

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
APRIL 6, 2021

**FINAL**

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

PRESENT: Mayor Len Arave  
Council Member Lisa Watts Baskin  
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; Jayme Blakesley, City Attorney; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Traci Jump, Deputy City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: Dee Lalliss, Luisa Tupou, Wilford Cannon, Kyle Jourdan, Carl Rupp, iPhone. In person: Wes Long, Noelle Leiser, CIRCLES. Brian Caldwell, Scott Merrell, Bracken Shepherd, Jared Taylor, Public Works Department.

1. INTRODUCTION OF NEW PUBLIC WORKS EMPLOYEES: BRIAN CALDWELL, SCOTT MERRELL, BRACKEN SHEPHERD, JARED TAYLOR

David Frandsen reported that several employees had left for other opportunities, which left three positions to fill in the Public Works Department. He introduced Bracken Shepherd who had been with the department for one year and graduated from Davis Technical College. Mr. Shepherd was a fleet mechanic and would be getting married soon.

Mr. Frandsen reported on three other new employees including Brian Caldwell who was a water operator II and was married with three kids. Scott Merrell who previously worked for Carbon County and was married with three kids, and Jared Taylor, a new streets worker, who was previously in the military and was married with one kid.

2. APPOINTMENT AND SWEARING-IN OF DEPUTY CITY RECORDER

Linda Horrocks introduced Traci Jump, who had been hired the previous August as an administrative assistant and deputy city recorder. She added that Traci had not yet been formally

introduced or been sworn in. She said Traci was organized, had a great attitude, and also enjoyed being a grandmother.

Mayor Arave recommended appointing Traci Jump as the Deputy City Recorder.

**Council Member Gordon moved to approve the Mayor's appointment of Traci Jump as Deputy City Recorder. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

Mayor Arave performed the swearing in of Traci Jump as the Deputy City Recorder.

3. PRESENTATION FROM CIRCLES SALT LAKE COUNTY, WES LONG AND NOELLE LEISER

Wes Long, CIRCLES, reported that the mission of the CIRCLES program was to reduce poverty by building bridges of friendship and community that supported individuals and families on their journey from surviving to thriving. He explained that it was an 18-month program for low income families to make systemic changes through safer housing, education, expanded support networks, and increased income. Those experiencing domestic violence, mental illness, or addiction must also be receiving professional care as well. Mr. Long shared the video "Utah Valley Circles Initiative" with those present.

Noelle Leiser, CIRCLES, said there were six chapters in Utah and the first CIRCLES class was held in February of 2018. She explained that the Federal poverty level for a family of four was \$26,500 a year in 2021. The goal of the CIRCLES program would be to help a family in that situation to get to 200% of the poverty level or \$53,000 a year. Ms. Leiser shared her story of being a single mother when she started participating in the program. She explained more about the program including the roles of CIRCLE leaders, allies, and resource teams. She said the next class would start in May, and she encouraged those present to invite those who may be interested.

Noelle Leiser then said it was important for the CIRCLES participants to give back through volunteering to be on a resource teams including the community, services, recruitment, jobs and education, big view teams. The community team helped to create a positive atmosphere for the families and oversaw the logistics and hospitality including coordinating meals and volunteers for the children's program. The services team help to connect the participants to different services. The recruitment team do the intake, interviews, and onboarding of new participants and volunteers. The jobs and education team connect the circle leaders and provide job search skills. The big view team addresses systemic barriers that would keep people in poverty. This team focused on the goals for CIRCLES including to eventually help 10% of those in poverty to get out, helping with legislation related to affordable housing, and working with cities.

Wes Long said that in 2019 the City had a poverty rate of 4.72% or 963 people. The pandemic has likely had an impact since that time and CIRCLES would like to be an additional resource in the efforts to help the City with those facing poverty.

Mayor Arave commented that he was concerned about poverty, mental and physical health, financial, and other issues that affected residents. He spoke about forming a committee that would focus on these health issues for residents.

Council Member Mumford asked about operational funding. Wes Long replied that they were a nonprofit and operated off donations. Noelle Leiser commented that they received a grant from the Temporary Assistance for Needy Families (TANF) as well as private donations and other grants.

Council Member Mumford asked about previous leaders and if they continued to work in the program. Noelle Lesier responded that they encouraged the CIRCLE leaders who graduated to stay involved as allies.

Mayor Arave asked where the classes were located and if there were materials that could be distributed to residents. Noelle Lesier replied that the classes were held at the Friendly Neighborhood Senior Center in Salt Lake. Wes Long said that they could provide brochures and additional information about the program.

Council Member Gordon asked about being an ally and what night of the week meetings were held. Noelle Lesier replied that in person meetings were held from 5:45 p.m. to 7:45 p.m. on Thursday nights.

Ken Leetham asked if the Davis County and Salt Lake CIRCLES worked together. Noelle Lesier said that CIRCLES was a national program and the six chapters in Utah worked together.

#### 4. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of March 6, 2021 were reviewed and approved.

**Council Member Horrocks moved to approve the budget meeting minutes of March 6, 2021 as amended. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

The City Council minutes of March 16, 2021 were reviewed and approved.

**Council Member Porter moved to approve the minutes as written for the meeting of March 16, 2021. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

## 5. ACTION ITEMS

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

Mayor Arave commented that he spoke with Bountiful City Mayor Lewis and Wilford Wood regarding the damaged fence at the Wood Museum.

Council Member Mumford commented on the Redwood Road sidewalk and asked how the City could better work with the school districts on safe travel routes. Ken Leetham replied that Chief Black worked directly with the schools. He said one observation was that they used to hold an annual planning meeting with the school districts, which was something staff could initiate again.

Council Member Mumford also asked about the possibility to use Redwood Road CDA/TIF funds for snow removal on the portion of sidewalk along Redwood Road per the City's agreement with the property owner.

Wilford Cannon commented on the fence at the Wood Museum and said that the damage was caused by a car accident. He was able to work with Chief Black on finding the responsible party's insurance information and would be getting a bid for the repair work.

## 6. ADJOURN

Mayor Arave adjourned the meeting at 6:59 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
APRIL 6, 2021

**FINAL**

Mayor Arave called the meeting to order at 7:00 p.m. Council Member Natalie Gordon offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Lisa Watts Baskin  
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; Jayme Blakesley, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder; Marty Peterson, Emergency Preparedness Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Via Zoom: Ben Olsen, Russell Harris, W. Scott Kjar, Wilford Cannon, Zack Olsen, Duaine Rasmussen, Castlewood Development.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF BID AWARD: EAGLEWOOD LOOP SECONDARY WATER TRANSMISSION LINE & STREET RECONSTRUCTION PROJECT, STAKER PARSONS COMPANIES IN THE AMOUNT OF \$2,063,468.50

Paul Ottoson reported on the bid award for the Eaglewood Loop secondary water line project. He stated that this project would include installing new secondary water lines and laterals along Eaglewood Loop and Rockwood Drive and tie into existing secondary laterals, which were already installed along Woodbriar Way. This project would also include the total street reconstruction of Eaglewood Loop, Rockwood Drive and Tanglewood Loop. Once completed this would also allow the developer of Eaglewood Cove Phase 13 to finish the connection into the water tanks and enable the City to convert one of those tanks to secondary water. Staff received six bids with Staker Parsons as the low bid at \$2,063,468.50. The total budget for the project was \$2,594,896.02 and had already been approved. He explained that \$1,410,986.02

would come from the Water Budget and \$1,184,000 would come from the Streets Budget. Mr. Ottoson said the asphalt pricing was considerably lower than the budgeted amount. The project was projected to start the week of April 19<sup>th</sup> but may be delayed due to difficulty in obtaining PVC pipe. He said Staker Parsons felt that the phase including the northern part of Eaglewood Loop to Woodbriar and the pipe to Rockwood could be completed before the end of the year.

Paul Ottoson said Staker Parsons agreed to hold their pricing on the piping until next spring if it did not arrive in time and the completion of the project did not occur until next year. Staker Parsons would also hold pricing except for asphalt as it was tied to oil.

Staff recommended awarding the project to Staker Parsons Companies for the price of \$2,063,468.50.

**Council Member Baskin moved to approve the bid to Staker Parsons Companies in the contracted amount of \$2,063,468.50 for the Eaglewood Loop secondary water transmission line and street reconstruction, and that it be a firm bid subject to the oil prices going up. Council Member Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

Council Member Mumford asked if the City should capitalize on street projects as asphalt was at a low rate right now. Paul Ottoson replied that when they went out to bid recently for other projects that asphalt was higher priced. He did not expect to see this low price again.

Council Member Horrocks said the City Council would be willing to expedite projects via email if necessary. Paul Ottoson and Ken Leetham said unfortunately they did not know about the lower pricing on asphalt until recently.

Council Member Gordon asked if the City Council could make decisions via email. Ken Leetham replied that staff was obligated to follow the City's procurement code. He said in cases where staff expedited a decision of the Council it was due to an allowance to make emergency purchases. This decision would then be reaffirmed as an item on the City Council's next agenda. Mr. Leetham explained that this sometimes occurred with land purchases.

3. CONSIDERATION OF BID AWARD: 5480 TANK CONVERSION FOR  
SECONDARY WATER PROJECT, CORRIO CONSTRUCTION IN THE AMOUNT  
OF \$42,801

Paul Ottoson showed an aerial of the vicinity and said the tanks would be surrounded by roads and houses in the near future. The plan would be to convert one tank from culinary to a secondary tank. He explained that the contractor would need to dig down 17 feet to reach the bottom of the tank and that dirt would need to be stored somewhere. Staff felt the project should go out for bid now to allow for storage of the dirt onsite before adjacent construction began on

the nearby homes. The second reason for completing the project now was to finish before summer when the demand on the tanks increase. Staff received three bids with Corrio Construction as the low bidder at \$42,801. The total budget for the project was \$50,000 and was already approved.

Council Member Gordon asked about being short one culinary water tank this summer. Paul Ottoson replied that the tanks would remain culinary tanks until next spring.

Mayor Arave asked if staff was sure that the City did not need both culinary water tanks. Paul Ottoson replied that the City did not need two culinary water tanks long term.

Mayor Arave clarified that as the golf course was now being watered with secondary water, it reduced the demand on the culinary water system.

**Council Member Porter moved to recommend the City Council award the 5480 Tank Conversion for Future Secondary Water project to Corrio Construction for the price of \$42,801.00. Council Member Horrocks seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

4. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2021-04R: A  
RESOLUTION ADOPTING AN AMENDMENT TO ADJUST THE 2020-2021  
FISCAL YEAR BUDGETS

Janice Larsen reported that staff was proposing several adjustments including to the General Fund for review work in the development area due to the large volume of plans that needed to be reviewed. She said the second adjustment was for an update to the City Hall door security lock system due to glitches, as well as \$6,000 for a lighting retrofit in the lobby area. Changes in the Redevelopment Agency included the Wasatch Front Regional Grant revenue of \$25,000 for a traffic study in the Town Center and correlating expenditure.

In the Roads Capital Fund there would be a transfer out of \$99,400 for Redwood Road tax increment funds to be moved to the Road Fund for the Redwood Road west sidewalk connection. Other items in the Road Fund would be an increase in the capital grant of \$1.2 million for the Main Street reconstruction project. There was also a budget adjustment of \$220,000 for the annual seal coating of the roads. There were some adjustments for decreases on projects that came in lower than expected and a small increase for Eagleridge Road reconstruction and the Redwood Road project. The net decrease was \$376,000 in the Road Fund.

Other budget adjustments included funding a water study including the Water Fund, Secondary Water Fund, and the Storm Water Fund. Janice Larsen stated that there was also a decrease in the Storm Water Fund for one project and an increase in another project for a net change in the Storm Water Fund of \$149,200.

**At 7:22 p.m. Mayor Arave opened the public hearing. There were no public comments and at 7:23 p.m. Council Member Mumford moved to close the public hearing. Council Member Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

**Council Member Porter moved to adopt Resolution 2021-04R: a resolution of the City Council of North Salt Lake adopting an amendment to adjust the fiscal year 2020-2021 General Fund, Redevelopment Agency Fund, Road Capital Fund, Water Fund, Secondary Water Fund, and Storm Water Fund budgets. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

5. CONSIDERATION OF A PLAT AMENDMENT FOR EAGLEPOINTE ESTATES LOT 1021R AND 1020R, LOCATED AT 653 COUNTRY COURT, ZACK OLSON, APPLICANT

Sherrie Pace reported that these two lots, located at 653 East Country Court, were being combined into one. Lot 1021R contains an existing home and the property owners would like to construct a pool house with a sky bridge to connect the home to the pool house. The Planning Commission reviewed the application and held a public hearing. The Commission recommended approval with the condition that all engineering redlines be completed.

Council Member Porter asked if the CCRs would be an issue. Sherrie Pace replied that she believed that was part of the reason for this plan as a separate home would need to meet minimum square footage requirements.

Council Member Baskin commented on the complicated roof lines.

**Council Member Porter moved that the City Council approve the plat amendment that combined lots 1021R and 1020R of the Eaglepointe Estates Phase 10 Subdivision at 653 and 655 East Country Road with no conditions. Council Member Mumford seconded the motion.**

Council Member Horrocks clarified that the correct address was 665 East Country Court.

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

6. CONSIDERATION OF A PRELIMINARY AND FINAL PLAT FOR RUPP PUD, A 3 LOT SUBDIVISION AT 842 EAGLEPOINTE DRIVE, CARL RUPP, APPLICANT

Sherrie Pace reported that this property was located south of the Parkway Drive landslide and was previously proposed to be a five-lot subdivision. The applicant has proposed to create three new lots as a PUD subdivision with one flag lot. The concept plan and conditional use permit for the flag lot were approved in July 2019. Since concept plan approval, the property has undergone extensive geotechnical hazards review. Earthtech Engineering conducted a geohazards investigation in 2016, and that report raised concerns with the global stability of the hillside given that the landslide had not been buttressed. In 2019, Carl Rupp purchased the property and hired IGES to conduct additional testing. The City's geotechnical consultant, GeoStrata, reviewed and approved the final report. An approved geotechnical report is required prior to receiving preliminary plan and final plat approval.

The approved geotechnical report from January 4, 2020 found the property suitable for development. This report included multiple recommendations including that all habitable structures be setback from the edge of the slope a minimum distance of 189 feet or 65.4 feet from the north property boundary. Ms. Pace showed an overhead view of the properties that included a line designating the buildable line for slope stability. This specified that everything behind that line was unbuildable area and would remain native vegetation. She then reviewed the additional recommendations, which included notes on the plat that grading should be done by balancing the site and not adding additional structural fill to the hillside, that landscaping be done with positive drainage with no areas of ponding allowed. Further intensive watering of landscaping should be avoided or minimized, minimizing the introduction of water into the subsurface with no onsite sewage or storm drain disposal, and that the final grading plan shall be prepared by IGES conforming to these recommendations and the plan should be reviewed by Geostrata.

Sherrie Pace explained that one of the conditions for the plat was that with each building permit the applicant would need to submit a full landscaping drawing that addressed the recommendations from Weber Basin Conservation for water-wise landscaping. She provided an overview of the property and said the properties were 3.34 acres in the Residential (R1-10 zone). Lots 1 and 2 would have direct frontage along Eaglepointe Drive. She said the final plat had been modified with lots 1 and 2 having the required width of 80 feet with a 30 foot front setback line and the flag lot had been corrected to a 30 foot wide setback with a 138 foot staff.

Ms. Pace said the City Engineer had reviewed that each lot has a minimum 5,000 square foot building envelope with an average slope of 30% or less.

Council Member Porter asked where the sewer line tie in would be. Paul Ottoson replied that Lots 1 and 2 would tie onto Eaglepointe Drive.

Mayor Arave asked if the landslide was stabilized. Paul Ottoson replied affirmatively.

Council Member Baskin commented that normally flag lots were frowned upon and asked about access easements from lots 1 and 2. Sherrie Pace replied that lot 3 had its own access adjacent to lots 1 and 2.

**Council Member Horrocks moved that the City Council approve the preliminary plan and final plat for Rupp PUD at 824 East Eaglepointe Drive subject to the following conditions:**

- 1) All construction and use of the lots will conform to the approved Slope Stability Assessment (revision 2) dated December 4, 2020;**
- 2) Computer Aided Drawing (CAD) file must be submitted**

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

7. CONSIDERATION OF FINAL PLAT APPROVAL FOR SILVER SKY PUD AT 212 NORTH HIGHWAY 89, BEN OLSEN, APPLICANT

Sherrie Pace reported that the preliminary plan and rezone to P District were recommended for approval by the Planning Commission on December 8, 2020 and approved by the City Council on December 15, 2020 with the following conditions: the private road right-of-way shall be continued the full width to the east property line providing a pedestrian and vehicular cross easement on behalf of the property to the east; the landscape within in the park strip along Highway 89 will be verified to be salt tolerant, and there cannot be a single owner of more than three units in this development.

Sherrie Pace said this 1.05-acre property, located at 212 North Highway 89, would consist of 13 townhome units. She showed an example of the architectural renderings. Since the preliminary plan review, she stated that the Development Review Committee (DRC) had received information from UTA that additional right-of-way will be needed for future bus rapid transit (BRT). An additional 10 feet had been requested and the buildings have all been moved 10 feet to the east. This change would allow the units in the first building to meet the minimum 18' driveway length. Staff has also been notified that the bus stop needed to be improved with a concrete pad in the park strip. The concrete must be poured at a slope no greater than 2% in order for the bus wheelchair ramp to deploy correctly and safely.

Mayor Arave asked if the City would be meeting with UDOT and UTA to discuss rights-of-way along this area. Ken Leetham commented that a meeting was set for April 15<sup>th</sup>.

Council Member Mumford commented on amenities and redevelopment. He said that the original goal for the General Plan and redevelopment of Highway 89 was larger developments with amenities and livable space but all that was being presented to the City were small developments with no amenities.

**Council Member Mumford moved that the City Council approve the requested final plat for Silver Sky Lofts PUD at 212 North Highway 89 with the following conditions:**

- 1) Addition of a 6x8 concrete pad (2% slope or less) in the park strip at the bus stop location to meet ADA access requirements;**
- 2) Submission of the Computer Aided Design (CAD) file.**

**Council Member Porter seconded the motion.**

Council Member Porter was in agreement with Council Member Mumford's sentiments. Sherrie Pace commented that these sentiments would be relayed to developers.

Mayor Arave asked if this development was part of the CDA, which would generate RDA funds that could be used for a park or something similar.

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

8. CONSIDERATION OF RESOLUTION 2021-11R APPROVING THE PROPOSED AMENDMENT TO THE DEVELOPMENT AGREEMENT (AGR 2021-14A) AND AMENDING THE GENERAL DEVELOPMENT PLAN & CONCEPT PLAN FOR WILLIAMSBURG LUXURY APARTMENTS AT 256 SOUTH HWY 89, DUAINE RASMUSSEN, APPLICANT

Sherrie Pace reported on the Williamsburg property and said that this was the third developer attached to the project. The City Council approved the General Development Plan for Williamsburg Luxury Apartments on October 2, 2018. The plan was amended in January of 2019 with a change of architecture. She stated that since that time, Castlewood Development had entered into a purchase agreement with the current owners for the project. The new owners (Castlewood) were responsible for the demolition and removal of the dilapidated structures that were on the property, as part of their purchase agreement.

The General Development Plan was approved for a total of 214 units in four buildings (4 story) with one building being mixed use and containing 10,444 sq. ft. of retail. The developer would like to amend the plan with three apartment buildings, one 5-story and two 4-story buildings each with an additional pedestal level of parking. The commercial/retail use would no longer be within a mixed-use building and instead would be proposed to be a stand-alone structure.

The Planning Commission reviewed the application on March 23, 2021 and made a favorable recommendation to the City Council.

Sherrie Pace explained that Castlewood Development had requested the following changes to the plan and the development agreement including increasing the number of dwelling units from 214 to 246 for an increase of 32 units, un-mix the residential and commercial land uses, increase the maximum height for Building A to 5 stories plus pedestal parking, reduce the front setback for Building B from 27 feet to 25 feet from new curb, and reduce the parking ratio from 1.94 spaces per unit to 1.81 spaces per unit. She said the developer had requested an increase in unit count from 214 to 246. The approved density on the 5.91 acre parcel would be 36.2 units per acre. The requested density would be 41.6 units per acre. The biggest concern raised by the increase of units would be parking. The DRC had required that each unit be provided one covered space assigned to it and that this parking was not unbundled from the tenant leases. She added that unbundling all parking created a situation similar to Eaglewood Lofts where residents did not want to pay extra to have an assigned space, and instead chose to park on Orchard Drive. The City Council would need to make a determination on the increased density and decreased parking ratio as requested. The previous approval set the parking rate at 1.5 spaces per one-bedroom unit and 2 spaces per two- and three-bedroom units. Ms. Pace stated that the developer had proposed that the 1.5 spaces per unit be applied to all 246 proposed units for a total of 445 spaces. She compared the parking requirement from the 2018 approval of 441 required with 415 provided to the 2021 requested amendment of 431 required and 445 provided.

Mayor Arave asked about parking for the commercial businesses. Sherrie Pace replied that in 2018 that 10,000 square feet would need 34 spaces with the guest and commercial spaces to be shared. She used the example of the existing restaurant, Chile Amor, and the number of parking spaces needed based off the number of tables. Her calculations resulted in 31 spaces for the restaurant and 12 spaces for the office space on the second floor. The developer was proposing a parking ratio of 1.5 spaces per unit and 30 spaces for the retail/office.

Mayor Arave spoke on areas with parking problems and asked about the parking ratios for those areas. Sherrie Pace replied that Village Station was 1.7 spaces per unit, Mirella was 2 spaces per unit, and Eaglewood Lofts was 2.05 space per unit. The standard was 2.25 spaces per unit. She said that many of the parking problems were due to guests and unbundling.

Council Member Baskin asked for clarification on the parking ratios and if units would have dedicated parking stalls. Sherrie Pace replied that one covered parking space would be dedicated to each unit. The rest of the stalls would be shared between guests, additional cars, and the commercial uses.

Council Member Baskin asked how or why there were the same number of units but a different parking ratio. Sherrie Pace responded that additional parking stalls were added due to the removal of one building but reminded Council Member Baskin that there is an increased number of units from the previous proposal, and the result was a decrease in parking ratio per unit.

Council Member Baskin commented on un-mixing the residential and commercial. Sherrie Pace replied that there would still be mixed use on the property, but the commercial would now be in a separate building.

Council Member Gordon asked how many parking spots would be needed to get to 1.94 parking spaces per unit. Sherrie Pace replied that 50 spaces would need to be added.

Council Member Gordon spoke on overflow parking on Highway 89. Sherrie Pace said that previously a decorative metal fence was going to be built along Highway 89 to discourage this, but the determination was made to require sidewalk down to a future intersection with Eaglegate Drive. She also suggested that UDOT may be able to provide “no parking” signage along the street. Ms. Pace spoke on potentially obtaining access on the south with overflow parking there.

Duaine Rasmussen, Castlewood Development, said this was where all the UTA bus routes met which was akin to a transit-oriented development in Salt Lake. He then addressed the mixed-use element and said that if the retail was buried in the residential building it would be very difficult to market to businesses. Mr. Rasmussen said creating a presence on Highway 89 would attract a food user or another kind of retailer with office space on the second floor. He spoke on parking and said they had developed nearly 2,000 units along the Wasatch Front and two of these developments were transit oriented with 1.1 or 1.2 parking ratios with no issues. Mr. Rasmussen said he could provide a professional study related to these ratios.

Council Member Mumford commented that normally he would be in favor of shared parking but pointed out that shared parking for a restaurant and these living units would not work as they would be utilized at the same time. He asked how this would be managed for a retailer. Duaine Rasmussen replied that they would assign stalls for retail use during certain hours.

Council Member Gordon asked if this project would be marketed as transit oriented. She said that additional parking was not as necessary as other amenities such as bike storage, bus passes, etc. Duaine Rasmussen replied that the transit accessibility was an advantage to the residents and the development. He said they would be providing bike storage and other incentives to use public transportation.

Council Member Baskin asked about the potential for a fence bordering Highway 89. Duaine Rasmussen said he was open to whatever the City would like to see there. He was in favor of no fencing as it presented a more open and safer environment.

Council Member Mumford asked about the trail connection to Hatch Park. Sherrie Pace replied that the trail would connect from this property to City’s Edge and then to Hatch Park.

Council Member Horrocks said he felt this was potentially a great project for the City; however, as proposed, parking is insufficient. He said these were high end apartments and most residents

would not take buses. He explained that this project would not fail due to the ideal location and proximity to downtown, but said he was not supportive of the project as there was not enough parking, and it would be the City that had to deal with complaints as well as lack of safety from this issue.

Mayor Arave said a study would make sense and help the Council to understand the parking.

Council Member Gordon commented that this was a business, and it would not be in their best interest to refuse to provide what the market needed. She said if the developer felt enough parking was provided and with the nearby transit then she would approve this project without the parking study.

Council Member Horrocks said this project would be successful and lease quickly, but the lack of parking would be the City's problem. Council Member Porter said if the BRT would be in place shortly after this development was built he would feel more comfortable but said it was a long way off.

Duaine Rasmussen spoke on the issue of tandem parking and asked the City Council to read the parking study that he would provide.

Council Member Baskin asked about working with UDOT and obtaining more parking on the south side of the development. Duaine Rasmussen replied that he would be willing to explore this option.

Council Member Mumford said this was a great development as the gateway to the community but worried that there would be parking issues. He said that the development across the street had parking issues and did not utilize the bus line, as previous developers thought, and questioned whether the residents of this development would use transit. Council Member Mumford also spoke on the retailer and not having dedicated parking. He spoke on the dilemma of whether residents would visit the retail and ride the bus or if the opposite would occur with residents opting to drive and difficulties retaining retail onsite.

Duaine Rasmussen commented that he was investing \$80 million in this project and would provide a parking study for the City. He said parking would be contained to the site and would not be allowed on Highway 89.

Council Member Gordon commented that in this instance she would be a champion of the free market.

Council Member Mumford asked where an additional 30 parking stalls could be added. He suggested underground parking for the retail building. Duaine Rasmussen replied that there were no other places onsite to put parking.

Mayor Arave asked if the applicant would be amenable to tabling the item. Duaine Rasmussen responded affirmatively. He said he would provide a parking study within two weeks.

The City Council discussed that the next Council meeting would be in May rather than in two weeks and the potential to hold a special meeting for this item.

Council Member Gordon asked about tabling or skipping agenda items. Jayme Blakesley replied that it would be preferable that an item be tabled but if no action was taken the item would still be eligible to return for consideration.

Council Member Baskin commented that the City Council would continue this with every effort to make the project work.

Duaine Rasmussen said it seemed the Council felt favorably about all the aspects of the development except the parking and asked if approval could be granted with the requirement for a review of the parking study.

**Council Member Gordon moved that the City Council approve Resolution 2021-11R approving the amendment to the development agreement (AGR2021-14A) and amending General Development Plan for Williamsburg Luxury Apartments subject to the following conditions:**

- 1) The sidewalk and park strip on Highway 89 be continued to the future intersection at Eagle Gate Drive;**
- 2) A full site plan which meets the layout and setbacks as presented is submitted for approval;**
- 3) The development agreement is amended and approved to increase the total unit count to 246, a minimum parking ratio of 1.8 spaces per unit and a requirement that 1 parking space per unit be provided for each unit, which space may not be unbundled and rented separately.**

**This motion died due to lack of a second.**

**Council Member Porter moved to delay further action on this plan and give the developer time to make a study including the addition of a parking structure. Council Member Baskin seconded the motion. The motion was approved by Council Members Baskin, Horrocks, Mumford and Porter. Council Member Gordon abstained from voting.**

Council Member Porter suggested a parking structure could be added to the property along with a request for additional units to help pay for it.

Mayor Arave asked if the study came back showing the property was adequately parked if the Council would still be against the project. Council Member Baskin replied that if the applicant spent the money on a reputable study, which showed credible evidence that there was enough parking then she would vote for the project.

Council Member Mumford commented that the City did not have a successful transit oriented development but said he wanted the project to be successful and to find a solution. Duaine Rasmussen replied that he would provide the study to the Council well in advance of the May 4<sup>th</sup> meeting.

9. CONSIDERATION OF FINAL PLAT APPROVAL FOR EAGLEWOOD COVE PUD  
PH. 13, LOCATED AT APPROXIMATELY 600 EAST TANGLEWOOD LOOP,  
WILFORD CANNON, APPLICANT

Sherrie Pace reported that this property was located above Eaglewood Golf Course. The proposed development was divided into three phases, 13, 14, and 15. Preliminary Plan approval was granted on November 10, 2020 with a condition that sidewalks were added to one side of each street. She presented a map detailing the location of the sidewalks and said that this correction had been met. The development was divided into 3 plats; plat 13 was 52.7 acres and contained 39 lots with lot sizes varying from 0.60 acres to 6.34 acres. The final plat had been reviewed by the DRC and Planning Commission recommend final plat approval. Several items that needed to be addressed included submission of a landscape plan for the area outside of the fenced water tanks at 5480 with the building permit for the pump house and must be designed in accordance with the landscaping recommendations contained within the geotech report. The second item was the Kern River approval letter in process with the encroachment agreement. The third item was engineering drawings amended to address the steep eastern slope of the 5480 tank site, and Ms. Pace reported that this item had been resolved. The fourth item was a generator for the pump house with verification that it was sized correctly to provide power to operate the pumps at the required level of service during a power outage. This item has also to be verified and completed. The fifth item was the submission of structural calculations for the pump house structure. This item was received and was approved by a structural consultant. The sixth item was the addition to the tank drawings detailing the antenna location for the 5800 tank and the chlorine residual control system including shed. The seventh item was the public utility easements for offsite sewer and storm drain line below Parcel B. This item was received and under review by the City Attorney. The eighth item was that the deeds for expansion of the 5480 and 5800 tank sites be completed and she stated that this item was under review by the City Attorney.

Council Member Porter asked about the tanks and the generator and if any of the lots needed a pressured system. Paul Ottoson clarified that there was no generator at the 5800 tank site.

Council Member Porter also asked about mass grading of the lots. Paul Ottoson replied that there were only two areas where this was necessary. He said there was a grading plan.

Mayor Arave commented that the geotechnical plan was quite extensive for this project.

Council Member Baskin replied that this was the jewel in the crown of the Eaglewood developers and required so much work.

**Council Member Baskin moved that the City Council approve the Eaglewood Cove subdivision, phase 13 located at approximately 600 South Tanglewood Loop, subject to the following findings and seven conditions:**

**Findings:**

- 1) **The proposed final plat meets the minimum standards of the land use code for final plat approval;**
- 2) **The proposed layout minimizes the necessary cuts and fills and provides an efficient design;**
- 3) **The geotechnical report has been approved by the city consultant and is dated March 31, 2021 Revision 2 and the plat has been designed to meet the specific standards and recommendations contained therein;**
- 4) **The plat contains the appropriate notes regarding the individual lots and requirements of the geotechnical report.**

**Conditions:**

- 1) **Submission of a landscape plan for the area outside of the fenced water tanks at 5480 must be submitted with the building permit application for the pump house and must be designed in accordance with the landscaping recommendation contained within the geotech report dated March 31, 2021;**
- 2) **Submission of a letter or other agreement with Kern River regarding the encroachment and installation of the private road and associated utilities is required prior to recordation of the plat;**
- 3) **Verification that the generator for the pump house requires verification that it is sized correctly to provide power to operate the pumps at the required level of service during a power outage;**
- 4) **Approval by the City Engineer of the structural calculations for the pump house structure;**
- 5) **Addition to the tank drawings detailing the antenna location for the 5800 tank and the chlorine residual control system, including shed.**
- 6) **Submission of the executed public utility easements for offsite sewer and storm drain line below Parcel B;**
- 7) **Submission of executed deeds for expansion of 5480 tank site and 5800 tank site.**

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

10. CONSIDERATION OF RESOLUTION 2021-01R: A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO SUBMIT AN APPLICATION TO THE UTAH DIVISION OF STATE PARKS AND RECREATION SOLICITING RECREATIONAL TRAILS PROGRAM (RTP) FUNDS FOR THE CONSTRUCTION OF THE TOWN CENTER I-15 TRAIL BETWEEN CENTER STREET AND 190 SOUTH HIGHWAY 89

Sherrie Pace reported on the proposed Town Center I-15 trail, which was located adjacent to the east side of I-15 between Center Street and 190 South Highway 89. She showed an overhead map detailing the location of the trail with the project area as well as the section that was to be installed by developers. The total project cost would be \$538,000 including right of way acquisition. In March of this year, City Staff submitted a nomination for UDOT Transportation Infrastructure Funding (TIF) for the construction of the remaining section of the trail from 190 South Highway 89 to Center Street. In that application, the City requested \$322,800 from UDOT and proposed a City match of \$215,200 (40% of the total project cost). The decision related to the TIF would not be determined until 2022.

The City was also seeking funds from the Utah Division of State Parks and Recreation for RTP grant funds to pay for the City's match proposed in the UDOT TIF nomination. The RTP grant would require a 50/50 match. Staff proposed that \$215,200 (40%) be requested in the RTP funds and that the City would provide \$322,800 (60%) in matching funds with the hope that the money from the UDOT TIF would be awarded to the City. Providing greater than a 50% match on the RTP application would make the project more competitive and, if the City also received the UDOT TIF funds, then the entire project would be paid for with grant funds.

Sherrie Pace said the majority of the cost would be for right-of-way acquisitions and retaining walls.

**Council Member Mumford moved that the City Council approve Resolution 2021-10R authorizing the City Manager, or designee, to submit an application to the Utah Division of State Parks and Recreation soliciting Recreational Trails Program (RTP) grant funds for the construction of the Town Center I-15 Trail between Center Street and 190 South Highway 89, and authorizing city matching funds. Council Member Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks and Mumford. Council Member Porter was excused.**

11. CONSIDERATION OF RESOLUTION 2021-12R: A RESOLUTION PROCLAIMING MAY 1, 2021 AS ARBOR DAY IN THE CITY OF NORTH SALT LAKE

David Frandsen reported that this was part of the annual Tree City USA program. He said one standard was to observe Arbor Day and pass a resolution each year. This year's event would be held May 1<sup>st</sup> at Legacy Park.

**Council Member Baskin moved to adopt Resolution 2021-12R recognizing the City's Arbor Day celebration for May 1, 2021. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

## 12. COUNCIL REPORTS

Council Member Gordon reported the Youth City Council was back to meeting every Tuesday night. She said they had obtained permission to start serving at the Food Bank again and would be sorting food. This week's activity was assembling hygiene kits for refugees.

Council Member Mumford reported on the Hatch Park redesign and said the plan was submitted to the consultant. He spoke on the opportunity for a CBDG grant and said this redevelopment was an opportunity to create something that would make a 100-year impact. He also spoke on the 75<sup>th</sup> anniversary of the City and that events were being planned.

Council Member Porter reported on the Jordan River Commission meeting and a field trip to canoe a portion of the river.

Mayor Arave asked about downed trees in the river. Council Member Porter said that the Commission was working on a plan to have those removed.

Council Member Horrocks reported that the golf course had been busy. He spoke on mosquito abatement and the use of drones. Council Member Horrocks also mentioned individuals monopolizing the tennis courts, turning residents away, and holding private lessons at Tunnel Springs.

The Council discussed the possibility of placing signage that would limit use of the courts to two hours.

Council Member Baskin thanked those who were addressing the fencing issue at the Wood Museum.

Council Member Baskin asked about the retention basin near her home and the work being done there. David Frandsen replied that this would be the annual cleaning of the retention basin.

### 13. MAYOR'S REPORT

Mayor Arave had nothing to report.

### 14. CITY MANAGER'S REPORT

Ken Leetham reported that the request to the Davis County Commission for paramedic funding had been submitted. He was optimistic that this would be approved and would be a great way for the transition to occur.

Mr. Leetham spoke on the cleanup of six to seven sites in the City by staff the following Thursday from 10 a.m. to 12 p.m.

Council Member Gordon asked about the streetlights at Tunnel Springs Park. Ken Leetham replied that the lights were currently turned off. Staff had ordered shields, timers, and sensors, which would be installed soon.

### 15. CITY ATTORNEY'S REPORT

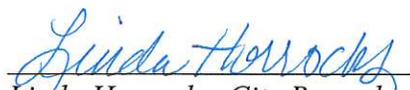
Jayne Blakesley had nothing to report.

Council Member Mumford commented that the Kite Festival would be held May 8<sup>th</sup> at Tunnel Springs Park.

### 16. ADJOURN

Mayor Arave adjourned the meeting at 9:23 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday May 4, 2021 by unanimous vote of all members present.*

  
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Linda Horrocks, City Recorder