

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
APRIL 19, 2022

FINAL

Mayor Horrocks welcomed those present at 6:00 p.m.

PRESENT: Mayor Brian Horrocks
Council Member Lisa Watts Baskin
Council Member Natalie Gordon
Council Member Ted Knowlton
Council Member Stan Porter
Council Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Jon Rueckert, Assistant Public Works Director; Heidi Voordecker, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Katie Williams, Kevin Kilpatrick, UDOT; Lorene Kamalu, Davis County Commissioner.

1. PRESENTATION FROM UDOT REGARDING THE I-15 ENVIRONMENTAL
IMPACT STATEMENT STUDY; FARMINGTON TO SALT LAKE CITY

Kevin Kilpatrick, UDOT consultant, reported they would cover the purpose of the I-15 environmental impact statement (EIS) study, what was known so far, and opportunities for feedback. He spoke on the purpose of the study with a focus on Utah's Quality of Life Framework which included better mobility, good health, connected communities, and a strong economy. The study area encompassed US-89 in Farmington along I-15 to the 400 South I-80 area in Salt Lake City. Mr. Kilpatrick reviewed the study process starting with National Environmental Policy Act (NEPA) overview and early scoping, to the purpose and needs scoping, to alternatives development, preparation of draft EIS, the release of the draft EIS, preparation of the final EIS, release of the final EIS and recording the decision, and concluding with recommended funding, planning, and construction. The first phase of the study was the NEPA overview and early scoping included the initial coordination with stakeholders, the second and current phase was the purpose and need plus scoping which included filing notice of the intent to begin the NEPA process, public outreach and a 30-day public comment period, and solidifying the study area and project limits. The third phase of alternatives development included developing screening criteria and preliminary alternatives, public engagement and outreach with a 30-day comment period. The fourth phase was preparing the draft EIS with ongoing stakeholder engagement. The fifth phase would consist of releasing the draft EIS along

with a public hearing and a 45-day public comment period. The sixth phase was the preparation of the final EIS through revision and responses to the public comments on the draft EIS. The final phase was the release of the final EIS with public notification of the final recorded decision. Each phase would include coordination with local government and ongoing stakeholder communication.

Kevin Kilpatrick spoke on what was already known which included aging infrastructure, increased travel times, safety, and limited connections. He compared a projection of travel times showing that a trip that took 19 minutes in 2019 would take 66 minutes in 2050 if the project were not done. A part of the project would include looking at interchange needs such as capacity, modifications, and change to access. Other aspects of the project were safety with a review of issues such as narrow or substandard shoulders and sharp curves. Mr. Kilpatrick showed images of the total number of crashes on I-15 both north and southbound Farmington to Salt Lake from 2018 to 2020.

Kevin Kilpatrick spoke on limited connections for pedestrians and bikes. He said staff had performed walk audits in different areas including the 500 South dual diverging interchange (DDI).

Council Member Baskin spoke on recent wrong way traffic and how the DDIs were confusing. She asked about painting the routes or better indications for drivers on the correct direction.

Council Member Baskin asked how the study was being funded and the cost. Kevin Kilpatrick replied that it was currently being funded with State funds at around \$8 to \$10 million. He said the cost included right of way design, engineering, traffic bottling, etc.

Katie Williams, UDOT consultant, reported on stakeholder engagement including a public comment period which would run from April 11th to May 13th. This included feedback on the purpose and needs statement, screening criteria, and what was currently great or the challenges on I-15. She spoke on the draft purpose and needs statement which addressed the reasons for the study. Ms. Williams then read the current draft purpose and needs statement “To improve safety, replace aging infrastructure, provide better mobility for all travel modes, strengthen the state and local economy, and better connection communities along I-15 from Farmington to Salt Lake City.” The project purpose consisted of the following items which are organized by UDOT’s Quality of Life Framework categories of Good Health, Connected Communities, Strong Economy, and Better Mobility. She focused on the quality-of-life goals: good health and connected communities. This included improving the safety and operations of I-15 mainline, I-15 interchanges, bicyclist and pedestrian crossings, and the supporting roadway network; being consistent with planned land use, growth objectives, and transportation plans; and enhancing access and connectivity to FrontRunner, connection to transit, regional trails, and across I-15.

Council Member Knowlton mentioned the quality-of-life framework mentioned multi-modal with the main component of crossing I-15. He asked if this was an I-15 project or a wider corridor project. Katie Williams replied there was a focus on connections to regional trails, the connections and improvements to pedestrian and multi-modal facilities, and reducing the barriers to east/west connectivity.

Kevin Kilpatrick commented it was an I-15 and more project with the interstate as the main focus but also looking at other issues such as connections or laying the groundwork for future bridges, trails, etc.

Katie Williams spoke on the next goals of the purpose and need statement which were a strong economy and better mobility. This included replacing aging infrastructure on I-15; enhancing the economy by reducing travel delay on I-15; improving mobility and operations on I-15 mainline, I-15 interchanges, the supporting roadway network, transit connections, and bicyclist and pedestrian facilities to help accommodate projected 2050 travel demand. She mentioned there were 35 bridges on the corridor with 9 bridges that were at the end-of-life expectancy. There were also many bridges that would not accommodate additional widening.

Council Member Gordon arrived at 6:22 p.m.

Katie Williams reported on the screening criteria which was to develop concepts to be evaluated, purpose and need, and environmental impacts and cost. The approved concepts would then be combined into alternatives followed by conducting preliminary engineering and providing the detailed alternatives evaluation in the draft EIS. She said some of the sample screening criteria could be if the alternative met the safety standards, site distance, operational standards, or the reduction of conflict between motorized and nonmotorized. She reported there were several ways for the public to submit comments which included at the project website, via email, by mail, or phone. The ending date for the study was 2024.

Council Member Knowlton asked how the decision was made on the purpose and need statement. Kevin Kilpatrick replied his team wrote it, then UDOT provided further review, a contract attorney then evaluated the draft prior to public review.

Ken Leetham commented it seemed like the purpose statement tracked the statutory purposes and authorizations that UDOT was under by State Code. He said it matched the legislative purposes for why UDOT did projects.

Mayor Horrocks asked about a realistic start and finish date. Kevin Kilpatrick replied that funding for construction would not be available before 2026. He said once the EIS was completed it would take 9-12 months to hire contractors and it would be a two to three year project.

Council Member Van Langeveld spoke on the criteria items of connected communities and good health. She said she valued those items and mentioned aesthetics, such as an interchange with concrete work or landscaping, was also important. Kevin Kilpatrick responded that while it was not part of the purpose and needs, UDOT had an aesthetics policy that was required for projects.

Lorene Kamalu, Davis County Commissioner, mentioned the on/off ramps were the entrance to a city and she was not impressed with the appearance of the interchange to her city.

Council Member Van Langeveld asked if cities made the decision on what the corridor or interchanges looked like.

Mayor Horrocks responded the cities were approached and asked how much they could contribute. Kevin Kilpatrick said the cities would provide a budget and what they wanted in terms of signage, landscaping, etc. and what they were willing to pay beyond the project funding.

Ken Leetham said Woods Cross and the City participated in the landscaping of the 2600 South interchange as well as around the new bridge over I-215 and Redwood Road.

Ken Leetham mentioned it was important for the City to have comments/concerns on the record for the public comment period. He said there would be draft comments for approval at the next City Council meeting.

Mayor Horrocks said Representative Ballard had expressed her thoughts. He said UDOT had planned to remove the Center Street exit as it was not an on-ramp as well.

Council Member Porter mentioned years ago there was a design to put a connection between I-15 and Legacy Parkway which would solve the problem. He said this connection was a good idea but never came to fruition. Kevin Kilpatrick replied Representative Ballard had proposed a new access to I-15 and I-215 south of Center Street.

The Council discussed previously proposed Legacy Parkway ramps which would have allowed for better usage of Legacy in the event of traffic issues on I-15.

Katie Williams said any issues the Council experienced including traffic congestion in certain areas could be part of the public comments as well.

2. GOLF DEPARTMENT UPDATE

Tyler Abegglen reported on the hiring of the new maintenance employee and how this would really help. He said there were currently 6.5 full time employees, 15-20 seasonal employees, and 1 part time employee. This included Brent Moyes, Head Golf Pro; Allen Cox, Assistant Golf Pro; the pro shop staff; cart staff; Weston Kimber, Superintendent; Nick Bosen, Assistant Superintendent; Jordan Jensen, Assistant Superintendent; and maintenance staff.

Mr. Abegglen provided an update on the rounds and revenue and projected that the rounds would be around 67,000 to 68,000 9-hole rounds for fiscal year 2022. He showed a graph of the fiscal year-round totals for the last seven years with 70,890 rounds in FY21 and 45,426 so far in FY22. Fiscal year 2022 was comparable to FY16-FY2020 or the five-year average with two months left in FY2022.

Tyler Abegglen compared the revenue by fiscal year from 2000 to 2022 as well as a five-year average. Revenues for FY22 were \$1,292,297 (minus May and June) compared to \$1,859,840 in FY21 with the five-year average revenues at \$1,166,643. He said FY22 was currently ahead of FY21 when comparing year to date and estimated that FY22 would end at \$1,926,789 in revenues. Mr. Abegglen shared the merchandise sales history from FY08-FY22 with \$199,463 in revenues for FY22 (minus May and June) compared to \$214,460 in FY21. He projected that merchandise sales for FY22 would be just under \$300,000. He said there were a lot of good things coming to the golf course including the golf simulators and the remodeled building.

Tyler Abegglen spoke on current projects including the transition to half head sprinklers, the transition to native grass, wildflower planting, leveling tee boxes on #3, 4, 5, 8, 9, 13, 15, 17, 18, expanding the tee boxes on #3, 4, 8, 15, GPS mapping of the irrigation, and turf mats on the driving range. He spoke on an idea from Council Member Van Langeveld to offer three free rounds to the 5th and 6th grade students in the City similar to the Ski Utah program. This Eaglewood Golf Course school voucher program would include punch cards valid for green fees only on Mondays, Tuesdays, and Wednesdays which would expire at the end of the year. This program would encourage juniors to come to Eaglewood and introduce programs and a low-cost entry to golf.

Tyler Abegglen provided a construction update and showed a rendering of the clubhouse building exterior. He showed images of the recently remodeled buildings including the snack shack and restrooms. Other construction included the golf simulator room, the kitchen, the pro shop, and decking. The construction schedule included deck demolition on April 18th, the exterior demo on April 25th, roof demo on April 25th, lobby entrance demo on May 15th, pro shop demo from June-July, and event center demo on October 1st. The opening dates included the snack shack on April 27th, George's Grill on June 1st, roof completion on June 1st, the golf simulators on June 15th, the outdoor deck on July 10th, the building exterior on August 15th, the pro shop on September 1st, and the event center on November 15th. The landscaping updates would be put on hold until 2023 due to the drought and watering restrictions. A drought tolerant and low water use plan would be put in place this year. He said the event center demo was pushed to October so as not to interfere with events during the spring and summer.

3. ADJOURN

Mayor Horrocks adjourned the meeting at 7:00 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 19, 2022

FINAL

Mayor Horrocks called the meeting to order at 7:06 p.m. Winston Ji offered the invocation and Spencer Marx led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Council Member Lisa Watts Baskin
Council Member Natalie Gordon
Council Member Ted Knowlton
Council Member Stan Porter
Council Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; Jon Rueckert, Assistant Public Works Director; Heidi Voordecker, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Rulon Crosby, Matthew Damsky, Spencer Marx, Winston Ji, Landon Ballard, Peyton Otis, Brynne Burgess, Sterling Page, Maddyson Toro, Makenzie Brinton, Vanessa Ramos-Sky, Tony Smith, Chad Campbell, Michelle Campbell, Dee Lalliss, Brian Myers, residents; Taylor Spendlove, Brighton Development; Graham Hunter, Zach DeLange, Hayden Poulton, Charlie Spencer, Cole Anderson, Jon Howe, Mason Bendinger, Will Campbell, Hunter Jackson, Josh Margetts, Woods Cross Boys Varsity team and coaches; Lorene Kamalu, Davis County Commissioner.

1. CITIZEN COMMENT

Rulon Crosby, 510 Lacey Way, said he had lived on Lacey Way since 1978. He explained he bought property adjacent to his home in 1979 and the only access to the property was from a dirt road up behind the water tank. This road was used to bring materials to the top portion of his lot during and after construction of his home. Mr. Crosby commented he used the road freely for over 20 years until the City placed rocks across the trail near the water tank and also put a lock on the gate. He now had no access to the top portion of his property. Rulon Crosby asked for a key to the gate and felt he was entitled to a prescriptive easement as he had used that access for years. He said the row of rocks blocked access to the City's property as well and would make it difficult in the event of a fire or maintenance of the storm drain. Mr. Crosby asked if he needed to request this be a future City Council agenda item.

Ken Leetham commented on the letter received by Mr. Crosby and said the best route would be to ask the City attorney if there was a prescriptive easement over the property.

Todd Godfrey said he would review the information and communicate with Mr. Crosby.

Mayor Horrocks asked if the City had an interest in retaining the rocks and if they were designed to prevent access. Ken Leetham responded the City did not want the public on the property. He said if Mr. Crosby had a right and legal access to the property the City would not deny him that.

Paul Ottoson said years ago there was not a fence and a property owner cut down several trees on the City's property for a better view of the valley. The City then placed a fence and a gate around the property to prevent further damage.

Rulon Crosby commented in the 1970s the roadway provided access and jeep trails, but this was no longer the case. He said two years ago he asked the City Council for the ability to purchase a 20' strip of property on a lot he had for sale. This request was not granted at that time and access was still prohibited to the public.

Council Member Baskin spoke to Mr. Crosby's inquiry about whether an agenda item to address his access was necessary. She said the City attorney would review the legal question of prescriptive easement. She also said if Mr. Crosby wanted formal action taken, he may want to be placed on the agenda to request the easement and she offered her assistance.

Matthew Damsky, 175 East Ridgeline Way, commented he was a truck driver and worked at the FedEx ground facility in the City. He spoke on Hatch Park and the road restricted route signage on Center Street. Mr. Damsky explained he tried to help a lost truck driver and was told by police that while it was a road restricted route they could not issue tickets. He spoke on other large truck issues related to this road including destruction of infrastructure.

Ken Leetham commented that Center Street was a truck restricted route but whether that meant the City issued or should be issuing tickets was a question for staff to review.

2. PUBLIC RECOGNITION OF THE WOODS CROSS HIGH SCHOOL BOYS BASKETBALL TEAM

Mayor Horrocks welcomed the Woods Cross High School boys basketball team. He said Woods Cross High played in the 5A State championship game and presented certificates of recognition to the team members present including Graham Hunter, Zach DeLange, Charlie Spencer, Hayden Poulton, Cole Anderson, Jon Howe, Mason Bendinger, Will Campbell, and Hunter Jackson.

3. YOUTH CITY COUNCIL UPDATE

Council Member Gordon commented she was thrilled with this year's Youth City Council (YCC). She introduced Peyton Otis the YCC City Manager who was a sophomore at Bountiful High School.

Peyton Otis reported on the youth conference at the Utah State campus in Logan. She spoke on what they learned including leadership, working with others, and building from where you stood. Peyton said fourteen youth were able to attend the conference this year with a hope that more could attend in the future.

Landon Ballard, YCC Publicity Chair, reported on the activities of the YCC and how this allowed them to bond as a council and increased attendance at future activities. He spoke on some of the activities including at Cross E Ranch and the mobile food pantry at Camelot. Landon spoke on the budget for and growth of the YCC. This included not having a membership fee and discontinuing scholarships.

Council Member Gordon clarified the Youth City Council had decided to stop granting scholarships from the budget.

Brynne Burgess, Service Chair, spoke on service activities including the mobile food pantry. She said the YCC distributed food once a month to the Camelot residents and it was a wonderful experience.

Makenzie Brinton, Activities Chair, reported on the activities the YCC had enjoyed this year including Cross E Ranch, bowling, arts/crafts, and other bonding activities. She said they wanted to continue the relationship with the Woods Cross and Bountiful YCCs.

Spencer Marx, YCC Mayor, spoke on the service projects and the desire of the YCC to do more service. He said the YCC did not attend the leadership conference last year and used the funds to make hygiene kits for refuges. He then said the YCC determined that the funds normally used for scholarships would be used for service projects so those who needed it the most would be benefited.

Council Member Gordon said the City was fortunate to have wonderful youth in the community that wanted to get together and serve others. She said they were able to provide 40 kits and each one provided a month's worth of supplies for one family. Council Member Gordon said the YCC had plans for a community service project on the 5th Tuesday of the month as well as a large legacy service project for the year.

Mayor Horrocks mentioned the YCC sponsored the City's Easter egg hunt and how a resident had approached him with the desire for his son to be involved.

Council Member Baskin commented it would be a great idea if the YCC could receive the matching jackets and shirts that had been mentioned. She asked if this was in the budget. Council Member Gordon replied they hoped to budget for this in the upcoming year.

Council Member Gordon said due to the expanded membership that they would expand the leadership positions as well with a mayor, city manager, city recorder, and four council members in charge of activities, leadership, service, and publicity. Council Member Baskin mentioned the pro tem mayor position existed also.

4. DISCUSSION WITH DAVIS COUNTY COMMISSIONER LORENE KAMALU

Lorene Kamalu, Davis County Commissioner, said she was a planning commissioner with Kaysville for several years which gave her a great start in government and an appreciation for planning. She spoke on the Davis County Criminal Justice Coordinating Council which was established in 2019 and said Chief Black was a founding member and great contributor. Commissioner Kamalu mentioned an upcoming library services meeting to be held for the south part of the county. This would include a study on the Bountiful library and include information on all seven libraries in the county as well as library user information.

Council Member Knowlton asked if this report was on areas of Commissioner Kamalu's focus. Commissioner Kamalu replied this would be a report on a variety of items including her focus and items that affected the entire county.

Commissioner Kamalu provided a report on public safety dispatch and the potential consolidation of the county for better efficiency. She spoke on another item of importance which was the Memorial Courthouse renovation completion with an open house on June 9th and 10th. Commissioner Kamalu reported on the renovation of the Legacy Event Center and the installation of the cement floor to allow for events and sports competitions. This building was used during the pandemic for drive through elections and as a vaccination clinic.

Council Member Gordon thanked Commissioner Kamalu for her service and asked how the City could better support the Children's Justice Center and Davis Behavioral Health. Commissioner Kamalu spoke on serious needs during the pandemic related to mental health and the services that the Children's Justice Center, Safe Harbor, and Davis Behavioral Health provided to the community. She asked for support of these non-profits.

5. PUBLIC HEARING AND CONSIDERATION OF A PLAT AMENDMENT TO VILLAGE STATION AT EAGLEWOOD SUBDIVISION, LOT 8, VACATING A PORTION OF RIGHT OF WAY ON ORCHARD DRIVE FOR ON STREET PARKING

Sherrie Pace reported this was a consideration of the plat amendment to vacate a portion of the public right of way for Village Station Building 4. She provided the modified development plan

as well as a current aerial of the property which showed the current construction of Buildings 1 and 2 as well as the locations for Buildings 3 and 4. The property at 445 South Orchard would have 25 diagonal on-street parking stalls on Orchard Drive. The parking stalls were to be on private property and outside the City owned right of way but inadvertently when Village Station was approved seven of the stalls were located within the right of way. This plat amendment would vacate the public right of way where the seven stalls were situated so that all the on-street parking adjacent to the property were owned and maintained in the same way. This plat amendment was requested by City staff and was recommended for approval by the Planning Commission.

Mayor Horrocks opened the public hearing at 8:11 p.m. There were no public comments and he closed the public hearing at 8:12 p.m.

Council Member Baskin moved that the City Council approve the plat amendment of Village Station at Eaglewood Subdivision, which would now be lot 11, vacating a portion of Orchard Drive right of way containing street adjacent parking with the following condition:

- 1) **Completion of engineering redlines, if any.**

Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

6. CONSIDERATION OF A SITE PLAN APPROVAL FOR VILLAGE STATION AT EAGLEWOOD, BUILDING 4 LOCATED AT 445 SOUTH ORCHARD DRIVE, BRIGHTON UTAH, APPLICANT

Sherrie Pace reported the City and developer entered into an agreement amending the Eaglewood Village development agreement on August 6, 2019. She showed the original site plan with parking in the front and said this was slightly modified so the building fronted the street with the parking in the back. The architecture would be like the rest of the Village Station buildings with the same brick and architectural style. The proposed development met all the architectural and parking requirements with 160 parking spaces for the building. The Planning Commission reviewed and provided a favorable recommendation with a request that the developer work with staff on any revisions to eliminate sod for water conservation. The development agreement required the entire development site, not just this parcel, must have a minimum of 25% landscaping unless the UDOT parcel along Highway 89 was landscaped which would reduce the required landscaping to 20%. The UDOT parcel had been or was being landscaped and therefore the required site landscaping was reduced to 20%. The landscaping for Building 4 would have approximately 25% or 27,462 square feet of landscaping after site improvements were made. The entire development site appeared to exceed the 20% landscaping requirement but confirmation by the landscape architect or design engineer was needed.

Council Member Baskin asked for clarification on the parking requirements that were presented in a grid on the staff report. Sherrie Pace clarified the parking requirements per unit with a total of 25 garage spaces, 69 carport spaces, and 66 surfaces spaces for a total of 160 spaces.

Paul Ottoson clarified that all engineering redlines had been completed.

Council Member Van Langeveld moved that the City Council approve the requested site plan for Village Station at Eaglewood, Building 4, with one condition:

- 1) Correction of engineering redlines, if any.**

Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

7. CONSIDERATION OF A SITE PLAN APPROVAL FOR VILLAGE STATION AT EAGLEWOOD, BUILDING 5 LOCATED AT 314 SOUTH ORCHARD DRIVE, BRIGHTON UTAH, APPLICANT

Sherrie Pace reported due to an increase in construction costs the Eaglewood Plaza office building had been delayed but construction would begin this summer. She said the development agreement contained a clause that a building permit may not be issued for Building 5 until construction had begun on the Eaglewood Plaza office building. She showed the previously approved layout for buildings 5, 6, and 7 and the proposed layout combining buildings 6 and 7 with retail and office on the lower levels.

Ms. Pace shared the layout of Building 5 and explained Village Station and Eaglewood Plaza had a joint use and cross access agreement. This agreement stated how the parking was to be shared during certain days and hours, parking lot maintenance, repair, and replacement. Per this agreement the developer would be required to provide 158 parking spaces for residential use. She provided a shared parking percentages table which outlined the parking space ratios and shared parking percentages by use and times. She said the number of required parking spaces provided were 118 for residential, 104 for office, and 2 for commercial for a total of 224 spaces. Each residential unit was assigned one covered parking space.

The proposed landscaping consisted of xeriscaping with some existing sod along Highway 89. The development agreement required that the entire development site must have a minimum of 25% landscaping unless the UDOT parcel along Highway 89 was landscaped which reduced the requirement to 20%. This lot consisting of Building 5 would have approximately 19% or 16,631 square feet of landscaping after site improvements.

Sherrie Pace shared a rendering of the proposed architecture and layout of the buildings including the clubhouse. The Planning Commission made a favorable recommendation with four conditions.

Council Member Baskin asked regarding the clubhouse. Taylor Spendlove, Brighton Utah, spoke on the amenities with a clubhouse and oversized swimming pool in Building 1, Building 2 would consist of a gym and game room, and Building 5 would also have a clubhouse.

Council Member Knowlton questioned the number of parking spaces based on the City's parking requirements and how much Brighton would have provided otherwise. Mr. Spendlove replied staff had provided a requirement that met the needs. He said they had looked at adding more units and parking stalls but had a certain threshold of providing at least one stall per unit. Mr. Spendlove felt the required parking ratios made sense including the shared parking concept.

Council Member Knowlton moved the City Council approve the requested site plan for Village Station at Eaglewood, Building 5, with the following conditions:

- 1) Building permit may not be issued for Building 5 until such time that construction has begun on the Eaglewood Plaza Office Building;**
- 2) A minimum of one covered space shall be assigned to each of the 94 residential units;**
- 3) A sidewalk connection between the southern parking lot and main entrance must be installed per planner redlines; and**
- 4) Correction of engineering redlines, if any.**

Council Member Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

8. CONSIDERATION OF IRRIGATION FOR EAGLEWOOD GOLF COURSE AND OTHER CITY-OWNED PROPERTIES FOR THE 2022 IRRIGATION SEASON

Tyler Abegglen reported recommendations from the Golf Committee on a strategic water conservation plan at the golf course. The conservation strategy and protocols consisted of the following measures: reduction of 60% of water use from a normal average year, 160-acre feet of use for the golf course, 92% reduction for the greens, 90% reduction for the tees, 60% reduction for the fairways, and 0% reduction for the rough and native grasses. He said there may be extra costs to better help the golf course conserve water use moving forward including wetting agent applications and new irrigation controllers. Mr. Abegglen said the biggest concern was the greens and the cost to resod or reseed with high drought years. He reviewed a map that showed areas on and around the golf course which would be receiving a water reduction to 0%. These areas would not be irrigated throughout the summer with the installation of the half circle heads to avoid irrigating the native grasses.

Council Member Knowlton asked for further clarification of the areas that would receive a 0% reduction. Tyler Abegglen clarified the areas that would no longer be irrigated included the rough and native areas. He said the biggest worry was traffic on the dormant grass which would then become dirt and explained those areas would be roped off.

Mayor Horrocks asked about humate, which was one of the proposed measures for better water absorption. Tyler Abegglen replied it was a fertilizer/organic material that would be used on the rough and fairways to help hold the moisture in the ground longer. He mentioned a wetting agent would also be used for water absorption.

Tyler Abegglen spoke on other measures including higher cutting heights, a water measuring probe, and the new irrigation controllers. He showed an image of what the course might look like with the native grass. Mr. Abegglen compared the older irrigation controller to the new replacement controllers and said they would be paid off much sooner than anticipated.

Council Member Knowlton asked if this was the strategy for a drought year or a long-term plan. Tyler Abegglen replied it was both a short- and long-term plan. He said the new controllers would make a big difference on water conservation.

Ken Leetham said if there was not such a severe water restriction the greens would not be as dry and the City would water the course more if possible. Tyler Abegglen felt 205-acre feet of water was attainable in a good year.

Jon Rueckert reported staff reviewed the park areas that were maintained by the City and prepared a plan for cutbacks/conservation. These areas were prioritized into three categories of A with a 20% reduction, B with a 30-50%, and C with a 50-70% reduction. Legacy Park and Tunnel Springs were categorized as A since each had newer grass. Most of the other areas were categorized as C or 50-70% reduction. He mentioned that Weber Basin Water was utilized for Hatch Park which had a 60% reduction already in place.

Council Member Porter asked about the potential to use the runoff water at Hatch Park. Jon Rueckert said he was unsure if there were water rights issues that could prevent this.

Council Member Baskin spoke on meeting with staff related to the Arbor Day event and the need to keep existing trees alive. She suggested assigning City trees to volunteers who would water them during the summer.

Mayor Horrocks asked if half of the funds donated by Chevron for the trees could be used now with the other half to be used in the fall. Ken Leetham replied affirmatively and said trees could be purchased throughout the year.

Council Member Knowlton questioned if there were areas in the City where grass was not needed and did not need to be watered. He asked if landscaping could be changed in some areas for better water conservancy. Jon Rueckert replied landscaping could be changed or even replaced with artificial turf moving forward.

Council Member Van Langeveld asked if any golf courses utilized artificial turf. She asked about a breakeven point with artificial turf and water costs. Tyler Abegglen replied some courses used artificial turf for tee boxes but said the cost of artificial was significant. He also said artificial turf took away the feel and use of the course.

Mayor Horrocks commented he played at a golf course with artificial turf in the driving range. He said true golfers would not be in favor of the change.

Council Member Knowlton spoke on replacing grass in spaces that would not be used by golfers or park patrons. He said there were organic materials that would still look good. Tyler Abegglen replied staff would look at gravel and xeriscape.

Council Member Baskin said the Golf Committee, who were avid golfers, voted to approve the proposed plan as a recommendation to the City Council and were in favor of the ideas.

Council Member Gordon suggested reviewing parks to see which areas were being used and those areas that could be converted to wildflowers or xeriscape. She mentioned prioritizing the areas that were most valuable.

Council Member Van Langeveld mentioned some of the areas of turf could be replaced with paved or gravel trails to ensure there were trails in all of the City parks.

Ken Leetham said he appreciated the ideas and acknowledged the City Council would probably receive calls from residents about the City's watering practices. He felt over time the City needed to make more progress on the long-range plan for watering open spaces as this issue would be around for a long time. Mr. Leetham cautioned if the Council wanted to make a motion on the proposed conservation plan, it be general enough that some changes could be made if necessary.

Council Member Baskin suggested taking action on Areas A and B that had been identified by staff at a certain percentage that had to be retained because they were playing fields, entryway areas, or areas with old trees. She said Area C which contained Hatch Park could be somewhat neglected as this park was planned for renovations.

Council Member Baskin moved to agree the prioritized Areas of A and B with A being Tunnel Springs and Legacy Parks and B being Highway 89 and City Hall at the percentage reductions as recommended by Public Works and the Parks Departments. Council

Member Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

Mayor Horrocks asked how the water issues would be addressed in the new phase of the Eaglewood development. Paul Ottoson replied there were no landscaping restrictions in the plat; however, in the Geotech report there was a recommendation not to put too much water on the hillside due to a prior landslide. The developer was encouraged to work with the homeowners on this issue and the building permit application would also require a landscaping plan.

Council Member Baskin moved to approve the golf course conservation strategy plan with reductions in water and various treatments for the fairways and greens, etc. as presented by staff, Tyler Abegglen. Council Member Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

Council Member Van Langeveld asked if the City Council was required to approve the plans that were presented.

Council Member Baskin responded by approving the proposed water conservancy plans it would help when residents called with concerns about over or under watering at the golf course and other public open spaces.

9. CONSIDERATION OF RESOLUTION 2022-15R: AUTHORIZING EXECUTION OF AMENDMENT NO. 1 TO THE INTERLOCAL AGREEMENT WITH WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE 21003 WBWCD-NSL WHOLESALE CULINARY AND RAW WATER PIPELINES REPLACEMENT PROJECT ON MAIN STREET BETWEEN CENTER STREET AND US89

Paul Ottoson reported the City was approached last year by Weber Basin Water Conservancy District (WBWCD) regarding their water lines in the City streets. They requested to extend their lines for Big West Oil and the Chevron refineries. He showed a street aerial of where the two new water lines would be placed along Center Street to Highway 89. This would correspond with a City water line install and street reconstruction project on Main Street. In September 2021 the City Council approved an interlocal agreement between WBWCD and the City to complete the water line install. The WBWCD project would go out to bid this year and they would already be paying for a portion of the Main Street reconstruction.

Paul Ottoson said this amendment of the original agreement specified that WBWCD would be responsible to pay for 67% of all items in the water line trench. This included the asphalt, road base, geosynthetic fabric, granular backfill, and sand bedding. The City would pay for the remaining 33% of all trench related items. It was expected the trench width would be about 14 feet wide for all three trenches. City staff did not believe that Amendment No. 1 had any additional financial impacts on the project and the proposed changes would simply clarify the

specific duties and responsibilities of each party for their portion of the work. He calculated because WBWCD had two out of the three lines they would trench at 14 feet wide that WBWCD would pay two thirds or 67% and 9.5 feet per trench.

Other minor items included WBWCD using the City-owned vacant lot south of City Hall for staging and the use of ten parking spaces at City Hall for their vehicles.

Council Member Baskin asked about the additional lines for Big West Oil and Chevron. Paul Ottoson replied the refineries had an agreement with WBWCD and the existing lines were no longer sufficient. He said it was increasing the capacity but not the volume.

Council Member Porter moved the City Council approve Resolution No. 2022-15R: a resolution authorizing execution of Amendment No. 1 to the Interlocal Agreement with Weber Basin Water Conservancy District for the 21003 WBWCD-NSL Wholesale Culinary & Raw Water Pipelines Replacement project on Main Street between Center Street and US 89. Council Member Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

10. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of April 5, 2022 were reviewed and approved.

Council Member Gordon moved to approve the City Council minutes of April 5, 2022 as written. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

11. ACTION ITEMS

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

Council Member Knowlton suggested adding the request from UDOT for comments to the list.

Council Member Baskin asked about adding an item for volunteers to water City trees.

Council Member Knowlton requested an item to revisit the City's landscaping plan in the fall.

Council Member Baskin proposed amending the General Plan to address landscaping issues.

Council Member Van Langeveld asked about curb painting/parking on 900 North in Foxboro. Ken Leetham replied staff had determined to paint the curbs red near intersections that currently conflicted with the clear vision areas.

Paul Ottoson commented staff would be going out this week to determine those areas.

Council Member Van Langeveld suggested those areas with a red curb could have a designated bike lane.

12. COUNCIL REPORTS

Council Member Baskin reported Arbor Day was set for 9 a.m. at Legacy Park on April 30th. She said they would plant five Austrian pines, three elms, and three Canadian red choke cherries for a total of eleven trees. Chevron had offered to provide \$15,000 and volunteers for the Arbor Day event.

Ken Leetham clarified a portion of Chevron's donation would be used for this Arbor Day 2022 for the purpose of purchasing trees and any remaining donated funds would be used at a later date.

Council Member Gordon reported the Youth City Council (YCC) were excited to forego scholarships with the desire to provide more service. She asked that additional funding for the YCC be considered when reviewing the budget. She then said her appointment to the Arts and Parks Committee would be reviewed at the next Council meeting.

Council Member Van Langeveld reported the Health and Wellness Committee met and elected a Chair, Corey Markisich, and a Vice Chair, Janet Welsh. She said the Committee was sponsoring the Circle of Parenting workshop that started last week. She noted Davis Behavioral Health provided the training and food for the six-week course.

Council Member Porter reported on the community garden and asked for some direction. Sherrie Pace replied Ali Avery was now in charge of the garden. She said all but three of the plots had been rented this year.

13. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

14. MAYOR'S REPORT

Mayor Horrocks spoke on the potential to adopt the celebration of Juneteenth on June 19th. He suggested replacing this with the observation of Columbus Day. Council Member Gordon said some of her neighbors had previously mentioned how important Juneteenth and corresponding events would be to them. She suggested looking into adopting this holiday.

Ken Leetham clarified the City offices did not close for Columbus Day.

Council Member Gordon explained Juneteenth was a celebration of emancipation of slavery and June 19th was when the news reached Texas.

Ken Leetham said the State had adopted it as an official holiday. He suggested celebrating June 19th in a more meaningful way rather than just giving employees the day off.

Council Member Van Langeveld suggested the food trucks would be at Legacy Park and a nearby pavilion could be used for a talk or something similar to celebrate the event.

Mayor Horrocks spoke on the Easter egg event and how there was dog waste everywhere. He said Woods Cross did not allow dogs in their parks due to this issue.

15. CITY MANAGER'S REPORT

Ken Leetham reported he and Mayor Horrocks had met with Woods Cross' City Manager and Mayor and discussed the potential dog park. He suggested Woods Cross and the City could share the costs 50/50 at \$20,000 each. This cost would include fencing. The location would be north of Legacy Park's west field and the trailhead. There was a two-acre detention pond owned by UDOT and the City was authorized to use the area in perpetuity as a dog park. The City would need to clean and maintain the area as a detention basin. The agreement would be between the City, UDOT, and Woods Cross.

Mayor Horrocks commented Woods Cross had budget concerns and would take the plan to their City Council for review. They suggested contracting out the cleaning and maintenance.

Ken Leetham said they also spoke with Woods Cross on the 1100 North bridge design. Woods Cross was not interested in sharing the cost as they would prefer the bridge to be on 500 South. Mr. Leetham shared that he and the Mayor then updated Woods Cross on the progress including the bid award for phases 1 and 2 of the design. He and the Mayor invited Woods Cross to participate in the project so that they would not be left out of the planning and design phases.

Ken Leetham mentioned the other item that involved Woods Cross was the opportunity to apply for transportation funds from Davis County for the third quarter sales tax. The proposed project was a lighted intersection at 400 West and 1100 North. He said the City would like to submit a letter of intent to pursue funding of the project. Woods Cross was invited to share in the cost as a co-applicant on the request.

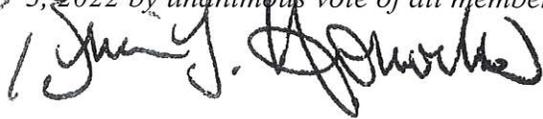
Ken Leetham shared the talking points that would be given to the public on water conservation.

Ken Leetham spoke on the dinner reservations for the St. George conference and asked for feedback from the Council.

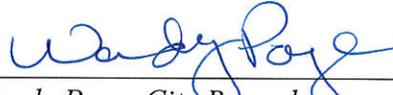
16. ADJOURN

Mayor Horrocks adjourned the meeting at 9:34 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday, May 3, 2022 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder