

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
DECEMBER 6, 2023

FINAL

Mayor Pro Tempore Porter welcomed those present at 6:08 p.m.

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

EXCUSED: Councilmember Ted Knowlton

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

OTHERS PRESENT: Dee Lalliss, Camille Thorpe, Tammy Clayton, Ryan Holbrook, Ron Jorgensen, Cindy Schaer, Bill Salisbury, Dee Salisbury, Clyde Tolman, Linda Tolman, Dan Shaffer, Brooke Dennis, Aubrey Plum, Tanner Frey, Janee Gillette, Zach Nesbit, Mariah Nesbit, Sherrelyn Larsen, Trevor Edwards, David Hansen, Wade Freil, Mary Kay Porter, Kent D., Lorin Lewis, Bridger Dopp, Shane Huntsman, Joe Cole, Gary Simons, Samuel Owens-Hess, Trent Escanden, Luisa Aura'a Tupou, Robb Beall, Tammy Finklea, Dave Finklea, Scott Jackson, Lisa Midgley, residents; Brian Carlisle, Lofts at North Salt Lake/HMS Development.

1. RECOGNITION OF COUNCILMEMBERS NATALIE GORDON AND STAN PORTER

Ken Leetham recognized Natalie Gordon and Stan Porter for their service on the City Council. He mentioned that Stan Porter had been recognized on December 1st.

Ken Leetham said Natalie Gordon had previously served twice on the Planning Commission, once on the City's Water Rate Board, and twice on the Parks Committee. Councilmember Gordon was the advisor to the Youth City Council. He commented that in all these roles Natalie Gordon had been a hard worker, an advocate for fairness and equity, and commended her strong skills in public policy. Mr. Leetham appreciated her directness and help in identifying issues and priorities. He then thanked her for her years of service to the City.

Councilmember Gordon commented that she loved the City and was grateful for the opportunity to serve.

Ken Leetham presented Councilmembers Gordon and Porter with a plaque in commemoration of their service on the City Council.

Councilmember Porter thanked City staff.

2. CONSIDERATION OF REQUEST BY THE PARKS, TRAILS, ARTS, AND RECREATION ADVISORY BOARD FOR SIGNAGE AT VETERANS MEMORIAL PARK AND HATCH PARK

Camille Thorpe, Parks and Arts Board, spoke on signage for the Veterans Memorial Park. She explained that this memorial was originally established in 2014 and honored the sacrifice and service of our community's veterans. She said the amphitheater was completed as a meaningful tribute to those who bravely and faithfully served to protect our country and our community. Ms. Thorpe encouraged those who walked the site to notice the words and phrases inscribed in the stones that represented core attributes of those in the armed forces. She mentioned this memorial provided a beautiful gathering place for our community to come together and reflect on the devotion and dedication of our veterans and hoped this site would provide inspiration for residents to give back to the community.

Camille Thorpe also spoke on the signage for Hatch Park related to the Bamberger Railroad Station and the beginning days of North Salt Lake.

Ken Leetham said if the City Council was supportive of this signage that staff would bring design ideas back to the Council for review. The consensus of the Council was for signage at these proposed locations.

3. OVERVIEW OF PROPOSED BUDGET AMENDMENTS FOR FISCAL YEAR 2024

Karyn Baxter reported on two items that were included as proposed budget adjustments and would be considered following a public hearing in the regular session. She mentioned the first project was related to earth movement at 745 South Parkway Drive. She noted the site was reviewed by City staff, geotechnical consultants, and United States Geological Survey (USGS). She stated it was determined that there was surficial slippage which meant the very surface area of the ground slipped but was not indicative of landslide reoccurrence. She said there would be erosion problems and shared the remediation plan including removing material from the slump area, extend drainage, add additional gravel, and reinstall native material for stabilization. Ms. Baxter explained that the issue was caused by the previous cold, wet winter. She indicated the project would be designed with onsite direction by GeoStrata and Pride Constructors would be the contractor.

Mayor Pro Tem Porter asked if work could be done without destroying the homeowner's yard. Karyn Baxter replied that they would be able to reach the slope and perform the work with the intent to preserve the existing landscaping.

Tyler Abegglen reported on the need to hire a fulltime staff member for The Grill as Justin Field, Kitchen Manager, was currently the only fulltime restaurant employee. He spoke on the benefits to another fulltime employee including consistency in staffing and training, allowance for time off, consistent service and food quality, and ability to provide adequate staffing for events, tournaments, and regular service. Mr. Abegglen explained The Grill catered 19 of the 87 events in the event center last year and the potential for increased catering needs. He noted the estimated cost would be \$50,000 for the remainder of fiscal year 2024 and \$80,000 the next year.

Councilmember Van Langeveld asked if the golf course staff worked the schedule of four days a week at ten hours per day. Tyler Abegglen replied that fulltime golf staff worked at least five days per week as the course was sometimes open 16 hours per day seven days per week.

Councilmember Van Langeveld questioned the goal to lower the temporary/seasonal employee wages by 20%. Tyler Abegglen responded that generally there were two cooks and a server at The Grill each day. He said that the fulltime employee would replace one of those seasonal positions which meant they would reduce the overall expense and number of temporary employees.

Councilmember Baskin asked if they had an employee in mind for the fulltime position. Tyler Abegglen said they had several candidates in mind for the position.

Mayor Pro Tem Porter commented that Mayor Horrocks was participating electronically.

Ken Leetham clarified that both of these items would be part of the budget amendment.

4. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING OCTOBER 31, 2023

Heidi Voordeckers reported that 34% of the fiscal year had elapsed for the period ending in October 31, 2023. She mentioned a softening of sales tax revenue as of October and into November with a slight reduction from the previous year. She indicated the General Fund annual revenues for fiscal year 2023 were property tax at \$3,166,400 and \$6,706,900 for sales tax. She noted the General Fund was primarily funded by sales and property taxes so this would be important to consider in the 2025 budget review.

Mayor Pro Tem Porter asked if this reduction was related to specific businesses. Heidi Voordeckers replied that it was not specific to the City but was currently observed across the board for all governments.

5. ADJOURN

Mayor Pro Tem Porter adjourned the meeting at 6:47 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
DECEMBER 6, 2023

FINAL

Mayor Pro Tem Porter welcomed those present at 7:03 p.m. Lisa Baskin offered the thought and led those present in the Pledge of Allegiance.

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

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

OTHERS PRESENT: Dee Lalliss, Camille Thorpe, Tammy Clayton, Ryan Holbrook, Ron Jorgensen, Cindy Schaer, Bill Salisbury, Dee Salisbury, Clyde Tolman, Linda Tolman, Dan Shaffer, Brooke Dennis, Aubrey Plum, Tanner Frey, Janee Gillette, Zach Nesbit, Mariah Nesbit, Sherrelyn Larsen, Trevor Edwards, David Hansen, Wade Freil, Mary Kay Porter, Kent D., Lorin Lewis, Bridger Dopp, Shane Huntsman, Joe Cole, Gary Simons, Samuel Owens-Hess, Trent Escanden, Luisa Aura'a Tupou, Robb Beall, Tammy Finklea, Dave Finklea, Scott Jackson, Lisa Midgley, Joseph Cook, Matt Moyes, Matthew Dennis, Janene Rawlings, Kent Dawes, Robb Beall, Suzette Jackson, residents; Brian Carlisle, Lofts at North Salt Lake/HMS Development; David Miller, municipal court judge; Cory Pope, Horrocks Engineering.

1. CITIZEN COMMENT

Janee Gillette, resident, expressed concern about water availability and population growth. She said she would rather have the proposed three story mixed use (Lofts at North Salt Lake) project than high density housing.

Dee Lalliss, resident, commented that he had served on the Planning Commission and regularly attended Commission and City Council meetings. He spoke on the service of Stan Porter

including documenting City history and his involvement with the trails. Mr. Lalliss recognized Stan Porter and Natalie Gordon for their commitment to the City.

Luisa Tupou, resident, thanked Councilmembers Porter and Gordon for their service. She commented on the Lofts at North Salt Lake project and was in favor of decreasing the number of residential units and to work with the developer on a better use for the land, to mitigate traffic, and increase safety in the area.

Tanner Frey, resident, spoke on how housing was unaffordable in Utah and was in favor of the proposed Lofts at North Salt Lake project.

Joseph Cook, resident, was in favor of the Lofts at North Salt Lake project and redeveloping the area to provide mixed use and commercial.

Matt Moyes, resident, was also in favor of the project to help provide more affordable housing in the area. He said the Utah housing shortage was at 37,000 units and this was a way to help address that issue.

Aubrey Plum, resident, was not in favor of the proposed project as this was the geographic center of the City. She mentioned safety concerns with Orchard Elementary, street parking, traffic congestion, and need for community gathering areas.

Matthew Dennis, resident, was opposed to the project and said he did not think the parking study was accurate. He felt further research should be done to find a plan that would not further the parking issue.

Janene Rawlings, resident, spoke on housing affordability and parking. She did not think the Lofts at North Salt Lake was the correct project for the area. Ms. Rawlings asked if residents could park at City Hall overnight. Ken Leetham replied that there was an agreement with the City Center development for overnight parking and consideration could be given to the Town Plaza development.

Trevor Edwards, resident, said he was in favor of growth but did not like the proposed development. He wondered if the City was responsible for the maintenance on 400 West. He commented on the need for this road to be fixed.

Bill Salisbury, resident, commented that he had lived in the City for 73 years. He spoke on congestion, multifamily housing, and parking issues related to the proposed Lofts at North Salt Lake project.

Kent Dawes, resident, was opposed to the development and mentioned issues with density and parking.

Trent Escanden, resident, said he felt the development would beautify the area, offer some affordable housing, and provide more retail.

Brooke Dennis, resident, mentioned that the majority of the residents who lived in the area were against the Lofts at North Salt Lake project.

Robb Beall, resident, said he was not in favor of the development due to existing traffic, school safety, and parking issues.

2. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2023-46R: A RESOLUTION APPROVING BUDGET AMENDMENTS FOR FISCAL YEAR 2023-2024

Heidi Voordeckers reported the public hearing would allow public comment on a proposed budget amendment to the current fiscal year budget. She indicated the amendments included the \$30,000 maintenance project at the Eaglepointe landslide site, the public safety radio grant, an additional \$15,400 for the one ton dump truck with plow, increase golf course revenues (\$675,500) and expenditures (\$200,000) to match projections, increase event center revenues (\$210,000) and expenditures (\$130,000), and addition of new fulltime position at golf course for assistant kitchen manager (\$50,000). The total requested amendments represented a net increase to fund balance of \$463,100.

Mayor Pro Tem Porter opened the public hearing at 7:49 p.m.

Mariah Nesbit, resident, asked for clarification if the golf course was self sustaining. Mayor Pro Tem Porter replied that the golf course had been self sustaining for several years.

Heidi Voordeckers commented that the golf course was self sustaining and the \$500,000 was showing an increase or net change to their revenues. She said this budget impact was recognizing additional revenues that they anticipated collecting in the fiscal year.

Councilmember Van Langeveld explained that the funds funnel into the City budget and said the golf course brings in more than it takes from the City.

Mayor Pro Tem Porter closed the public hearing at 7:52 p.m.

Councilmember Gordon moved the City Council approve Resolution 2023-46R: A Resolution Adopting an Amendment to Adjust the Fiscal Year 2023~2024 General Fund, Capital Projects Fund, Storm Utility Fund, Golf Fund, and Fleet Fund Budgets. Councilmember Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.

3. CONSIDERATION OF RESOLUTION 2023-43R: A RESOLUTION REQUESTING RECERTIFICATION OF THE NORTH SALT LAKE JUSTICE COURT

Ken Leetham reported that the City's Justice Court was authorized by the State of Utah and overseen by the State's judicial council. He explained State statutes required certification every four years. He said the City's Justice Court was a Class II court which processed between 200-300 cases per year. He noted the judge for the City's court was David Miller and staff included one fulltime court supervisor, Jodi Adamson, and two part time court clerks, Suzie Combe and Kathy Ruggiero.

David Miller thanked the Council for supporting the court and was available for any questions.

Councilmember Van Langeveld moved that the City Council approve Resolution No. 2023-43R: A Resolution Requesting Recertification of the North Salt Lake Justice Court. Councilmember Gordon seconded the motion.

Councilmember Van Langeveld mentioned that the students from Mueller Park Junior High attended a mock trial at the court and praised Judge Miller for the experience.

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

4. CONSIDERATION OF A MOTION TO APPROVE THE MAYOR'S REAPPOINTMENT OF PLANNING COMMISSION MEMBERS: SEAT #5, RON JORGENSEN AND SEAT #6, RYAN HOLBROOK

Sherrie Pace reported that Commissioner Jorgensen was appointed to seat 5 for a term that began on January 2020 through January 2024. Commissioner Holbrook was appointed to seat 6 to fill the vacancy for Councilmember Van Langeveld. She said these Commissioners have been exemplary members of the Planning Commission and that Commissioner Jorgensen has agreed to accept an appointment to a second term and Commissioner Holbrook has agreed to accept an appointment to his first full term. She mentioned City Code allowed Planning Commissioners to serve no more than two consecutive terms.

Councilmember Baskin moved that the City Council reappointment Ron Jorgensen and Ryan Holbrook to the Planning Commission to seats 5 & 6 respectively for the term of January 1, 2024 to January 1, 2028. Councilmember Gordon seconded the motion.

Councilmember Van Langeveld commented that the City had a great Planning Commission and was impressed with their work.

Mayor Horrocks thanked the Planning Commission and Commissioners Jorgensen and Holbrook for their willingness to serve.

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

5. CONSIDERATION OF A PROPOSED AMENDMENT TO THE SCOPE OF WORK FOR PHASE 1 OF THE 1100 NORTH GRADE SEPARATION PROJECT WITH HORROCKS ENGINEERS IN AN AMOUNT NOT TO EXCEED \$49,600

Ken Leetham reported that this project had been in the works for many years and included working with multiple partners such as UDOT, Davis County, Wasatch Front Regional Council, etc. on the proposed bridge for 1100 North. He stated this bridge would separate the road from the railroad corridor and provide an east/west connection without train delays. He explained the original project had been denied by Union Pacific Railroad and said unless the bridge crossed every rail corridor that they would not approve the bridge. He continued this meant that the Union Pacific, UTA, and the Woods Cross Industrial Lead rail corridors must all be included in the bridge project. Further, he said the addition of the Woods Cross Industrial Lead doubled the size of the span needed to cross all three railroad lines.

Mr. Leetham said staff reviewed a similar existing bridge in Salt Lake City and have proposed amending the contract with Horrocks Engineering to study the impact of the new bridge on the neighborhood including right of way, number and location of affected properties, conceptual cost estimates, and the type of structure needed for the expanded project. He stated the proposed amendment should provide additional answers the City Council would need to make a decision on whether to move ahead with an expanded bridge project. He reported the total proposed cost of this contract amendment was \$49,600 and would be completed by mid February 2024.

Councilmember Van Langeveld asked about different changes and upgrades to the property at the street level and if this type of aesthetic consideration would be included in the study. She also asked if walkability would be shown. Cory Pope, Horrocks Engineering, said the scope of the study would not include aesthetics but would provide more information on what this type of bridge would look like, impacts on the existing properties, and access. He said the study would include walkability and access including sidewalk, bike paths as well as how feasible the overall project would be.

Mayor Pro Tem Porter mentioned the second railroad track and questioned if it was necessary. He asked if this was something that could be reviewed. Cory Pope said the original feasibility study reviewed the uses of that second rail line and it was determined that the use would continue.

Mayor Pro Tem Porter asked if Congress could influence the railroad and if this was something to consider before spending additional funds. Cory Pope replied that they worked with CRS in coordination with the railroad and was not opposed to looking at all of the options.

Ken Leetham commented that staff would work with CRS to obtain a cost estimate for their review of Mayor Pro Tem Porter's ideas about alterations to the project.

Councilmember Baskin commented that the cost of the project could be \$300 million and required help from the Senate/Congress. Ken Leetham responded that the estimated cost was \$100 million. He said the federal government would help to pay for a percentage of the project.

Councilmember Baskin asked about obtaining information on the number of cars impacted by this section of roadway to determine if this was critical to fix this section.

Councilmember Gordon moved that the City Council approve the proposed amendment to the Scope of Work for Phase 1 of the 1100 North Grade Separation Project with Horrocks Engineers in an amount not to exceed \$49,600. Councilmember Van Langeveld seconded the motion.

Mayor Pro Tem Porter asked about the CRS study and additional funds. Ken Leetham said staff would follow up on the cost.

Councilmember Knowlton joined the meeting electronically via Zoom at 8:21 p.m.

The motion was approved by Council Members Baskin, Gordon, and Van Langeveld. Councilmember Porter voted in opposition to the motion. Councilmember Knowlton abstained from voting.

6. ACCEPTANCE OF THE CITY OF NORTH SALT LAKE 2023 MUNICIPAL
GENERAL ELECTION RESULTS AS PREPARED BY THE DAVIS COUNTY
CLERK'S OFFICE

Wendy Page reported on the official results of the 2023 Municipal General Election which was held on November 21, 2023. She said 33.66% of residents voted with official results showing 10,863 registered voters and 3,656 ballots cast. She stated in the general election registered voters were able to vote for three candidates out of six and the three with the most votes were Tammy Clayton, Ted Knowlton, and Suzette Jackson. She mentioned these three candidates would begin their four year term as elected officials on January 1, 2024. Wendy Page stated as the election official for the City she recommended acceptance of the 2023 municipal general election results as prepared by the Davis County Clerk's Office.

Mayor Pro Tem Porter asked about the early voting versus mail in voting. Wendy Page replied that this election provided early voting at the Farmington voting location.

Councilmember Baskin moved that the City Council, acting as the City of North Salt Lake’s Canvassing Board, accept the 2023 Municipal General Election results as presented. Councilmember Gordon seconded the motion. The motion was approved by Mayor Horrocks and Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

7. CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN AND DEVELOPMENT AGREEMENT FOR LOFTS AT NORTH SALT LAKE (FORMERLY TOWNE PLAZA) LOCATED AT 120 EAST AND 140 EAST CENTER STREET, PROPOSING A MIXED USE PROJECT CONSISTING OF TWO BUILDINGS WITH 7,900 SQUARE FEET OF RETAIL SPACE AND 79 RESIDENTIAL APARTMENTS WITH A MAXIMUM HEIGHT OF THREE STORIES, BRIAN CARLISLE, APPLICANT

Sherrie Pace reported that the proposed property was located on Center Street and 120 East/140 East in a Planned (P) District. In 2015, the City Council entered into a development agreement with David Curtis and National Commercial Properties for the Towne Plaza project located at 130 East Center Street. The General Development Plan for the project included 52 townhomes and 2 commercial office/retail buildings (two stories in height). The east building would be two stories containing 22,000 square feet of office space. The west building would be two stories with 8,300 square feet of commercial/retail on the main level and 8,300 square feet of office space on the second level. The construction of the townhomes has been completed. She said the CC&Rs for the townhomes contained a provision for the residents of the townhomes and their guests to utilize the commercial parking area from 6 p.m. to 1 a.m. unless the businesses had extended business hours. The HOA would also hold a liability policy to exempt the office building complex from liability to the vehicles parked there.

Ms. Pace indicated the 2015 development agreement had the purpose of implementing the urban design elements contained in the Town Center Master Plan to create a walkable town center with urban type residential development near the center. A partnership between the City, the RDA, and the developer established the street cross section for 130 East and Center Street to install redesigned street and pedestrian improvements. The reduced street width was specifically designed to discourage the use of 130 East as a through street and instead create a pedestrian friendly street that was to be utilized for the residential access to the townhomes and the commercial buildings.

She stated Exhibit F of the development agreement details the following principles: a mix of residential and commercial uses that support walking and creation of “destination” within the Town Center, a more traditional feel with sense of history and timelessness, on street parallel parking, and 15 foot sidewalk with 10 foot adjacent to the buildings for pedestrian activities and

5 foot adjacent to the curb with stamped concrete, street lights, street trees with grates, seating, planter boxes, etc.

Sherrie Pace explained that the remaining commercial property had been transferred to Lofts North Lake, LLC which was a partnership of the developers Jesse Curtis, JCI Inc. and Brian Carlilse, HMS Development. The development agreement would run with the land and the new LLC assumed the responsibilities of fulfilling the terms of the agreement. She stated the new developer requested an amendment to the development agreement, including the General Development Plan, and changing the project name for the remainder of the project to The Lofts at North Salt Lake.

Ms. Pace stated the Planning Commission reviewed three previous versions of the proposed amendment including the first review on March 14, 2023 which was denied. She reported it included an additional 1.3 acres to the east and requested 280 residential units in three 6-story buildings with 13,000 sq. ft. of retail. She noted the second proposal reviewed on June 13, 2023 was tabled for additional revision, it removed the additional property to the east, reduced the building height to 3 stories and contained 98 residential units and 7,900 sq. ft. of retail. She indicated on September 12, 2023 the Planning Commission and City Council held a joint work session to discuss a third proposal, which included 86 residential units and 8,900 sq. ft. of retail. No formal action was taken on the third proposal at that time. She noted the Commission and Council discussed affordable housing and missing middle housing (80% AMI deed restrictions), parking (shared parking designated parking), retail (construction timeline, type, must remain retail), greenspace (more open space), architecture/scale/slope (meet the intent of Town Center Master Plan, walkable), and street parking (time limited, elementary school, jaywalking, 130 East design).

Sherrie Pace stated the current proposal was for 79 units with 22 units (16 Jr. one bedroom, 6 two bedroom) in the west building and 57 units (44 Jr. one bedroom, 3 one bedroom, 10 two bedroom) in the east building. The proposed retail in the west building was 8,000 square feet with the addition of an outdoor patio area for a restaurant. The ground floor story of the west building would be stepped in height to allow street level pedestrian entrances to the businesses and accommodate four to five commercial tenants. The Center Street cross section included a five foot bike lane behind the curb, a 13 foot mixed use pedestrian area, proposed two hour parking (two spaces) on the west building, proposed 15-30 minutes loading/delivery parking on 143 the east building (5 spaces), designated off street loading areas for each building. She mentioned the Commission requested that the protected bike lane be continued to Center Street.

Sherrie Pace reported that parking for the east building includes 44 covered stalls for Jr. one bedroom units, 3 stalls for the regular one bedroom, 10 covered stalls for the two bedroom units, and 19 stalls for residential guest/overflow. The west building included 16 covered stalls for the Jr. one bedroom units, 6 covered for the two bedroom units, and 12 for guest/tenant overflow. The commercial retail parking included 32 surface stalls for a total of 142 stalls in the project.

She explained access to the parking and she showed renderings of the buildings, parking, and outdoor rooftop amenity.

Ms. Pace explained that the developer had asked for a comparison of the density and parking by bedroom count instead of unit count compared to other Town Center developments that had received approval. She shared a table that included Williamsburg, Village Station, Eaglewood Lofts Phases 1 and 2, Mirella, and the proposed Lofts at North Salt Lake. The Lofts had a density of 49.1 units per acre and 57.1 bedrooms per acre. The parking ratio was 1.80 spaces per dwelling unit and 1.54 spaces per bedroom. She said as the Lofts at North Salt Lake had mainly one bedroom units and that the 1.54 spaces per bedroom was higher than all of the other compared developments.

Sherrie Pace spoke on amenities including an outdoor/rooftop gathering area, a dog park, and a fitness center. The landscaped areas increased from 10,000 square feet to 13,000 square feet and included the dog run and patio area but not the on-street landscaping.

Sherrie Pace spoke on the proposed architecture which included a roofline that was intended to mimic the roof lines of the existing townhomes to the south with peaked roof structures. These peaked roofs would allow for vaulted ceilings for units on the third floor. She showed renderings of the buildings as well as perspectives of the proposed buildings in relation to existing townhomes, elementary school, and Orchard Drive. Ms. Pace said the visual impact of the height of the proposed buildings were mitigated by the site's natural slope and showed this in reference to the existing townhomes to demonstrate that the fall in elevation would be approximately the same with no added visual impact related to height.

Ms. Pace stated at the December 12th Planning Commission meeting there was a split decision for approval. She reported the second motion was a denial as the Commission felt strongly that the application should be forwarded to the Council for consideration, as possible solutions or policy decisions regarding 130 East can only be made by the City Council. She noted the Commission had concerns with existing parking and traffic issues, proposed parking ratios, and density. She acknowledged the Development Review Committee (DRC) provided the following findings: the proposed amendment was in accordance with the North Salt Lake Town Center Master Plan, the proposed amendment was necessary due to changed or changing market conditions for office space, and the Jr. one-bedroom units, which due to the smaller size, would provide market rental rates that meet the moderate income housing standard for individuals with household income of 80% AMI or less as specified in the City's Moderate Income Housing Plan. She indicated the proposed conditions per the DRC included:

- 1) Tenants of the one-bedroom units shall be limited by lease agreement to a single vehicle;
- 2) Each unit will have at minimum 1 covered stall assigned to the unit and be included in monthly lease without additional charge;

- 3) Parking for the commercial area shall be provided at a rate of 1 space/250 sq. ft. and shall be open for tenant and guest use, including the townhome residents, during non-business hours;
- 4) A recommendation that the City restrict on Center street parking in front of the west building to a maximum 2 hour limit and 15-30 minute loading zone in front of the east building;
- 5) The cross section for Center Street be modified so as to provide the bike lane behind the curb as shown on the proposed site plan;
- 6) Off street loading areas for deliveries and tenant moving be provided for both buildings;
- 7) The amenities shown on the plan shall be provided including the roof top gathering area, on site fitness center, fenced dog park, outdoor patio for commercial restaurant use (if applicable) or for other tenant use;
- 8) All landscaping shall be installed in accordance with Chapter 22, Water Efficient Landscaping Standards;
- 9) The ground floor story of the west building shall be stepped across the slope so that individual units maintain pedestrian access at the same elevation of the sidewalk as shown on the architectural renderings; and,
- 10) The architecture of the buildings shall be provided in the style, materials and colors as shown on the architectural renderings, with a maximum height of 50 feet measured from final grade.

