

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-TOUR
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 21, 2023

FINAL

Mayor Horrocks welcomed those present at 5:00 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Ted Knowlton
Councilmember Stan Porter

EXCUSED: Councilmember Natalie Gordon
Councilmember Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Assistant City Manager; Karyn Baxter, City Engineer; Jon Rueckert, Public Works Director; Sherrie Pace, Community Development Director.

OTHERS PRESENT: Mary Kay Porter, Dee Lalliss, residents.

1. TOUR OF THE BAMBERGER HISTORIC DISTRICT

The City Council met in the west parking lot of City Hall and walked to tour the Bamberger Historic District. Councilmember Porter reported on the historic Bamberger Station buildings. He showed the location of the old rail tracks and presented a brief history of the rail line from Salt Lake City to Farmington.

2. ADJOURN

Mayor Horrocks adjourned the meeting at 5:45 p.m. to return to City Hall for the work session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 21, 2023

FINAL

Mayor Horrocks welcomed those present at 6:21 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; David Frandsen, Assistant City Manager; Karyn Baxter, City Engineer; Jon Rueckert, Public Works Director; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Mary Kay Porter, Janet Welsh, Corey Markisich, Health and Wellness Committee; Dee Lalliss, resident; Marty Peterson.

1. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of February 7, 2023 were reviewed and approved.

Councilmember Baskin moved that the City Council approve the City Council meeting minutes from January 17, 2023. Councilmember Porter seconded the motion. The motion was approved by Council Members Baskin, Knowlton, Porter, and Van Langeveld. Councilmember Gordon was excused.

2. ACTION ITEMS

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

Mayor Horrocks asked about the Safe Harbor action item and if they would be requesting funds. Ken Leetham replied that Safe Harbor would most likely request a donation of \$10,000. He explained this request would go through the budget process.

3. HEALTH AND WELLNESS COMMITTEE ANNUAL REPORT AND DISCUSSION

Corey Markisich reported on the items accomplished in 2022 and the goals for 2023 of the Health and Wellness Committee. He shared that he had worked in the behavioral health field for 16 years. He was a licensed counselor and currently oversaw an addiction and mental health treatment center. Mr. Markisich said the Committee held several brainstorming sessions and established what the Committee would be with a focus on specific areas. He spoke on the accomplishments for 2022 including establishing organizational by-laws, procedures, and protocols, participation in the Night Out Against Crime event, partnering with Communities That Care (CTC) with two weekly classes and one evening training meeting, a presence at the County Emergency Preparedness Fair, received the League of Cities and Towns (ULCT) Health Communities Award, attended the Senior Lunch Bunch events, and increased social media outreach.

Corey Markisich shared the established duties for the Committee including a review of research and programs related to five specific areas of interest which were physical and mental health, emergency preparedness, personal wellness, food and housing access, addiction, and any other public health and general welfare issue. He reviewed the goals for physical and mental health which were to complete an inventory of existing City open space, parks, and outdoor assets (Hatch Park, mountain trails, etc.), to conduct four classes a year with Communities That Care, and to complete an inventory of school safe walking routes, trails, and pathways. He mentioned the goals for emergency preparedness were for social media outreach four times per year related to emergency preparedness and three times per year related to CERT training or as often as needed to educate residents about CERT training opportunities.

He indicated the personal wellness goals included a quarterly newsletter spotlight on an outdoor amenity available to residents, to issue letters of support and encouragement to the Parks, Trails, Arts & Recreation (PTAR) Advisory Board, the Planning Commission, and the City Council related to the provisions of personal wellness amenities and activities in the City, to combine a Committee activity with the City's Night Out Against Crime event, and completion of the Wellness Survey through Utah State University.

Mr. Markisich stated the goal for the Food and Housing area was to provide letters of support and encouragement to the City Council, Youth City Council, City staff, and the PTAR Board for the creation of events such as food drives and support of existing food pantries. He explained the goal for the addiction area was the creation of a resource document with links to be placed on the City's website related to addiction recovery resources as well as provide addiction recovery materials at the Night Out Against Crime event.

Councilmember Gordon arrived at 6:40 p.m.

Mayor Horrocks asked about the extent of the addiction problem in the City. Chief Black replied that the police department tracked the number of calls with an alcohol or drug nexus. He said this information could be provided to the Council. Chief Black commented that the police department would be much smaller if not for addiction issues. He said it was a significant problem related to crime, mental health, and overdoses.

Corey Markisich commented on addiction and said there was no way to know the extent until it built up to an overdose, crime, and domestic violence.

Mayor Horrocks encouraged the Health and Wellness Committee to utilize County resources. Corey Markisich replied that Davis County Behavioral Health had attended Committee meetings and would be a partner.

Councilmember Porter mentioned Question, Persuade, Respond (QPR) training to help identify individuals that may be suicidal and if this had been discussed. Corey Markisich responded that there was a Hope Squad which provided trainings at schools and said the Committee could further research this.

Councilmember Gordon commented that the Youth City Council (YCC) had received QPR training from Davis County. She suggested the YCC and Health and Wellness Committee could work together on this goal.

Corey Markisich said the Health and Wellness Committee planned to meet with all of the City's Committees and Boards to see what items they could partner on.

Councilmember Van Langeveld introduced and thanked the Health and Wellness Committee members in attendance including Mary Kay Porter, Janet Welsh, Corey Markisich. She also mentioned that Marty Peterson had attended several meetings to discuss emergency preparedness. She spoke on the Committee collaborating with other resources such as the County as well as City boards, etc.

Councilmember Baskin mentioned a need for exercise opportunities for the seniors. She also suggested a meeting with the seniors and the Youth City Council to mingle and build a community that was less typical.

Councilmember Knowlton said the physically active population also overlapped with Parks and Arts events and the Health and Wellness Committee. He commented any support from the Committee on events would be appreciated. He suggested other possible aspects could be partnering with schools for bike/walk to school days or promoting other healthy habits.

Corey Markisich welcomed any suggestions or feedback related to events and ideas with the Committee.

4. COUNCIL REPORTS

Councilmember Porter thanked those who attended the tour. He said it was important to preserve City history.

Councilmember Baskin reported the Golf Committee met and the course was on an upward trajectory. She said Tyler Abegglen shared aerial images of golf courses in the area and how the City had followed the conservation/drought requirement. Councilmember Baskin also said a new Food and Beverage Manager had been hired. She indicated the Senior Lunch Bunch had a Valentine lunch and thanked volunteer Janet Welsh. She mentioned the Arbor Day event would be held in April or May.

Mayor Horrocks asked about the open house for the Golf Course. Ken Leetham replied the Golf Course open house and the City Council budget retreat would be held the same day on April 1, 2023.

Councilmember Baskin reported that the Legislative Policy Committee met weekly. She spoke on a bill that may impair referendum power related to land use regulation that passed by two-thirds vote would not be eligible. She would be speaking about this and asked if the City Council had a position and if she could speak on their behalf.

Todd Godfrey commented he had not yet formed an opinion. He noted this item has previously been proposed and adopted in different formats. He felt arguments could be crafted for both sides and that referendums could divide communities by impacting citizens in negative ways and put cities in a negative spot. Mr. Godfrey did not see an upside for a City being active in supporting legislation that limited citizens' legislative authority.

Mayor Horrocks, Councilmembers Knowlton and Porter were undecided and preferred that Councilmember Baskin not represent the entire Council on this issue.

Councilmember Baskin stated the difference between mob rule and initiatives/referendums was that a referendum was a direct democracy procedure governed by requirements. She felt that cities/councils should foster access to the ballot, decision making, and a response for residents when they felt unrepresented.

Councilmember Van Langeveld commented that her name could be used in support and how communities could be torn apart if they felt they were not being supported by their elected officials. Councilmember Gordon was in agreement, but said the Council should be unanimous when considering political positions like this.

Councilmember Knowlton suggested that the Council have a standard approach for handling basic responses to emails, etc. Councilmember Porter said that the items could be discussed at a Council meeting before a definitive response was made.

Ken Leetham said that staff could provide a reply thanking the sender and that a more thorough response would be sent back as quickly as possible. The item could then be discussed with the Council with a follow up response. He suggested the Council could reply similarly to individually received emails and ask for assistance from staff, if needed.

5. ADJOURN

Mayor Horrocks adjourned the meeting at 7:12 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
FEBRUARY 21, 2023

FINAL

Mayor Horrocks welcomed those present at 7:13 p.m. Janet Welsh offered the thought and invocation. Corey Markisich 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; David Frandsen, Assistant City Manager; Karyn Baxter, City Engineer; Jon Rueckert, Public Works Director; Heidi Voordeckers, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Sherrie Pace, Community Development Director; Wendy Page, City Recorder.

OTHERS PRESENT: Mary Kay Porter, Janet Welsh, Corey Markisich, Health and Wellness Committee; Dee Lalliss, Jo Ellen Ashworth, Kirk Stratton, Thomas Call, residents; Marty Peterson. Via Zoom: Brent Blundell.

1. CITIZEN COMMENT

Jo Ellen Ashworth said she had sent letters to the Council regarding her feelings of opposition on the proposed zoning of the Val Verda area. She did not want any more multifamily housing on the street and asked about the planning including parking.

Dee Lalliss mentioned the water billing structure that was changed last year. He asked that the charges be more detailed and show the charges for the base, tiers, etc. Mr. Lalliss also requested a budget report that showed the incoming funds from sales tax, property tax particularly in relation to the annexation area and golf course.

Thomas Call said he attended the February 15th Planning Commission meeting and felt there were some items that should have been mentioned. He spoke on the property owner, Mr. Blundell, who requested a rezone to RM-7, and expressed his opinion that he had not been a

good property caretaker to date. Mr. Call also expressed concern for building heights, parking, and HOA restrictions with the potential rezone.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2023-09R: A RESOLUTION ADOPTING AN AMENDMENT TO ADJUST THE 2022-2023 FISCAL YEAR BUDGETS

Heidi Voordeckers, Finance Director provided a detailed overview of the proposed budget amendment and reviewed the following information:

EXHIBIT A BUDGET AMENDMENT HEARING - February 21, 2023						
FUND/DEPT/ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET		REASON
FUND 10 - GENERAL FUND						
10-1037-36100	INTEREST EARNINGS	\$ (15,000)	\$ (64,800)	\$ (79,800)		INCREASE PROJECTED INTEREST INCOME
			64,800			NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 32 - DEBT SERVICE FUND						
32-5322-37200	PROCEEDS FROM BORROWING	-	(16,692,000)	(16,692,000)		HATCH PARK BOND PROCEEDS
32-5322-36100	INTEREST EARNINGS	(1,400)	(360,000)	(361,400)		PROJECTED INTEREST ON BOND PROCEEDS (JAN-JUNE)
32-5322-37141	TRANSFERS FROM PARK CAPITAL	-	(700,000)	(700,000)		TRANSFER PARK IMPACT FEE RESERVES FOR DEBT COVERAGE
32-5328-47011	PRINCIPAL	222,000	745,000	967,000		HATCH PARK BOND PRINCIPAL DUE
32-5328-47012	INTEREST	34,500	392,791	427,291		HATCH PARK BOND INTEREST DUE
32-5328-47013	FEES	1,550	91,401	92,951		HATCH PARK BOND COST OF ISSUANCE
32-5328-49141	TRANSFERS TO PARK CAPITAL	300,000	1,000,000	1,300,000		TRANSFER TO FUND 41 FOR HATCH PARK IMPROVEMENTS
			15,522,808			NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 40 - CAPITAL IMPROVEMENT FUND						
40-3042-36100	INTEREST EARNINGS	(30,000)	(102,000)	(132,000)		INCREASE PROJECTED INTEREST INCOME
40-3048-49141	TRANSFER TO PARKS	-	590,278	590,278		FUNDING FOR TWO TRAILS PROJECTS APPROVED NOV 2022
			(488,278)			NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 41 - PARK DEVELOPMENT FUND						
41-5301-34701	IMPACT PARK	(557,000)	470,000	(87,000)		REDUCTION IN PROJECTED REVENUES
41-5302-37132	TRANSFER FROM DEBT SERVICE-RAP	(300,000)	(1,000,000)	(1,300,000)		TRANSFER FROM FUND 32 FOR HATCH PARK IMPROVEMENTS
41-5302-37140	TRANSFERS FROM CAPITAL PROJECT	-	(590,278)	(590,278)		FUNDING FOR TWO TRAILS PROJECTS APPROVED NOV 2022
41-5318-49132	TRANSFERS TO DEBT SERVICE-RAP	-	700,000	700,000		TRANSFER PARK IMPACT FEE RESERVES FOR DEBT COVERAGE
			420,278			NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 44 - ROADWAY DEVELOPMENT						
44-3502-34701	IMPACT ROAD	(461,600)	400,000	(61,600)		REDUCTION IN PROJECTED REVENUES
44-3502-36100	INTEREST EARNINGS	(4,500)	(66,000)	(70,500)		INCREASE PROJECTED INTEREST INCOME
44-3502-36101	INTEREST EARNINGS RESTRICTED	(7,000)	(48,000)	(55,000)		INCREASE PROJECTED INTEREST INCOME
44-3505-52245	475 N & CLOVERDALE	-	230,000	230,000		NEW PROJECT - FY 2023 CAPITAL PLAN
44-3505-52253	MTNVIEW/SKYVIEW/WILDFLOWER/SEG	-	230,000	230,000		NEW PROJECT - FY 2023 CAPITAL PLAN
44-3505-52144	400 WEST STR RECONSTRUCTION	-	1,450,000	1,450,000		NEW PROJECT - FY 2023 CAPITAL PLAN
44-3505-52302	PRKWY DR/CANYON LN/EGLPASS/RID	-	300,000	300,000		NEW PROJECT - FY 2023 CAPITAL PLAN
44-3505-52303	SIDER DR/175 N/550 E/575 E	-	330,000	330,000		NEW PROJECT - FY 2023 CAPITAL PLAN
44-3505-51901	MAIN ST (I-15 TO 1000 N)	-	20,000	20,000		NEW PROJECT - FY 2023 CAPITAL PLAN
			(2,846,000)			NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 51 - WATER						
51-3902-34701	IMPACT WATER	(1,147,000)	989,400	(157,600)		REDUCTION IN PROJECTED REVENUES
51-3902-36100	INTEREST EARNINGS	(20,000)	(54,000)	(74,000)		INCREASE PROJECTED INTEREST INCOME
51-3905-52245	475 N & CLOVERDALE	-	360,000	360,000		NEW PROJECT - FY 2023 CAPITAL PLAN
51-3905-52253	MTNVIEW/SKYVIEW/WILDFLOWER/SEG	-	350,000	350,000		NEW PROJECT - FY 2023 CAPITAL PLAN
51-3906-52213	EWGC HOLE 7 & 11, LAKE ENLRGMN	-	200,000	200,000		NEW PROJECT - FY 2023 CAPITAL PLAN
51-3905-51816	PRV VAULT & VALVE REPLACEMENT	100,000	100,000	200,000		NEW PROJECT - FY 2023 CAPITAL PLAN
51-3905-52315	400 W (500 N to 1100 N)	-	860,000	860,000		NEW PROJECT - FY 2023 CAPITAL PLAN
51-3905-52114	75 E 125 E & 175 E REPLACEMENT	404,353	(165,000)	239,353		PROJECT UNDER BUDGET
51-3906-51902	WATER LINE US-89 @ CITY CENTER	25,000	(25,000)	-		RELEASE FUNDING TO OTHER CAPITAL PROJECTS
51-3906-52121	NSLCITY CENTER PHASE WATERLINE	48,000	(48,000)	-		RELEASE FUNDING TO OTHER CAPITAL PROJECTS
51-3905-52013	250 N, 300 N LINE REPLACEMENT	377,229	(377,229)	-		RESCHEDULE TO FY 2026
51-3906-51722	TRANS LINE - TANGLEWOOD - 5480	98,948	(98,948)	-		RELEASE FUNDING TO OTHER CAPITAL PROJECTS
			(2,091,223)			NET INCREASE/(DECREASE) IN FUND BALANCE
FUND 53 - STORM						
53-3112-34701	IMPACT STORM WATER	(120,400)	92,000	(28,400)		REDUCTION IN PROJECTED REVENUES
53-3116-52213	EWGC HOLE 7 & 11, LAKE ENLRGMN	-	600,000	600,000		INCREASE PROJECTED INTEREST INCOME
53-3116-52253	MTNVIEW/SKYVIEW/WILDFLOWER/SEG	-	30,000	30,000		NEW PROJECT - FY 2023 CAPITAL PLAN
53-3116-51724	28 NO VALLEY VIEW DR DETENTION	100,000	(100,000)	-		NEW PROJECT - FY 2023 CAPITAL PLAN
53-3116-51923	EAGLEWOOD VILL DET BASIN IMPRO	60,000	(60,000)	-		RELEASE FUNDING TO OTHER CAPITAL PROJECTS
53-3116-52021	DAVID/RAYGENE WAY CYN IMPROVE	350,000	(350,000)	-		RELEASE FUNDING TO OTHER CAPITAL PROJECTS
			(212,000)			NET INCREASE/(DECREASE) IN FUND BALANCE
TOTAL ALL FUNDS			10,370,385			NET INCREASE/(DECREASE) IN FUND BALANCE

Mayor Horrocks opened the public hearing at 7:46 p.m.

Dee Lalliss asked about one of the proposed waterline projects on 250/300 North. Karyn Baxter replied the second half of the project had not yet been completed which meant the funds either needed to be released or rolled over into a new fiscal year.

Mayor Horrocks closed the public hearing at 7:48 p.m.

Councilmember Porter moved the City Council approve Resolution 2023-09R: a resolution adopting an amendment to adjust the fiscal year 2022-2023 General Fund, Debt Service Fund, Capital Improvement Fund, Park Development Fund, Roadway Development Fund, Water Fund, and Storm Water Fund budgets in the amount of \$10,370,385.

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

3. CONSIDERATION OF ORDINANCE 2023-03: AN ORDINANCE ADOPTING A ZONING MAP AMENDMENT FOR THE VAL VERDA AREA LOCATED APPROXIMATELY BETWEEN HIGHWAY 89 AND ORCHARD DRIVE AND 3500 SOUTH AND 4100 SOUTH

Sherrie Pace reported on the proposed zoning map for the Val Verda annexation area. She showed a map of the area with the existing County zoning of R-1, R-2, R-3, and C-2. The R-1 and R-2 in the County's zones had a minimum lot size of 9,000 square feet. Further, County zones R-1 allowed single family dwellings, R-2 allowed duplexes, and R-3 allowed approximately 13 dwelling units per acre. Ms. Pace then showed a map with the proposed City zoning for the area. The Planning Commission reviewed the proposed zoning with a focus on ensuring that current property rights under the County zoning were preserved when the City placed zoning designations on the property. The current R-1 and R-2 zones (County) would become R1-7 and the current R-3 zoned areas would be RM-7, with the current C-2 zones to become CH (Highway Commercial). The Planning Commission also held a public hearing on January 24th to receive comments on the proposed zoning and recommended approval to the City Council with one change.

Sherrie Pace said one adjustment was requested by the Planning Commission to the City's R1-7 and RM-7 zones to allow for a single family home, duplex, or single family home with an accessory dwelling unit (ADU) on a 7,000 square foot lot. Previously the City's R1-7 and RM-7 zones required 7,000 square feet for single family and 10,000 square feet for a duplex. The County's R1-7 allowed for a single family home with an accessory dwelling unit (essentially a duplex) on 7,000 square feet. This proposed amendment to the R1-7 and RM-7 zones is scheduled for the next City Council meeting.

Sherrie Pace mentioned an additional item of concern for those with single family lots adjacent to the commercial zone. She said the difference between the County and City commercial zoning related to height and setbacks. The setbacks in the County were 10 feet in the rear and a maximum height of 30 feet. In the City's CH Zone, the current rear setbacks are zero feet with a maximum height of 60 feet which was a cause for concern to those residents adjacent to the CH Zone.

Sherrie Pace explained the third item was the request from the property owner, Mr. Blundell to rezone to RM-7 instead of R1-7. She said the density allowed in both the RM-7 and R1-7 zones was eight dwelling units per net acre. This meant that if a private road was required to be built that the road, sidewalks, and infrastructure would be deducted from the total amount of acreage and then the density would be calculated from the remaining area. Ms. Pace calculated this would result in approximately six dwelling units on the Blundell parcel. In the R1-7 he could build three duplexes and in the RM-7 he could build one apartment building with six units, two buildings with three units, or three buildings with two units for a total of six dwelling units. The height for each zone would be a maximum of 35 feet.

Councilmember Gordon asked for clarification on the number of units allowed in the R1-7 Zone. Sherrie Pace replied the maximum number of units allowed in the R1-7 Zone was eight dwelling units per net acre. She explained that R1-7 meant 7,000 square feet for a single family lot.

Councilmember Gordon asked about RM-7. Sherrie Pace replied that the single family lots must also be a minimum of 7,000 square feet in size. The R1-7 Zone allowed for a single family dwelling or a duplex. The RM-7 allowed for a single family dwelling, duplex, or attached/stacked apartments. She explained the main difference was the type of building that could be constructed.

Councilmember Porter asked if the rezone would make the four-plex on 850 West non-conforming. Sherrie Pace said anything that was legally permitted in the County prior to annexation, but that did not meet the standards of the RM-7 Zone would be legally non-conforming.

Councilmember Van Langeveld questioned if a basement apartment in the R1-7 Zone would be allowed. She wondered if the density in the R1-7 and RM-7 were the same and the only difference was the parking and building configurations. She asked which zone would allow for parking oversight. Sherrie Pace replied a basement apartment would be allowed in the R1-7 Zone. She continued the density in the two zones was the same and the R1-7 required two parking spaces including one covered per unit. She added in the RM-7 the Code would require a guest parking space for every four dwelling units. She mentioned on-street parking would not count towards the parking requirement.

Sherrie Pace clarified there was currently one single family home on Mr. Blundell's property. He had not proposed a multi-family development at this time but wanted to preserve similar rights to the adjacent Sycamore Grove development. Sycamore Grove was a twin home development approved by Davis County that the City annexed after its approval. She explained that the Planning Commission was unanimous in their recommendation of the zoning map. The vote was four to three to allow an RM-7 rezone for the Blundell property.

Councilmember Knowlton asked if a planned unit development (PUD) would need to abide by the housing types in the table. Sherrie Pace replied that a PUD would need to abide by housing type and density. She noted the only change would be the layout such as twin homes with an HOA.

Councilmember Baskin said the minimum lot size in the RM-7 Zone was eight dwelling units per net acre. Sherrie Pace clarified that the Blundell property was not a full acre so she estimated that approximately six units could be built.

Councilmember Gordon asked if the County had different height restrictions for residential units than the City. She asked about the setbacks in the County versus the City. Sherrie Pace replied that the County height restriction for residential was 30 feet and the City height restriction for residential was 35 feet. The setbacks for both the County and City were very similar.

Councilmember Baskin questioned if the potential use was normally a criteria for consideration in a possible zoning change. Sherrie Pace responded that the Planning Commission would consider all the potential uses even without a specific development proposal. She said Councilmember Porter suggested the Council could decline approving the rezone request by Mr. Blundell.

Councilmember Van Langeveld asked about the R1-10 zoning. Sherrie Pace said the R1-10 minimum lot size was 10,000 square feet and duplexes were not permitted. This was why the Planning Commission recommended the R1-7 to allow duplexes or more property rights.

Councilmember Knowlton commented that it seemed like this was more matching similar zoning between the County and City which was why he did not think it was the time to look at substantive changes such as the Blundell property request. Sherrie Pace said there was significant public comment with the main desire to retain a single family neighborhood feel.

Councilmember Van Langeveld asked if a rezone to the Blundell property at this time would aid with any parking issues. Sherrie Pace replied that a rezone of the Blundell property would not fix any existing parking issues.

Councilmember Porter commented that he did not see any advantage to the City at this time to rezone the Blundell property.

Councilmember Gordon said she would like to see the addition of a crosswalk immediately but was not in favor of a rezone on the Blundell property. She felt that the addresses should be changed before any rezone of that property.

The Council discussed parking issues in the area.

Councilmember Porter moved to adopt Ordinance 2023-03R: an ordinance amending the City of North Salt Lake zoning map adopting zoning for the Val Verda annexation area located generally between 3500 South to 4100 South and Highway 89 to Orchard Drive within the City of North Salt Lake using the Map Exhibit A without any additional zone changes. Including the following findings:

- 1) **The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) **Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**
- 3) **The proposed zoning for the area is similar in character of the neighborhood development pattern.**
- 4) **The proposed zoning for the area will provide the property owners with zoning that is equal to or greater than the rights and uses enjoyed under the previous County zoning prior to annexation.**

Councilmember Gordon seconded the motion.

Councilmember Gordon commented residents needed to be aware that while the City was providing some additional leeway with the City zoning versus the County zoning and neighbors may not like it.

Councilmember Porter said people had a constitutional right to use their property and that similar zoning would not result in lost value. He clarified the City was not allowing additional units as the allowance for duplexes had already been granted years ago. He mentioned other examples of uses that were allowed per State or County allowances included charter schools, group homes, etc.

Councilmember Baskin clarified that the motion would leave the R1-7 zoning in place for the Blundell property. Ms. Pace confirmed it would.

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

4. CONSIDERATION OF ORDINANCE 2023-04: AN ORDINANCE AMENDING CITY CODE TITLE 10, CHAPTER 25, AMENDING THE MAXIMUM BUILDING HEIGHT AND MINIMUM REAR SETBACK IN THE CH ZONE

Sherrie Pace reported the proposal was to change the CH Zone to match and mirror the C-2 Zone in the County related to heights and rear setbacks. She explained this would be a change to a minimum rear setback of ten feet and a maximum height of 30 feet and two stories whichever was lower. The Planning Commission discussed that some of the CH Zone would be part of the Town Center Form-Based Code with an exception to the maximum height when the property met standards per approval of a conditional use permit. She mentioned these standards included that the property was located within the Town Center Master Plan or the property was located north of 1000 North, the setback was a minimum of 20 feet from a shared property line with existing single family homes with a maximum of two stories and a maximum height of 35 feet or a minimum setback of 40 feet with a maximum three stories and 45 foot maximum height or a minimum of a 60 foot setback with a maximum of four stories and a max height of 55 feet. She explained this would protect the single family neighborhood as it transitioned to commercial.

Councilmember Porter asked if the Form-Based Code would only be utilized in the Town Center. Sherrie Pace replied that the CH Zone south of 3800 South would become Town Center.

Councilmember Porter suggested that the setback heights for the residential in the annexation area be similar to the Town Center Form-Based Code requirements. Sherrie Pace said this could be a consideration for a policy related to a PUD subdivision.

Councilmember Knowlton moved that the City Council approve Ordinance 2023-04 adopting the proposed amendments to Title 10, Chapter 25 related to the maximum height in the CH Zone with the following findings:

- 1) **The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) **Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**
- 3) **The proposed amendment will mitigate the impact of commercial property heights when adjacent to single family residences.**

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

5. CONSIDERATION OF RESOLUTION 2023-10R: A RESOLUTION EXPRESSING THE CITY'S SUPPORT FOR SB185, TRANSPORTATION AMENDMENTS, INCLUDING SUPPORT FOR THE CREATION OF THE STATE ACTIVE TRANSPORTATION INVESTMENT FUND AND OTHER PROVISIONS OF SB185

THAT ALLOW FOR THE CREATION OF STATEWIDE ACTIVE
TRANSPORTATION SYSTEMS AND USE OF LOCAL OPTION SALES TAX FOR
CERTAIN TRANSPORTATION PURPOSES

Ken Leetham reported that on February 7th the City Council requested to formalize support by resolution of SB185 and the idea of the expansion of active transportation improvements in the State.

Councilmember Knowlton commented that Utahns wanted to walk and bike safely in their communities per the results of multiple surveys. He said the problem was limited State funding for bike improvements and this bill would help to improve that.

Councilmember Van Langeveld spoke on the prior conversation to only supporting legislation when the City Council was unanimous in their decision. She asked if this applied in this instance. The Council was in favor of supporting this resolution.

Councilmember Gordon asked if the League had a position on this bill, SB185. Ken Leetham replied the League was in support of SB185.

Councilmember Porter moved that the City Council approve Resolution No. 2023-10R: A Resolution expressing the City's support for SB185, Transportation Amendments, including support for the creation of the State Active Transportation Investment Fund and other provisions of SB185 that allow for the creation of Statewide Active Transportation systems and use of local option sales tax for certain transportation purposes.

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

6. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

7. MAYOR'S REPORT

Mayor Horrocks reported that there were currently four emergency dispatch services for police and fire in the County. He explained soon there would be only two since Davis County, Clearfield, and Layton would be combining into one and Bountiful would be the other to oversee the five areas including the City within the southern part of the County. He spoke on Liberty Fest which included the car show, fireworks, and other events. He mentioned attendance for the car show was approximately 10,000 people and the fireworks with 20,000 plus attendees.

Mayor Horrocks commented that Dan Checketts, David Frandsen, and Linda Horrocks were coordinating much of those activities but due to the size of the event a committee may be needed.

There had also been discussions of finding a major sponsor for the event. He suggested it could be similar to other committees where each Councilmember nominate a resident to serve on the committee.

Councilmember Van Langeveld was in favor of creating a committee for Liberty Fest. She suggested opening up the position for any resident to apply rather than having the Council find volunteers.

8. CITY MANAGER'S REPORT

Ken Leetham reported on the Golf Course open house on April 1st.

9. ADJOURN

Mayor Horrocks adjourned the meeting at 8:51 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday March 7, 2023 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder