

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
JANUARY 3, 2023

FINAL

Mayor Horrocks welcomed those present at 6:04 p.m.

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

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; Jon Rueckert, Public Works Director; Heidi Voordeckers, 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: Dee Lalliss, resident; Nate Pugsley, Brighton Homes.

1. DISCUSSION ON CITY COUNCIL PRIORITIES FOR 2023

Ken Leetham reported that this item was per City Council request and said this was a good time for priorities as staff was preparing for capital projects and the fiscal year budget.

Councilmember Van Langeveld spoke on her priorities including a walk path or trail at each park in the City. She mentioned the Health and Wellness Committee and Utah State University would be providing a wellness survey to residents in the next several months. She indicated another area of focus was curb painting especially in problematic areas such as mid-town and Foxboro for safety, walkability, and aesthetics. She stated the fourth item was in conjunction with the Parks and Arts Committee to include more art in the City. She explained this could include working with high school students or residents to provide art throughout the City including on electrical boxes.

Councilmember Van Langeveld commented that she worked for the University and suggested a student intern could work on projects. She then spoke on having a policy discussion about the City's unhoused. She noted this could also include a discussion on the housing crisis, panhandling, and a presentation by the police department. Her final item was community

councils which was a community organization that provided feedback and a point of contact for the City. She said these councils could help to solidify the character in different areas of the City. Mayor Horrocks asked about the best way to integrate these ideas with the City committees. He also said the County had programs in place and wondered how the City should work with those resources. Councilmember Van Langeveld suggested that as a general approach the City should look at available resources first before creating anything new. She also said the City Councilmembers could work with the committees.

Councilmember Porter cautioned against the councilmembers dictating to the existing committees to ensure that they did not feel undervalued. Councilmember Van Langeveld replied that committee members could feel underutilized even without councilmembers attending meetings. She said sometimes these committees did want Council input and spoke on finding that balance.

Councilmember Porter mentioned the community council was similar to the pre-existing United Neighbors committee which was comprised of residents from different areas of the City. Councilmember Van Langeveld responded the community council she was envisioning would have three separate councils for the Foxboro, mid-town, and east side areas.

Councilmember Porter commented if the community councils were based on regions that the committees would focus on their areas which would not help to unite the City.

Councilmember Knowlton said the ideas shared tonight were a first draft and could be refined at a later date.

Councilmember Gordon reported that she would like to see dedicated bike lanes which may require parking on only one side of the street. She suggested a review of the City's water conservation ordinances and a requirement for park strip trees. She indicated the last request was for better UTA services in the City and transit options on Redwood Road.

Councilmember Porter spoke on making the spring water accessible at Tunnel Springs Park. He stated the second item was the history committee and a display of City history at City Hall. He also mentioned honoring veterans. He indicated the final item was related to providing additional trails throughout the City and ensuring that existing trails were maintained.

Councilmember Porter mentioned moving forward with the Wetlands Project and the dog park, as well as discussing street lights.

Councilmember Baskin felt the City should have a position on the Great Salt Lake Advisory Board. She would also like to see the Wood Museum issue alleviated. She mentioned the golf course and potentially utilizing the cart paths on the course for public use.

Councilmember Baskin also suggested allowing residents to purchase and dedicate a tree during the City's annual Arbor Day event. She felt the entry to the City needed more work including the signage and beautification. She would also like to see better usage of the radar speed signs particularly in residential neighborhoods, including the Foxboro area and on main thoroughfares.

Councilmember Baskin also suggested developing closer cooperative relationships with neighboring city councils. Councilmember Gordon was in favor of this suggestion as it would provide for a better review of regional needs.

Councilmember Porter mentioned previous meetings with the Bountiful City Council and the need to interact with Salt Lake City. He proposed a Jordan River trip during the summer and inviting the neighboring councilmembers.

Councilmember Knowlton shared the following four statements: "North Salt Lake was a City that was safe and fun to get around by all residents young, old, poor, and wealthy;" "North Salt Lake has an inviting and vibrant downtown;" "North Salt Lake is environmentally sustainable;" and "North Salt Lake is a City with a vision." He explained there were already some measures in place that addressed these statements including that the City had a plan to update the General Plan which would help to drive action. He noted some areas of priority for him were the Bonneville Shoreline Trail, mountain bike trails, a protected bike lane, finishing the Form-Based Code, improving Highway 89, providing more trees, parking codes, and a shift with City vehicles to electric cars.