Ms. Pace said the Commission provided the following conditions that the development agreement be modified with the following terms for the developer:

- 1) Tenants of the one-bedroom units shall be limited by lease agreement to a single vehicle;
- 2) Each unit will have at minimum 1 covered stall assigned to the unit and be included in monthly lease without additional charge;
- 3) Parking for the commercial area shall be provided at a rate of 1 space/250 sq. ft. and shall be open for tenant and guest use, including the Towne Plaza residents, during non-business hours;
- 4) The cross section for Center Street be modified so as to provide the bike lane behind the curb as shown on the proposed site plan;
- 5) Off street loading areas for deliveries and tenant moving be provided for both buildings;
- 6) The amenities shown on the plan shall be provided including the roof top gathering area, on site fitness center, fenced dog park, outdoor patio for commercial restaurant use (if applicable) or for other tenant use;
- 7) All landscaping shall be installed in accordance with Chapter 22, Water Efficient Landscaping Standards;
- 8) The ground floor story of the west building shall be stepped across the slope so that individual units maintain pedestrian access at the same elevation of the sidewalk as shown on the architectural renderings;
- 9) The architecture of the buildings shall be provided in the style, materials and colors as shown on the architectural renderings, with a maximum height of 50 feet measured from final grade; and,
- 10) The street trees along 130 East will be replaced and the landscape water shall be

repaired/installed by the developer to the street trees and street lights for the provision of hanging baskets, such water connection shall be made to the HOA common area landscape system and landscape system for the new landscaping.

She reported the Commission also recommended that the development agreement be modified with the following terms for the City:

- 1) The City will restrict Center Street parking in front of the west building to a maximum 2 hour limit and 15-30 minute loading zone in front of the east building: and,
- 2) The City will monitor and consider future modifications in relation to parking management of 130 East including but not limited to: limiting parking to one side of the street, widening, one-way traffic, time limitations, parking meters, or other measures that may be recommended by the City's safety committee, City Engineer, or a City hired traffic consultant.

Councilmember Knowlton asked if the Commission explored additional parking restrictions along Center Street. Sherrie Pace replied that there was a discussion for a public/private partnership to expand parking at the west building for additional public parking on this site. She said the two hour parking was to be used for retail.

Councilmember Gordon spoke on affordable housing and how AMI was based on household size. Sherrie Pace clarified that the maximum income would be \$79,000 for a 4-person household.

Councilmember Knowlton said this was bordering on a challenging request to have affordable housing, structured parking, and walkability. Councilmember Gordon spoke on housing affordability, access to transit options, and narrow streets at this location.

Mayor Pro Tem Porter mentioned parking concerns and impacts if the developer decided to just meet the terms of the agreement. Sherrie Pace replied that there would be more parking and traffic issues with 30,000 square feet of office space if the project was successful in that situation.

Mayor Pro Tem Porter said there was a need for housing and felt the developer had made concessions.

Councilmember Van Langeveld suggested tabling the item until the identified barriers were addressed including changing 130 East to a one way street. She did not feel the appropriate sequence of steps had been taken.

Councilmember Knowlton asked about 130 East and determining the main issue whether it was speed, traffic flow, or any auto/ped accidents. He said that this may be withholding private

development for a public issue. Sherrie Pace replied some of the issues were that there was not a sidewalk on 130 East and the school pickup/drop off.

Councilmember Baskin declared a possible conflict of interest due to her law firm representing Zenith who was an investor in the proposed project. She was unsure of the details of the relationship, but would be refraining from voting. She also clarified that she had not represented the developer or worked on the project in any way while employed at her company.

Councilmember Gordon moved that the City Council approve the amendment to the Towne Plaza General Development Plan and development agreement be modified for the proposed Lofts at North Salt Lake with the following findings and conditions:

Findings:

- 1) The proposed amendment is in accordance with the North Salt Lake Town Center Master Plan;**
- 2) The proposed amendment is necessary due to changed or changing market conditions for office space;**
- 3) The Jr. one-bedroom units, which due to the smaller size, will provide market rental rates that meet the moderate income housing standard for individuals with household income of 80% AMI or less as specified in the City's Moderate Income Housing Plan.**

Conditions:

The development agreement be modified with the following terms for the developer:

- 1) Tenants of the one-bedroom units shall be limited by lease agreement to a single vehicle;**
- 2) Each unit will have at minimum 1 covered stall assigned to the unit and be included in monthly lease without additional charge;**
- 3) Parking for the commercial area shall be provided at a rate of 1 space/250 sq. ft. and shall be open for tenant and guest use, including the Towne Plaza residents, during non-business hours;**
- 4) The cross section for Center Street be modified so as to provide the bike lane behind the curb as shown on the proposed site plan;**
- 5) Off street loading areas for deliveries and tenant moving be provided for both buildings;**
- 6) The amenities shown on the plan shall be provided including the roof top gathering area, on site fitness center, fenced dog park, outdoor patio for commercial restaurant use (if applicable) or for other tenant use;**
- 7) All landscaping shall be installed in accordance with Chapter 22, Water Efficient Landscaping Standards;**

- 8) **The ground floor story of the west building shall be stepped across the slope so that individual units maintain pedestrian access at the same elevation of the sidewalk as shown on the architectural renderings;**
- 9) **The architecture of the buildings shall be provided in the style, materials and colors as shown on the architectural renderings, with a maximum height of 50 feet measured from final grade;**
- 10) **The street trees along 130 East will be replaced and the landscape water shall be repaired/installed by the developer to the street trees and street lights for the provision of hanging baskets, such water connection shall be made to the HOA common area landscape system and landscape system for the new landscaping.**

The development agreement be modified with the following terms for the City:

- 1) **The City will restrict Center Street parking in front of the west building to a maximum 2 hour limit and 15-30 minute loading zone in front of the east building;**
- 2) **The City will monitor and consider future modifications in relation to parking management of 130 East including but not limited to: limiting parking to one side of the street, widening, one-way traffic, time limitations, parking meters, or other measures that may be recommended by the City's safety committee, City Engineer, or a City hired traffic consultant.**

Councilmember Knowlton seconded the motion.

Councilmember Van Langeveld asked if the project was not approved at this time if it could return for future consideration. Sherrie Pace replied that the developer would have to make significant changes and could then return for review.

The motion was approved by Council Members Gordon, Knowlton, and Porter. Councilmember Van Langeveld voted in opposition to the motion. Councilmember Baskin abstained from voting.

8. **CONSIDERATION OF A CLASS B BEER LICENSE FOR GREEN CHILE HOUSE LOCATED AT 386 NORTH REDWOOD ROAD, FRANCISCO PORTILLO, APPLICANT**

Sherrie Pace reported that Green Chile House, located at 386 North Redwood Road, opened several months ago. She stated the Alcoholic Beverage Service Commission issued licenses to restaurants for on premise consumption of beer when served with a meal. DABS required local consent for these licenses. She mentioned the City Code Section 3-2-3 classified the proposed use as a Class B license which entitled the licensee to sell beer in the original container for consumption on premises when served in connection with the sale of meals. She indicated the following regulations applied: posting a faithful observance bond of \$2,000, which bond is payable to the City if the applicant violates City ordinances related to beer sales, submission of

Health Department permit, and a \$300 application fee. She explained the State of Utah regulated proximity to community locations, such as churches, schools, public park, public playground, and libraries. She commented the restaurant may not be located within 300 feet, measured by ordinary pedestrian travel of a community location or 200 feet measured in a straight line. There were no community locations within this proximity. She noted the application has been referred to the Police Department for review.

Councilmember Van Langeveld moved that the City Council approve a Class B Beer License for Green Chile House at 386 North Redwood Road. Councilmember Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

9. CONSIDERATION OF PROPOSED REPAIR OF MINOR EARTHWORK AT 745 SOUTH PARKWAY DRIVE IN AN AMOUNT NOT TO EXCEED \$30,000

Karyn Baxter reported that this was a repair for a small slippage on the hillside above the Colosimo home as discussed in the work session. She noted the total repair cost was \$30,000 and would include onsite management by the geotechnical team for the construction.

Councilmember Van Langeveld moved that the City Council authorize repairs to the hillside above 745 S Parkway Drive in an amount not to exceed \$30,000. Councilmember Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

10. CONSIDERATION OF AN AGREEMENT FOR CONSULTING SERVICES WITH BIOWEST FOR A CONCRETE BOAT RAMP AT PORTER'S LANDING IN AN AMOUNT NOT TO EXCEED \$39,825

Sherrie Pace reported the Porter's Landing Boat Takeout was first constructed in 2016 and was the first formal takeout installed along the Jordan River. She noted the original boat ramp was made of crusher fines over the top of gravel which had caused boaters to sink into the material and has caused issues when using the boat ramp. A few years ago, flexible grid mats were placed on top of the crusher fines, which did provide some additional traction to boaters. However, while improving the performance of the ramp for boaters, it dramatically increased the maintenance burden on the City due to the need for cleaning and reinstallation every month. Ms. Pace stated a water trail master plan has since been drafted that included best practices for the construction of ramps. The plan calls for the realignment of the boat ramp to reduce debris and for the installation of a concrete boat ramp. She indicated the City obtained grant funding from the Utah Office of Outdoor Recreation in the amount of \$57,750 with a \$2,500 from the Jordan River Commission, and matching City funds of \$55,250.

Sherrie Pace stated City staff recommends Bio-West for this project, as they have been the consulting firm designing the majority of the boat ramps along the Jordan River in Salt Lake County and they were also the consultant responsible for drafting the Jordan River water trail master plan, so they are very familiar with the challenges and best practices along the river. She noted the design and permitting costs were estimated at \$26,250 at the time. She explained since then, the cost of services for design and permitting had gone up and Bio-West was now requesting \$39,825.

Councilmember Gordon moved that the City Council approve an Agreement for Consulting Services with Bio-West, Inc. for the design of and permitting for a concrete boat ramp at Porter’s Landing Boat Takeout. Councilmember Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

11. REPORT ON THE SOUTH DAVIS SEWER DISTRICT’S PROPOSED TAX INCREASE FOR 2024

Ken Leetham reported that this item was to notify the City of the South Davis Sewer District’s proposed tax increase for 2024. He explained the District would be holding a truth in taxation hearing on December 7th to finalize the proposed property tax increase. He stated this increase was to meet increasingly stringent limits for ammonia as well as new limits for phosphorus.

12. CONSIDERATION OF SUPPORT FOR A TLC GRANT APPLICATION TO WASATCH FRONT REGIONAL COUNCIL FOR TOWN CENTER URBAN DESIGN STANDARDS

Sherrie Pace reported that staff had been working for several years on drafting urban design standards for the Town Center through a Form-Based Code. Staff determined that the Form-Based Code template was too comprehensive for the scope or scale of the City’s Town Center which had physical constraints and limited developable parcel depth along Highway 89. Staff sent a letter of interest to Wasatch Front Regional Council (WFRC) for funding for Town Center Urban Design Standards through their TLC funding program. As part of that application submittal, a letter of support from the Mayor was required. She stated the project was estimated to cost \$100,000 and the City would be requesting \$75,000 in grant funding with a local match of \$25,000.

Councilmember Knowlton commented that he felt he would be able to vote on this item but would recuse himself on the WFRC level. He did not think there was a conflict in providing support and voting for this application.

Councilmember Knowlton moved that the City Council approve the letter of support for a grant funding application to Wasatch Front Regional Council through the Transportation

and Land Use Connection program for the creation of Town Center urban design standards. Councilmember Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

13. CONSIDERATION OF RESOLUTION 2023-47R: A RESOLUTION ENDORSING AND SUPPORTING AN APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES GRANT (BRIC) FOR THE RECONSTRUCTION OF THE HONEY WELL PUMP HOUSE BUILDING AND AUTHORIZING MATCHING FUNDS

Sherrie Pace reported that the City applied for the Building Resilient Infrastructure and Communities Grant (BRIC) in 2022 but was not awarded at that time. She said the City was encouraged to reapply this year. She indicated the total estimated cost was \$1,345,000 with a grant request of \$1,009,750 and a City match of \$336,250. She added the required minimum match for the grant was 25%.

Councilmember Baskin moved that the City Council approve Resolution 2023-47R authorizing the submittal of a FEMA BRIC grant application seeking funds for the reconstruction of the Honey Well Pump House, and authorizing matching funds. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

14. CONSIDERATION OF RESOLUTION 2023-48R: A RESOLUTION DECLARING CERTAIN VEHICLES AS SURPLUS PROPERTY AND AUTHORIZING THE PURCHASE OF THREE VEHICLES IN THE POLICE DEPARTMENT

Chief Black reported that the police department was requesting authorization to surplus three vehicles and purchase three Dodge Durango SUVs for use in the patrol division. He said due to issues in the Ford supply chain, we have been informed that the Ford Explorer Hybrid SUV's were not available for order or purchase this year and next year was uncertain. He indicated the price of each Durango is \$41,329 for a total purchase cost of \$123,987.

Councilmember Gordon moved that the City Council approve Resolution 2023-48R: A resolution of the City Council of the City of North Salt Lake declaring certain vehicles as surplus property and authorizing the purchase of three vehicles in the Police Department. Councilmember Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

The agenda was reordered to allow for the closed session items.

15. APPROVAL OF CITY COUNCIL MINUTES

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

Councilmember Gordon moved that the City Council approve the meeting minutes from November 7, 2023, as written. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

16. ACTION ITEMS

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

Mayor Pro Tem Porter mentioned the Davis County website for property search did not include some of the recently annexed area in the City. He asked staff to follow up.

17. COUNCIL REPORTS

Councilmember Van Langeveld mentioned the Winter Lights Fest event and thanked staff and the Parks and Arts Board for their efforts.

Councilmember Gordon spoke on the Youth City Council advisors and her goals for the City including a library, bus route on Redwood Road, the 1100 North bridge, and a dog park.

Councilmember Knowlton thanked Stan Porter and Natalie Gordon for their service on the City Council.

18. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

19. MAYOR'S REPORT

Mayor Horrocks spoke on fluoride and the potential push to eliminate it from the water in Davis County.

20. CITY MANAGER'S REPORT

Ken Leetham had nothing to report.

Councilmember Knowlton disconnected from Zoom at 10:01 p.m. and was unable to rejoin the meeting electronically.

21. ADJOURN INTO CLOSED SESSION

At 10:02 p.m. Councilmember Baskin moved to go into closed session to discuss the character, professional competence or physical or mental health of an individual. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.

22. RECONVENE INTO REGULAR SESSION

At 10:22 p.m. Councilmember Gordon moved to go out of closed session and into the regular session. Councilmember Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.

23. CONSIDERATION OF ACTION, IF ANY, RELATED TO THE 2023 PERFORMANCE BONUS FOR THE GOLF COURSE GENERAL MANAGER

Councilmember Gordon moved to authorize the City Manager that Golf Course General Manager Tyler Abegglen receive his full bonus pay for 2023. Councilmember Baskin seconded the motion. The motion was approved by Council Members Baskin, Gordon, Porter, and Van Langeveld. Councilmember Knowlton was excused.

24. ADJOURN

Mayor Pro Tem Porter adjourned the meeting at 10:25 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday January 2, 2024 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

