in the past the current school

year had been an unknown. He said the Parks and Arts Board would discuss this and possibly reach out to local schools.

Council Member Mumford commented that Council Member Baskin's appointment to the Parks and Arts Board had resigned and she would need to appoint a new member. He said Tammy Clayton was selected as the new chair, and Rachel Shumway, as vice chair

Council Member Gordon reported that that applications had been received and interviews for the Youth City Council (YCC) had begun. She said the Tobins had agreed to continue to serve as the YCC advisors.

Council Member Baskin said that Derek Israelsen was interested in serving on the Parks and Arts Board. She commented that she was also considering Kenny Akers but had not approached him about the position. It was determined that Council Member Baskin would take the time to consider her appointment and provide her answer in September.

Council Member Baskin then spoke on a tent community that had appeared on Victory Road between the cities of NSL and Salt Lake. She asked that staff reach out to Salt Lake City regarding this and see what could be done.

Council Member Baskin reported on a distracting red and white flashing sign at the car dealership and asked that staff review whether this was in compliance.

Council Member Baskin then spoke on the 2020 census and the encouraged residents to complete this before the cutoff date.

Council Member Horrocks reported that there were several active West Nile pools but no positive cases. He then spoke on a potential Eagle Scout project in the Springhill Geologic Park area to install benches and signage. He asked that staff let him know whether this was allowed. Ken Leetham replied that this sounded like a great project as this was a good location for monuments and markers.

Council Member Porter reported on the Jordan River Commission meeting and said that Salt Lake County would be moving forward with a river trail. The first project would be down the river from the City's Porters Landing. Salt Lake County would be installing a landing and boat ramp on the west side of the river. He spoke on advertising the Jordan River Commission survey (Blueprint Jordan River) to obtain input from residents related to the river. The Get to The River event would be held in September with social distancing measures in place.

## 9. MAYOR'S REPORT

Mayor Arave reported that he had received a draft of the Recreation District's master plan which showed a new facility on the west side. He said he was unsure where or when this facility would be built. He proposed that a portion of the wetlands area in the City could potentially be used.

Mayor Arave also said the number of COVID cases were down in the County.

## 10. CITY ATTORNEY'S REPORT

David Church had nothing to report.

## 11. CITY MANAGER'S REPORT

Ken Leetham reported that the Eagle Ridge Tennis Club had lost a court and asked staff if they could use the courts at Tunnel Springs Park Monday through Thursday from 3 p.m. to 7 p.m.

Council Member Horrocks commented that they were already using the Tunnel Springs courts Monday through Thursday from 9 am to 2 pm and added that those courts would need repair soon and that perhaps the club should participate in repair and maintenance of the courts.

Ken Leetham said that if there were no objections the City would allow the Tennis Club to use the courts for six weeks.

Ken Leetham then cautioned the Mayor and Council on ex parte communications with proponents of the annexation.

Mayor Arave commented that he received calls from concerned individuals on both sides and asked about the concern. Ken Leetham replied that he always encouraged staff, the City Council, and the Planning Commission to avoid the appearance of private communications. He said a lot of parties are affected by this annexation process and would look at their actions under a microscope. He said he did not want any allegations against the Council Members to be made. The Mayor added that there is nothing illegal or immoral about meeting with people outside of meetings to address their concerns, but they should avoid potential quid pro quo situations.

David Church said that the City wanted to avoid being lobbied so a line should be drawn at the point where people might see an issue. He commented that the Council, Commission, and employees should avoid the appearance of being influenced or selling their vote. Mr. Church explained that when the Mayor and City Council members voted on a legislative matter that it was more the appearance and less of a legal issue.

Council Member Horrocks said that he thought most of the Council had been approached by interested parties such as the Salt Lake Airport and the developer. Council Member Porter commented that the airport representatives had taken the opportunity to speak to the Council about the annexation during a tour of the new airport.

Sherrie Llewelyn commented that she had advised the Planning Commission that as they were appointed they had to make a decision based on the City code and it was better for them to receive direct communication from the developer or other parties as a group.

Ken Leetham reported on the family golf tournament and said the correct date was September 12th and not the 5<sup>th</sup> as was advertised on the calendar.

12. ADJOURN INTO CLOSED SESSION

**At 7:38 p.m. Council Member Porter moved to go into closed session to discuss the acquisition or sale of real property. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter via chat.**

13. RECONVENE INTO REGULAR SESSION

**At 8:13 p.m. Council Member Mumford moved to go out of closed session and back into regular. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter via Zoom chat.**

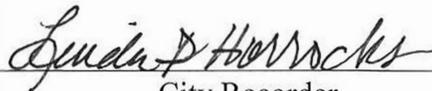
14. ADJOURN

Mayor Arave adjourned the meeting at 8:13 p.m.



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Mayor



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City Recorder