Mayor Horrocks commented that he would like to complete some items from the checklist. He was concerned about a downturn in the economy as these requests required funding. Mayor Horrocks said he was optimistic about the City's future and that they were surrounded by good people in Davis County. He stated the City was fortunate to have staff running the City in such an efficient manner. He was in favor of focusing on Hatch Park, the Wetlands, a dog park, and planting more trees.

Councilmember Knowlton mentioned prioritizing several items including Hatch Park.

Councilmember Gordon spoke on checking items off the list. She mentioned the City had funding for the Wetlands project and the golf course renovation was almost complete as well.

2. ADJOURN

Mayor Horrocks adjourned the meeting at 6:57 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
JANUARY 3, 2023

FINAL

Mayor Horrocks welcomed those present at 7:10 p.m. Ted Knowlton offered the thought and led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Ken Leetham, City Manager; Karyn Baxter, City Engineer; Jon Rueckert, Public Works Director; Heidi Voordeckers, 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: Dee Lalliss, resident; Nate Pugsley, Brighton Homes.

1. CITIZEN COMMENT

There were no citizen comments.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2023-04R: A
RESOLUTION ADOPTING AN AMENDMENT TO ADJUST THE 2022-2023
FISCAL YEAR BUDGETS

Heidi Voordeckers reported on the budget and funding of the boiler at City Hall that was discussed in a December meeting. She explained this replacement would be funded out of the Capital Improvement Fund at the cost of \$49,450. She noted the second item was a budget rollover for the Main Street Construction Project that was completed in conjunction with UDOT. Ms. Voordeckers mentioned this would not be a cash expenditure and needed to be removed. She stated the next item was an increase in the Water Fund of \$38,017 for vehicles that were approved in fiscal year 2022 and delivered in fiscal year 2023. She added there was also a \$100,000 allocation in the Water Fund for PRV vault and valve replacement.

Ms. Voordeckers commented in the Storm Water Fund there was also a vehicle that was approved in fiscal year 2022 that was delivered in fiscal year 2023 in the amount of \$38,017. She continued there was also a drainage project on Hole #14 at Eaglewood Golf Course in the amount of \$25,000 which was an additional increase due to project scope. Ms. Voordeckers explained that in the Golf Fund there was a revenue and expense item for the trade-in of 80 golf carts with a revenue of \$236,000 and a purchase of \$437,600. She said typically the golf carts were purchased on a five year lease buy-out and initially this was the intent but the total cost with the trade-in was more reasonable to purchase outright and saved \$50,000. She acknowledged the net use of fund balance would be \$201,600.

She indicated for the Fleet Fund there was also a vehicle that was approved in fiscal year 2022 that was delivered in fiscal year 2023 in the amount of \$38,017. She noted the total requested contribution to fund balance for all the discussed funds was \$745,424.

Mayor Horrocks opened the public hearing at 7:20 p.m. There were no comments and he closed the public hearing at 7:21 p.m.

Councilmember Van Langeveld moved the City Council approve Resolution 2023-04R: a resolution adopting an amendment to adjust the fiscal year 2022-2023 Capital Fund, Roadway Development Fund, Water Fund, Storm Water Fund, Golf Fund, and Fleet Fund budgets. Councilmember Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

3. CONSIDERATION OF A REQUEST TO MODIFY THE CONDITIONS OF SITE PLAN APPROVAL FOR VILLAGE STATION, BLDG. 5, LOCATED AT 314 SOUTH ORCHARD DRIVE, BRIGHTON UTAH, LLC, APPLICANT

Sherrie Pace reported the City had a development agreement with Brighton for the Eaglewood Village project. She stated one condition for approval of Building 5 was the requirement for the start of construction on the Eaglewood Plaza office building. She reported the owners of Eaglewood Plaza applied for a building permit to begin construction. She indicated originally the building was anticipated to cost \$5 million but current project costs were estimated at over \$10 million. She mentioned the owners had reviewed and would be revising the design to bring down construction costs to a feasible level.

Sherrie Pace explained that part of the purchase agreement stipulated that Eaglewood Plaza must begin building within a specific time period or risk losing the property at a loss to Brighton. She stated in order to address the costs and feasibility the Eaglewood Plaza owner requested to renegotiate the terms of the sale with time to reevaluate and modify their plans. She mentioned due to the condition placed on Village Station Building 5 Brighton has been hesitant to renegotiate and requested a modification to the condition of approval that was not tied to the construction of the Eaglewood Plaza building.

Ms. Pace stated Brighton has indicated that due to the current market conditions it was unlikely that construction on Building 5 would begin before 2024 due to uncertainty and plan revisions. She acknowledged Brighton had made a formal request to modify this condition and were hesitant to amend the purchase agreement with the condition placed on Building 5.

Nate Pugsley, Brighton Utah LLC, explained that they did not initiate this request and said it was done for the current property owner. He said the scope of the building would be reduced but had not seen plans. Mr. Pugsley clarified they did not intend to evade the requirement to provide commercial per the development agreement but did want to discuss the request. He said the original plan was for a law firm on the second floor with retail on the main floor.

Councilmember Porter asked about the layout of Building 5 and parking. Nate Pugsley replied that Building 5 consisted of apartments as the proposed Eaglewood Plaza building originally contained the required amount of commercial. He noted the agreement was for a cross parking arrangement with Eaglewood Plaza.

Councilmember Knowlton asked about the prospective law firm tenant. Nate Pugsley responded the law firm was the building owner.

Councilmember Van Langeveld mentioned the construction deadline in the purchase agreement. Nate Pugsley explained that the deadline had passed and it was now time to either exercise the option of repurchasing the property or extending the deadline.

Councilmember Baskin inquired about the name of the law firm that owned the property. Nate Pugsley replied that they were a medical malpractice firm, including John Macfarlane.

Councilmember Baskin explained that as she had worked with this firm in her previous practice, she would recuse herself from voting.

Councilmember Van Langeveld asked if the resolution was passed and the conditions were modified for the site plan that the City would no longer have recourse if the plat was never developed as retail. Sherrie Pace replied the developer would still be required to ensure that a certain amount of office space/commercial was constructed.

Todd Godfrey commented that he had not seen the original agreement but said it seemed like this was a timing lever more than a certification of the use. He acknowledged it sounded like the development agreement required a certain amount of commercial and that requirement was not changing.

Ken Leetham explained the City put this requirement in the agreement as there were originally plans for something much different for this parcel than what ended up there. He said the City did not want to give up the timing on the last piece of Eaglewood Village. He stated the City was not

opposed to housing but it was unfortunate that the use was not a hotel or restaurant which was an important component of the Town Center.

Sherrie Pace said the property owner of Eaglewood Plaza wanted to construct the building but needed to bring down the costs. She indicated they had expressed concern that Brighton would buy back the property. Ms. Pace suggested tabling the item and allowing the property owners to attend another meeting to discuss their requests.

Councilmember Van Langeveld felt that the two entities, Brighton and the property owner, should solve this problem without involvement from the City Council.

Councilmember Van Langeveld moved that the City Council table the requested amendment to the conditions of approval for the site plan for Village Station at Eaglewood, Building 5. Councilmember Porter seconded the motion. The motion was approved by Council Members Gordon, Knowlton, Porter, and Van Langeveld. Councilmember Baskin abstained from voting.

4. PRESENTATION-MONTHLY FINANCIAL REPORT FOR PERIODS ENDING
OCTOBER 31, 2022 AND NOVEMBER 30, 2022

Heidi Voordeckers reported on October and November 2022 and said the General Fund revenues were 9% above year to date revenues compared to fiscal year 2022. She stated General Fund expenditures were up \$1 million from the prior year mostly due to the timing of transfers as this was now done on a monthly basis versus the previous quarterly transfer. She indicated impact fees had a significant refund for a project that came into the books June 2022 and was refunded November 2022 in the amount of \$195,000 with \$160,000 of that in impact fees. She said a future budget amendment would need to be considered for streets, storm and water infrastructure.

Councilmember Knowlton asked if the summary could be placed at the top of the report next month.

5. CITY COUNCIL MOTION TO SELECT MAYOR PRO TEMPORE FOR 2023

Councilmember Baskin moved to appoint Stan Porter as mayor pro tempore. Councilmember Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

6. CONSIDERATION OF MAYOR HORROCKS' REAPPOINTMENT OF BREANNA LARSON FOR A SECOND TERM ON THE PLANNING COMMISSION

Councilmember Knowlton moved to reappoint Commissioner Larson to the Planning Commission. Councilmember Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

7. CONSIDERATION OF RESOLUTION 2023-01R: A RESOLUTION APPROVING THE 2023 MEETING SCHEDULES FOR THE CITY COUNCIL AND PLANNING COMMISSION

Ken Leetham shared the proposed dates for 2023 for the City Council and Planning Commission meetings. He said this would not preclude the City Council from holding or canceling additional meetings if they were properly advertised.

Councilmember Gordon asked about canceling the November 8th meeting. Councilmember Baskin was in favor of canceling that meeting and holding an additional meeting on December 5th.

Councilmember Baskin moved to approve Resolution 2023-01R and amend the motion to adopt the meeting schedule with November 8th deleted and December 5th added. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

8. CONSIDERATION OF RESOLUTION 2023-02R: A RESOLUTION AMENDING THE CITY'S COMPREHENSIVE FEE SCHEDULE FOR CERTAIN FEES AT EAGLEWOOD GOLF COURSE AND EVENT CENTER FOR THE 2023 SEASON

Tyler Abegglen reviewed the proposed changes to the fee schedule including green fees, corporate rates for tournaments, and the event center. He mentioned the Golf Committee reviewed and recommended the proposed changes.

Councilmember Porter asked about bartending services. Tyler Abegglen replied there was a preferred bartending service for events. He said the golf course had an alcohol license but was unable to serve wine or liquor which required a contracted bartender to serve. Mayor Horrocks asked if all services including the snack bar and event center were now being run in house. Tyler Abegglen replied affirmatively and said he was currently hiring for a kitchen manager which would all be under City management.

Councilmember Gordon asked if outside catering was allowed at the golf course. Tyler Abegglen replied outside catering was allowed particularly during the first year with the kitchen manager and staffing adjustments.

Mayor Horrocks commented allowing outside catering was important especially to those from different cultures.

Councilmember Van Langeveld felt the base level rental rate and time for the event center at six hours for \$2,300 seemed very high compared to the \$500 previous rental rate. She spoke on making the golf course accessible to residents.

The Council discussed maintaining the 20% discount at the event center for residents.

Mayor Horrocks commented the weekend was generally when weddings were held and asked about weekday pricing. Tyler Abegglen replied that after some trial and error and many people trying to take advantage of setting up outside their allotted time that the 6 and 12 hour rentals made the most sense.

Councilmember Gordon moved to approve Resolution 2023-02R with the amendment that City residents receive a 20% discount at the event center instead of a 10% discount as proposed. Councilmember Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

Councilmember Van Langeveld asked that Tyler Abegglen report next year specifically on the use of the event center by City residents and how much the discounted fees are for the year.

9. CONSIDERATION OF RESOLUTION 2023-03R: DECLARATION OF
EAGLEWOOD GOLF COURSE OLD IRRIGATION CONTROLLERS AS SURPLUS

Tyler Abegglen reported that the irrigation controllers were the original controllers from 1994. He explained they had been removed and replaced with new controllers last spring. He said there was little value in the parts.

Councilmember Knowlton asked why this surplus had to come before the Council.
Councilmember Gordon said it was to ensure staff did not sell items without permission.

Councilmember Knowlton moved that the City Council approve Resolution 2023-03R declaring the irrigation controllers described as surplus and authorize the golf department to auction/discard these controllers. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

10. DISCUSSION AND CONSIDERATION OF A MOTION AUTHORIZING SUBMITTAL OF NORTH SALT LAKE PUBLIC COMMENTS TO UDOT RELATED TO THE I-15 EIS PROJECT

Ken Leetham recommended the City Council provide feedback for the I-15 EIS project and submit these comments to UDOT to reflect the City's position on the proposed improvement of I-15. He explained the formal public comment period for the I-15 EIS project would end on January 13th and said it was important that the City's comments be submitted in order to have influence on these important improvements. He stated the proposed comments would be support for a new interchange at the south end of the City which provided much needed access from I-15 northbound to I-215 westbound, strong objection to the removal of the Center Street off-ramp, support for improvements at 2600 South and I-15 along with the realignment of 800 West into Wildcat Way, the need to separate 2600 South (1100 North) from the rail corridor including support to persuade Union Pacific Railroad to amend its position in denying the design for a proposed bridge structure, and support for the use of High Occupancy Travel lanes in the center of the project area.

Ken Leetham spoke on the support for improvements at the intersection of 2600 South and I-15. He mentioned the staff report had suggested not supporting the realignment of 800 West into Wildcat Way, but after further discussions among staff felt this would be a good improvement. Chief Black spoke on the intersection of 2600 South and Wildcat Way and said it was the most frequent accident intersection due to inexperienced student drivers. He said the proposed realignment of 800 West would likely remove the school commuter traffic from that intersection.

Ken Leetham recommended that the letter explicitly express support for the grade separation over 1100 North and request UDOT's support on changing Union Pacific's denial to approval. Mr. Leetham also spoke on reiterating the previous public comment of adding active transportation and public access.

Councilmember Knowlton commented that these points were well thought out and was in favor of the dedicated reversible lanes. He suggested a clear statement for the dedicated lanes such as these lanes would be essential to ensure congestion reduction benefits could be maintained over time. He also said the City was getting the best package of any in the study area and encouraged magnanimous language that the City was grateful for UDOT in providing more access, etc.

Councilmember Baskin said there was a lot of discussion that increasing the lanes just increased traffic ultimately. She suggested changes to paragraph four including rephrasing "request support from UDOT in the City's efforts to..." and a new sentence "to support the need to separate 2600 South from 1100 North from the rail corridor." She suggested separating the two items as the need to separate 2600 South from the rail corridor could be done, but she felt the overpass was a pipe dream regardless of who was involved.

Councilmember Porter said this would solve some issues with Center Street and the railroad tracks.

Councilmember Porter moved that the City Council authorize Mayor Horrocks to submit North Salt Lake comments to UDOT related to the I-15 EIS project as described in the City Manager’s memorandum to the City Council dated January 3, 2023 with the changes discussed tonight. Councilmember Gordon seconded the motion.

Councilmember Baskin asked if the letter would specify the City Council supported the Mayor in these comments. Ken Leetham replied affirmatively.

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

11. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of November 29, 2022 and December 14, 2022 were reviewed and approved.

Councilmember Van Langeveld moved that the City Council approve meeting minutes for November 29, 2022 and December 14, 2022 as written. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

12. ACTION ITEMS

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

Councilmember Knowlton asked for an update on the Form-Based Code as a trackable item.

13. COUNCIL REPORTS

Councilmember Knowlton asked about an agenda item to discuss a pilot to advance a dedicated bike lane on Orchard Drive.

14. CITY ATTORNEY’S REPORT

Todd Godfrey had nothing to report.

15. MAYOR'S REPORT

Mayor Horrocks reported on a vacancy at the Sewer District with an application deadline of January 6th. He also mentioned receiving a letter from Miss Davis County offering her service at any events.

Mayor Horrocks reminded the Council about Local Officials Day at the Capitol. He said South Davis Sewer participated in the Watt Smart rebate program through Rocky Mountain Power with a payback of \$402,000.

Councilmember Porter asked about the gas reuse program. Mayor Horrocks replied that it would potentially be sold to another group.

Councilmember Gordon asked that the Sewer District be reminded about the odor issue.

16. CITY MANAGER'S REPORT

Ken Leetham reported that the annexation was finalized prior to the end of 2022. He explained this would allow the County to place those properties on the City's tax roll. He noted the City had also provided snow removal services in the area over the weekend. He shared a packet that staff, particularly Linda Horrocks, had prepared for the new residents.

17. ADJOURN

Mayor Horrocks adjourned the meeting at 8:44 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday January 17, 2023 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder