

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
OCTOBER 19, 2021

**FINAL**

Mayor Arave called the meeting to order at 7:15 p.m. Council Member Brian Horrocks offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave  
Council Member Lisa Watts Baskin (via telephone/excused at 7:45 p.m.)  
Council Member Natalie Gordon  
Council Member Brian Horrocks  
Council Member Ryan Mumford  
Council Member Stan Porter

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Cade Veigel, Police; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Linda Horrocks, City Recorder.

OTHERS PRESENT: Marty Peterson; Rachel Butterfield, Tammy Clayton, Alisa Van Langeveld, Dee Lalliss, Scott Lalliss, residents; Craig Peterson, City lobbyist; Michael Lasco, JUB Engineers.

1. CITIZEN COMMENT

Dee Lalliss stated that he lived on the east side of 300 North and wanted to discuss the issues with the Main Street reconstruction. He said there was a lot of confusion about street closures and suggested a notice be placed on each affected resident's door with the timeline and closures. Mr. Lalliss felt that it was difficult to find the necessary information on the project website. Ken Leetham replied that door hangers had been placed on the doors of the residents living on the west side and said that more could be done to notify residents on the east side of the street. He said this project was unique and had been difficult.

Rachel Butterfield, 276 East Eagleridge Drive, said she attended the NSL Reads event hosted by the Parks Trails and Arts Board and said it was a great event with the local author and activities that fostered a sense of community and creativity.

Mayor Arave agreed that it was a great traditional event and acknowledged Tammy Clayton, Chair of the Parks and Arts Board, who was in attendance.

2. CONSIDERATION OF MAYOR ARAVE'S APPOINTMENT OF RON JIBSON TO THE GOLF COURSE OVERSIGHT COMMITTEE

Mayor Arave reported that Ryan Curtis had recently moved which resulted in the need to fill a position on the Golf Course Oversight Committee. The Committee reviewed the applications and made the recommendation to appoint Ron Jibson. Mayor Arave said he had worked with Ron Jibson on City issues in the past and felt he would be a good asset to the Committee.

**Council Member Horrocks moved to approve the Mayor's appointment of Ron Jibson to the Golf Course Oversight Committee. Council Member Mumford seconded the motion. The motion was approved by Council Members Baskin, Gordon, Horrocks, Mumford and Porter.**

3. CONSIDERATION OF RESOLUTION 2021-41R: A RESOLUTION APPROVING THE ISSUANCE OF THE LOCAL BUILDING AUTHORITY OF THE CITY OF NORTH SALT LAKE, UTAH, LEASE REVENUE BONDS, SERIES 2022

Mayor Arave reported that the Local Building Authority (LBA) had decided to table this matter and would review it at a future meeting.

4. CONSIDERATION OF BID AWARD FOR PHASES 1 AND 2 OF THE ENVIRONMENTAL AND DESIGN WORK RELATED TO THE 1100 NORTH BRIDGE PROJECT, HORROCKS ENGINEERS, IN THE AMOUNT OF \$3,497,610.81

Ken Leetham reported that the City was proposing to have a bridge constructed over the rail corridor on 1100 North to separate the street from the rail lines. He explained that the rail lines caused significant traffic delays in east/west traffic movement as well as accidents. Mr. Leetham said this was also a public safety issue for the City as police and fire vehicles and personnel needed to be able to service both sides of the City quickly. He added that one of the fire stations was located on 1100 North. He commented that the City had been working on this project for several years and performed, in partnership with Woods Cross City and UDOT, an engineering feasibility study, which brought awareness to the project. He said the next steps would include phases 1 and 2 of a four-step project in preparation for construction. Phase 1 would be an environmental process/clearance, and phase 2 was design and environmental. He stated that UDOT personnel were included in the process and approved the RFP and technical aspects of the project even though it was not a UDOT project. Staff published the RFP and contacted every engineer on UDOT's consulting list and only one response was received from Horrocks Engineers, who had previously completed the aforementioned feasibility study. Mr. Leetham stated that staff had reviewed the proposal with UDOT and were now recommending awarding the bid to Horrocks Engineers for a total award amount of \$3,497,610, that includes \$2,232,961 for phase 1, and \$1,264,649 for phase 2.

The project schedule was presented to those present. Ken Leetham said that completion of phases 1 and 2 would be in 2023. He then discussed funding and said the City was able to obtain a \$3 million allocation for environmental work for this project from the State legislature as part of a larger bill that contained many transportation projects. He said other sources of funding included a \$1 million grant from Davis County of their third quarter sales tax fund; a 50/50 match with the City to use \$1 million in impact fees for a total of \$5 million. He explained that if there were additional funds leftover from the \$5 million that it would be used for acquisition. Mr. Leetham said there was a benefit to the timing of this project as UDOT had just entered into a multiyear environmental project for the reconstruction of I-15, which could be conjoined with this project. He introduced Craig Peterson, who was the City's lobbyist, and a civil engineer as well as Michael Lasco from JUB Engineers.

Council Member Horrocks asked if it was a problem that the City only received one response to the RFP. Ken Leetham replied that the City followed the procurement policy and that this was a complicated bid.

Council Member Gordon stated that projects like this helped to make the City feel more connected. She felt this was a great idea for safety, convenience, and connectivity.

**Council Member Horrocks moved that the City Council approve the bid award to Horrocks Engineers for Phases 1 and 2 of the environmental and design work related to the proposed 1100 North Bridge project in the amount of \$3,497,610.81. Council Member Mumford seconded the motion.**

Council Member Baskin asked if this was a cost plus fixed fee. She also asked if Woods Cross would supply any funding for this project and if they had been asked to do so. Ken Leetham replied that Woods Cross had declined to contribute at this time.

Council Member Baskin asked about the total cost of the project. Ken Leetham replied that the cost of phases 3 and 4 as well as preconstruction costs had not yet been determined.

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

5. CONSIDERATION OF ORDINANCE 2021-08: AN ORDINANCE AMENDING  
TITLE 10-7-8 OF THE CITY CODE PERTAINING TO FLAG LOTS

Sherrie Pace reported that it was brought to staff's attention that the existing flag lot code contained regulations that exceeded standards required within the International Fire Code (IFC). Current City code, section 10-7-8 provided regulations for the approval of flag lots and required flag lots to meet multiple fire protection standards including an access road or driveway if the driveway is over 150 feet, a turnaround, an asphalt or concrete driveway that could support fire

truck apparatus, installation of a fire hydrant and six-inch water line, and a fire suppression system in the home. The IFC requirements were a combination of these requirements and the City code required each item. The Development Review Committee (DRC) recommended the code be amended to the standards established in the IFC. As part of the amendment the DRC also recommended additional amendments to the language and organization of the code section. The proposed amendments included: address identification at the street; fire lane signage; establishment of the specific fire suppression requirements that may be imposed on a conditional use permit; establishment of specific conditions that may be imposed to address mitigation of impacts from the flag lot, such as fencing, landscaping, grading limitations, building envelopes, dwelling height, etc.; an amendment to the requirement that a home be oriented to the street in favor of orientation to the front property line, as orientation to the street may be difficult and may not be feasible given the topography of some flag lots; setting the maximum slope of a flag lot driveway to 10%, and providing that the Fire Marshal could recommend to the Commission a reduction to the driveway maximum grade allowed depending on individual lot characteristics; and establishing the minimum driveway width for shared driveways as well as provisions for cross access easements and maintenance agreements.

Sherrie Pace said there was one comment made at the public hearing, which was from Wilford Cannon in support of the amendments. She said Mr. Cannon felt this would be a more equitable way to obtain fire suppression for future homeowners.

Council Member Gordon commented that the amendment was well thought out. She thanked staff and the Planning Commission for making these changes.

**Council Member Gordon moved that the City Council approve Ordinance 2021-08: an ordinance amending the Land Use Code section 10-7-8 pertaining to flag lots with the following findings:**

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City; and**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in the title.**

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

## 6. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of October 5, 2021 were reviewed and approved.

**Council Member Mumford moved to approve the City Council minutes from October 5, 2021. Council Member Horrocks 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.

## 8. COUNCIL REPORTS

Council Member Mumford reported on the NSL Reads event and thanked Ron Gordon, the Parks and Arts Board, and the Youth Council for sponsoring this event. He said upcoming events included the 75<sup>th</sup> anniversary scavenger hunt, drive-thru Halloween Monster Mash event on October 30<sup>th</sup>, and the 75<sup>th</sup> anniversary event December 13<sup>th</sup>.

Council Member Porter reported on the 75<sup>th</sup> anniversary of the City and said the committee was working on putting together the City's history as well as banners and other items to display interesting events and timeline.

Council Member Horrocks reported on the most recent Mosquito Abatement Board meeting and said there was a proposal for a 45% tax increase mostly due to hiring issues. He said Salt Lake City had a 75% increase for mosquito abatement. Council Member Horrocks mentioned that there were ten cases of West Nile Virus in the State with three deaths. He said there were 190 no-spray zones in Davis County and had requested to see if there were any in the City. He explained that the no-spray zones defeated the purpose of mosquito abatement.

Council Member Gordon reported that the Youth City Council (YCC) met earlier that day at Camelot Mobile Home Park for the mobile food pantry. She said they would continue to perform service there on the third Tuesdays of the month. Council Member Gordon commented that the YCC would help with the Halloween drive thru event as well.

Council Member Baskin was excused at 7:45 p.m.

## 9. MAYOR'S REPORT

Mayor Arave reported that the South Davis Recreation District (SDRD) had not recovered from COVID and was still incurring losses, which would continue into 2022. He said there were also repairs done to the building and the swimming pool, which caused issues with decreasing memberships as well.

Council Member Mumford addressed the SDRD's desire to expand into the City and asked if this would affect the proposed Hatch Park expansion. Mayor Arave replied that he did not think

the likelihood of the SDRC expansion would be determined by the use of Hatch Park. He said they were still reviewing park space and the City would need to determine whether to move forward or not with the Hatch Park redesign.

Mayor Arave reported on the League Policy Committee and said the City would need to prepare a water plan. This would include the water use per capita as water and housing were large issues this year.

#### 10. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

#### 11. CITY MANAGER'S REPORT

Ken Leetham reported on the meeting with UDOT relating to the I-15 project and improved access to I-15 and I-215 from the City. He said this could impact the Hughes parcel and the old Williamsburg project, and that UDOT would meet with the property owners to potentially acquire some or all of those properties.

Mayor Arave asked about the response from those property owners. Ken Leetham replied that the property owners had responded negatively.

Sherrie Pace commented that the property owners were not in favor of this as they had a lot of funding invested in the project. She said they wanted to work with the City and potentially allow UDOT to acquire a portion of the property.

Council Member Horrocks expressed disappointment with UDOT for their delay in contacting the property owners since they were so far along in their development project,

Ken Leetham said he attended a meeting with UDOT Region 1 several weeks ago regarding better access to the freeway and frontage road for gravel operations.

Ken Leetham reported on a meeting with Big West Oil regarding their water usage. He said Big West Oil would most likely remain on the City's water system and suggested an agreement be made for the City to reserve water for them in exchange for revising the base payment to stabilize the City's revenues. Mr. Leetham said that further discussion with the Council and Big West could be done after the water study by Bowen Collins was completed, as they currently had seven or eight water meters and the City needed to do more to better understand their usage.

Mayor Arave asked if Big West Oil had drilled a new well and if this would affect their demand. Ken Leetham replied affirmatively and said they were using less water but did not see a future where they would be independent from the City.

Ken Leetham reported that staff also reached out to the Sewer District related to the excess reuse water that may be available to the City. He said Dal Wayment told him that regular reuse water was available from the south plant and added that Bowen and Collins was notified of this for the water study.

Ken Leetham said there were six applications to serve on the Health and Wellness Committee, which he would send to the City Council for review. He asked whether these appointments would be made before or after the election.

12. ADJOURN INTO CLOSED SESSION

**At 8:05 p.m. Council Member Mumford moved to go into closed session to discuss imminent or pending litigation. Council Member Porter seconded the motion. The motion was approved by Council Members Gordon, Horrocks, Mumford and Porter. Council Member Baskin was excused.**

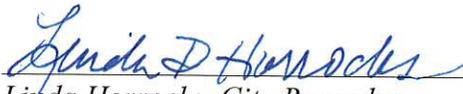
13. RECONVENE INTO REGULAR SESSION

**At 8:32 p.m. Council Member Mumford moved to go out of closed session and into the regular session. Council Member Porter seconded the motion. The motion was approved by Council Members Gordon, Horrocks, Mumford and Porter. Council Member Baskin was excused.**

14. ADJOURN

Mayor Arave adjourned the meeting at 8:32 p.m.

*The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday November 16, 2021 by unanimous vote of all members present.*

  
Linda Horrocks, City Recorder