

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
SEPTEMBER 17, 2024

FINAL

Mayor Horrocks welcomed those present at 6:10 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Ted Knowlton
Councilmember Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, Bonnie Kalel, residents.

1. MONTHLY FINANCIAL REPORT FOR PERIOD ENDING JULY 31, 2024

Heidi Voordeckers commented that she would provide a draft of the last fiscal year through June 30, 2024 in a future meeting. She shared the July financial report and said the majority of the payments and tax revenue received in July were part of the prior fiscal year. She routinely compared the current month to the previous month in the prior year and said there was nothing noteworthy from July 2024 compared to July 2023. She spoke on the new bundled garbage service per Resolution 2024-29R and showed 15 new residents since August. She said there was no negative feedback or concerns; however, there were two residents who did not want recycling cans (due to storage space) but would pay for the service.

2. ENGINEERING DEPARTMENT UPDATE

Karyn Baxter reported on capital facility projects and provided a brief Engineering Department update. She spoke on the five year Capital Facilities Plan for water, stormwater, streets, which included obtaining a budget, designing the project, bid, and construction. She said many projects would roll over into a new fiscal year so she presented the projects by calendar year for the benefit of the Council. She reviewed the 2023 summer construction projects including:

- 175 E/475 N/Cloverdale (street construction and water line replacement)
- Mountain View/Skyview/Wildflower/Sego Lily (street reconstruction, secondary water line, and French drain in the spring)
- Upper Eaglewood - Phase 2 (street reconstruction and PRV replacement)
- Main Street from Center to US Hwy 89 (street reconstruction and water line replacement)
- PRV Vaults and FCV (PRV replacement)
- 350 East tank upgrades (air gap and hatch replacement)
- Parkway Dr/Canyon Lane/Eagle Pass/Ridgetop Circle/725 E (street reconstruction)
- Sider Dr/175 N/550 E/575 E (street reconstruction)
- Lacey Way Reconstruction (new asphalt – upper)
- Legacy/Foxhollow/Mathis Parks (asphalt trails)
- Eaglewood Golf Course (waterfall feature)

Councilmember Jackson asked about the spring and the French drain resolution and where the water was being diverted. Karyn Baxter explained that asphalt failure was indicative of a spring in the area. She said the water was being diverted into the storm drain system which was collected into the lake at Eaglewood Golf Course. She said future consideration was needed on how to recharge the aquifer in the foothills.

Karyn Baxter showed images and maps of the construction work that had been completed related to the 2023 summer and 2024 summer projects. She reviewed the construction projects for summer 2024 including:

- 400 West (mill, overlay, and water line crossings)
- Elk Hollow Rd/Elk Hollow Cir (street reconstruction, secondary water line, French drain in the spring)
- Signal light at 400 W/1100 N
- Storm drain and lake enlargement at Eaglewood Golf Course (increased storage, new storm drain line, infrastructure for lake at hole #9)
- Dorthea/Upper Cynthia Way (street reconstruction)
- 4000 S (street reconstruction)
- 150 N (street reconstruction, water line replacement)
- Gary Way/Nancy Way (street reconstruction, water line replacement)
- Generators at pump stations (10 locations)
- Sidewalk at 1100 N (spur line road widening)
- Porter's Landing (concrete boat ramp)

Karyn Baxter noted that the generators at culinary water pump stations were funded by a \$1,463,985 FEMA grant with a City match of \$162,665. She shared statistics related to City water projects. She spoke on geotechnical work performed by the Engineering Department

related to retaining wall review and permits, general public information, residents at The Ridge, building permits, etc. She explained the process for retaining wall permits related to sensitive lands overlay.

Mayor Horrocks asked about the timeline for secondary water master plan. Karyn Baxter replied that the installation was currently 180 homes on secondary water with a maximum allowable 300 homes. She said the intent would be to extend if there was sufficient water supply but there was currently not an option to purchase additional water for the purpose of expanding the system.

Karyn Baxter then reviewed The Ridge site map with large retaining walls and homes near the walls. She said a retaining wall engineer created landscaping/grading guidelines for this area to avoid wall failure. She indicated that staff would create a specific page on the City's website with information on geotechnical review requirements, avoiding compromising the wall, roof drains, geo grid protection, etc. She then spoke on new development and building permits with geotechnical review of the steep slopes in the Eaglewood Cove area. She shared that staff would update the City website related to retaining walls, provide public notification including a newsletter item, send mailers with a QR code to homes in The Ridge, provide FAQs for building permits including geotechnical, and update Title 10 Chapter 12, Sensitive Area District (SA) and Geologic Hazards Ordinance.

Councilmember Van Langeveld asked for an update on the dog park. Jon Rueckert replied that staff obtained finalized bids for the irrigation system and would meet with Woods Cross to award the contract for the irrigation system and fencing.

Councilmembers Van Langeveld and Clayton commended staff for being proactive and the completion of all the listed projects.

3. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of September 3, 2024 were reviewed and approved.

Councilmember Baskin moved that the City Council approve the minutes of September 3, 2024, as written. Councilmember Van Langeveld seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

4. ACTION ITEMS

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

Councilmember Van Langeveld asked about the status of current action item #6 related to a letter for South Davis Sewer addressing the significant odor issues in Foxboro. Ken Leetham replied that he would send the letter this week.

Councilmember Knowlton questioned the anticipated status update related to Highway 89. Ken Leetham said the exhibits would be sent to UDOT followed by a discussion during a future work session.

Councilmember Jackson asked for an update on new action items #1 and #2 related to zoning changes for the Lifeline facility. Ken Leetham replied that there would not be a rezoning of the property at this time. He said staff was working on code changes to the conditional use section of the code. He mentioned that speech, signage, and other items related to the first amendment would also be reviewed.

Mayor Horrocks questioned if there had been any other updates on the property. Ken Leetham said he spoke with the broker since the September 3rd meeting and that the broker had met with other potential buyers.

Councilmember Knowlton asked if there had been any correspondence with Woods Cross, West Bountiful, or Bountiful on study ideas. Ken Leetham responded not yet.

Councilmember Knowlton wondered if there needed to be further outreach to Davis County regarding the homeless shelter site selection process and offer City involvement as a defense. Mayor Horrocks responded there was a Committee that had been working on this and they were also surprised by the proposal to purchase the Lifeline property. He added that he and the City Manager had been working to keep the relationships with the County on good terms.

Councilmember Baskin mentioned her willingness to assist with the action item related to answering resident questions from the September 3rd Council meeting related to the County's winter response plan, Code Blue, and proposed facility in the City. She expressed her opinion that the City hold off on outreach to the County Commission until an apology was offered. Ken Leetham commented that two of the County Commissioners had done so by reaching out to him in the Mayor's absence after the meeting.

Councilmember Van Langeveld spoke on discussions at the Health and Wellness Committee meeting related to creating a network of support with a focus on Homelessness. She suggested a document be created related to homeless intervention and prevention efforts in the City such as the food pantry, Utah Foster Care partnership, etc., and other supports.

Councilmember Baskin mentioned being part of organizations like the Davis County Housing Authority (section 8).

Mayor Horrocks spoke on Code Blue, including the proposed bus, and the need to help individuals during the cold winter months.

5. COUNCIL REPORTS

Councilmember Van Langeveld reported on the Health and Wellness Committee meeting including a discussion on homelessness as well as partnering with the Ladies of Charity/Center of Hope. She mentioned that September 23rd would be the last food truck night for the year and was combined with the Unity in the Community Hispanic Heritage event. She spoke on the desire to have a community member step up to run the Hispanic Heritage Unity in the Community event in the future.

Councilmember Jackson reported that the next City sponsored event was the Halloween Spooktacular and fun run. She requested assistance from the Youth City Council.

Councilmember Knowlton reported on the Get to the River event and thanked staff and those who attended. He spoke on the recent General Plan advisory committee meeting and creating a draft set of guiding principles. He mentioned the question of housing in the industrial area. He also spoke on a study to create a shared protected bike path with Bountiful and Centerville and the letter of intent deadline through Wasatch Front Regional Council (WFRC).

6. CITY ATTORNEY'S REPORT

Brad Christopherson had nothing to report.

7. ADJOURN

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

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
SEPTEMBER 17, 2024

FINAL

Mayor Horrocks welcomed those present at 7:13 p.m. Lisa Baskin offered a thought and led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Tammy Clayton
Councilmember Suzette Jackson
Councilmember Ted Knowlton
Councilmember Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, Bonnie Kalel, Sarah Sorensen, Chad Rawlings, Sandy McCleve, Audrey Beebe, Enos Beebe, Aurora Beebe, Rachel Allen, Anita Thota, Krish Thota, Melinda Abel, Ally Abel, Tom Reese, Ainsley Reese, Joe Allen, Joy Allen, Kris L., Emily Carr, Menonas Abor, Thomas Appiah, Katrina Appiah, residents. Via Zoom: Guy Larson, Reagan Outdoor Advertising (ROA).

1. CITIZEN COMMENT

Sandy McCleve, resident, commented that he was a real estate developer and broker for ten years and had been unable to meet with staff regarding the Lifeline property. He criticized City staff. He commented that he had submitted a contract on the property and expressed concern that the State would still locate the homeless shelter on that site. He suggested multifamily development on the site to help secure future retail or restaurants.

Sarah Sorensen, resident, requested a speed zone by Orchard Elementary. She shared two incidents of fatal or critical injuries of school children walking to Bonneville and Orchard Elementary in the last two years. She mentioned 100 units that would be built across from Orchard Elementary. She spoke on the lack of sidewalks in some areas and the need for a speed zone.

Ken Leetham commented that Orchard Elementary had speed zones and crossing guards. He spoke in regard to the recent tragic accident and said staff was reviewing Center Street to determine where pedestrians could cross.

Chief Black shared that school zone crossings were determined by the school district in compliance with municipal standards. He said Center Street was a 25 mph zone and that speed was not a factor in that accident. He spoke on crossing guard locations at Orchard, Center Street, and speed enforcement in the school zones.

Dee Lalliss, resident, commented on the newsletter item related to the Halloween Spooktacular. He also mentioned the issue with train crossings and waiting for trains that did not come. He asked if there was something that could be done to pressure the railroad to take responsibility and ensure their lights/crossing barriers were working.

Ken Leetham commented that there was a need for a future City Council discussion related to 1100 North bridge plans adjacent to the rail lines.

2. INTRODUCTION AND SWEARING IN OF 2024-2025 NSL YOUTH CITY COUNCIL LEADERSHIP

Councilmember Clayton introduced Audrey and Enos Beebe as the Youth City Council advisors.

Enos Beebe introduced the 2024-2025 NSL Youth City Council leadership including Krish Thota, Mayor; Aurora Beebe, City Manager; Ainsley Reese, Recorder; Ally Abel, Activities Committee Chair; Rachel Allen, Leadership Committee Chair; Andrew Koroto, Publicity Committee Chair; and Maren Otis, Service Committee Chair.

Mayor Horrocks performed the swearing in of the Youth City Council for 2024-2025.

3. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2024-32R: A RESOLUTION ADOPTING AMENDMENTS TO THE 2024-2025 FISCAL YEAR BUDGETS

Heidi Voordeckers reviewed the following proposed budget amendments for the 2024-2025 fiscal year that would recognize increases, decreases, rescheduling, and grant funds:

EXHIBIT A BUDGET AMENDMENT HEARING - September 17, 2024						
FUND/ACCOUNT #	ACCOUNT TITLE	CURRENT BUDGET	BUDGET ADJUSTMENT	TOTAL BUDGET	REASON	
FUND 10 - GENERAL FUND						
POLICE 10-1033-33201	OPERATING GRANTS - STATE	(70,000)	(14,036)	(84,036)	EARLY INTERVENTION GRANT REVENUE	
POLICE 10-2400-45400	BOOKS, PUBLICATIONS AND SUBSCI	27,500	14,036	41,536	EARLY INTERVENTION GRANT EXPENSE (PRODUCTIVITY DASHBOARD)	
ADMIN 10-1038-37400	INSURANCE RECOVERY	(25,000)	(16,950)	(41,950)	CLAIM FOR DAMAGES ON VEHICLE 228-23	
POLICE 10-2400-49013	FLEET PARTS AND SUPPLIES	62,000	17,450	79,450	REPAIR OF DAMAGES ON VEHICLE 228-23	
ADMIN 10-1103-42400	ADVERTISING AND PUBLIC NOTICES	-	17,100	17,100	PRINT AND MAIL CITY NEWSLETTER 3X/YEAR	
ADMIN 10-1120-41205	TUITION REIMBURSEMENT	10,000	(4,000)	6,000	ALLOCATE TUITION REIMBURSEMENT AWARDED	
POLICE 10-2404-41205	TUITION REIMBURSEMENT	-	2,000	2,000	ALLOCATE TUITION REIMBURSEMENT AWARDED	
			(15,600)		NET INCREASE/(DECREASE) IN FUND BALANCE	
FUND 44 - STREETS						
44-3906-52407	ELK HOLLOW	-	430,580	430,580	SWAP CIP PROJECT WOODCREST FOR ELK HOLLOW	
44-3505-52322	WDCRST, TNGL, SUNFLWR RD	205,580	(205,580)	-	SWAP CIP PROJECT WOODCREST FOR ELK HOLLOW	
44-3506-52421	NANCY WAY	95,000	60,000	155,000	ADDITIONAL PAVING ON GARY WAY	
			(285,000)		NET INCREASE/(DECREASE) IN FUND BALANCE	
FUND 51 - WATER FUND						
51-3905-52438	GARY WAY EMERG REPAIRS	-	135,000	135,000	EMERGENCY REPAIRS FROM JUNE 2024 WATER LINE BREAK	
51-3905-52115	LACEY WAY WL REPLACEMENT	30,110	60,000	90,110	EXTENSION TO NANCY WAY	
51-3905-52301	N PRK VILLAGE WATERLINE	275,000	(275,000)	-	RESCHEDULE PROJECT TO FUTURE YEAR	
51-3906-52407	ELK HOLLOW	-	735,000	735,000	SWAP CIP PROJECT WOODCREST FOR ELK HOLLOW	
51-3906-52322	WDCRST, TNGL, SUNFLWR WL	450,000	(450,000)	-	SWAP CIP PROJECT WOODCREST FOR ELK HOLLOW	
			(205,000)		NET INCREASE/(DECREASE) IN FUND BALANCE	
FUND 53 - STORM DRAIN UTILITY						
53-3114-41205	TUITION REIMBURSEMENT	-	2,000	2,000	ALLOCATE TUITION REIMBURSEMENT AWARDED	
			(2,000)		NET INCREASE/(DECREASE) IN FUND BALANCE	
FUND 55 - GOLF FUND						
55-5500-34201	FEES DRIVING RANGE	(165,000)	(25,000)	(190,000)	ANTICIPATED REVENUE INCREASE FOR TRACKMAN FEES	
55-5501-36000	MISCELLANEOUS	-	(135,000)	(135,000)	REIMBURSEMENT FROM GATEWAY PARKS FOR INFRASTRUCTURE IMPROVEMENTS	
55-5584-42000	GENERAL & CONTRACTED SERVICES	35,000	42,000	77,000	TRACKMAN RANGE SERVICE	
55-5588-48200	BUILDINGS - CLUB HOUSE	32,500	135,000	167,500	GATEWAY PARKS IMPROVEMENTS - POWER AND WATER	
			(17,000)		NET INCREASE/(DECREASE) IN FUND BALANCE	
TOTAL ALL FUNDS			(524,600)		NET INCREASE/(DECREASE) IN FUND BALANCE	

Heidi Voordeckers explained that total end expenditures or use of fund balance for this budget amendment was \$524,600.

Councilmember Jackson inquired about the tuition reimbursement and the newsletter printing/mailling line items. Heidi Voordeckers explained how tuition reimbursements were held in an admin budget and then allocated each year to various departments after the eligible applicants were known. She continued the City had discontinued mailing a newsletter with each utility bill a few years ago; therefore, this amendment would allow a printed copy to be mailed out independently from the utility billing to all residents. She noted the costs were associated with printing and postage.

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

There were no comments.

Mayor Horrocks closed the public hearing at 7:49 p.m.

Councilmember Jackson moved that the City Council approve Resolution 2024-32R: a resolution adopting an amendment to adjust the fiscal year 2024~2025 General Fund, Streets Fund, Water Fund, Storm Water Fund, and Golf Fund Budgets. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

4. CONSIDERATION OF RESOLUTION 2024-31R: A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY AND REAGAN OUTDOOR ADVERTISING

Sherrie Pace reported that Utah State Code 10-9a-513 provided for the relocation of billboard signs and the statute allowed a billboard owner to request relocation of a billboard to any commercial, industrial, or manufacturing zone within the city's boundaries, provided that the relocation was within one mile of the existing location and was no closer than 300 feet to another billboard. She shared a map of all the existing billboards in the City. She stated in 2022, Reagan requested relocation of two billboards located on the Storage City property adjacent to I-15 to locations known as Aspen Heights (505 N Main) and TW Holdings (745 Overland Rd). She explained that the City rejected the request as the proposed locations were outside the 1 mile distance, did not meet the City's separation requirements of 1,500 feet, and were not necessary as the widening of the freeway was not imminent and thus premature.

Ms. Pace said that Reagan appealed the decision and during the hearing it was determined that the TW Holdings site was outside the one mile relocation limitation and the Aspen Heights site was within one mile from one of the existing signs (most northern sign). She mentioned that the case was resolved by agreement that one of the requests would be withdrawn and the other would have to be permitted as it met the one mile limitation. She said that to date neither of the Storage City Signs has been relocated to the Aspen Heights sign on Main Street.

Sherrie Pace continued that in 2023 Reagan submitted a request to relocate two signs located on the Big West Oil property adjacent to I-215 which were not within the S-3 Sign Overlay zone nor along the interstate. She explained that staff also had concerns due to the location of the Truck Trim site within the Town Center which was not compatible with the redevelopment plans and the that the Redwood Road sign was not within the Sign Overlay Zone. She reviewed the negotiation process staff had with Reagan Outdoor Advertising for relocation of billboards.

Sherrie Pace highlighted the terms of the agreement with Reagan including:

1. Reagan to withdraw all four of the previous relocation requests for the Big West and Storage City billboards.
2. The City would agree to allow the relocation of the Big West billboards to the Aspen Heights and TW Holdings sites, despite being outside the one mile limit and the 1,500 feet separation required by City Code.
3. The relocated signs would not exceed the maximum sign face size of 672 sq. ft. and the maximum height allowed for interstate signs which is 65' or 25' above the grade of the freeway, whichever was higher.
4. The relocated signs may be converted to digital billboards;

5. The two Storage City signs would not be relocated until such time that the freeway was expanded and that they may be relocated on the present site if possible or if not that the City and Reagan would negotiate in good faith, alternative location(s) which were outside the Town Center and make any necessary code amendments to facilitate the relocation.

6. Reagan agreed to not relocate any billboard sign it owns or maintains, now or in the future, to any location within the Town Center Boundary as outlined in blue on the attached exhibit to the agreement.

Councilmember Jackson asked if City code currently prohibited billboards in the town center area. Sherrie Pace replied that State code allowed billboards within one mile of any commercial, industrial, or manufacturing zone.

Councilmember Van Langeveld asked about the proposed Foxboro location. Sherrie Pace responded that staff had proposed alternate sites including Lakeview Rock Products (LRP) which was an industrial land use but zoned R-1-10 and suggested that the City Council may be amenable to code or map amendments that would allow signs in that location outside the Town Center and along I-15.

Councilmember Van Langeveld spoke on the proximity of the Redwood Road location to residential and if Reagan would remove that location in favor of the locations on I-15. Guy Larson, Reagan Outdoor Advertising (ROA), spoke on the Lakeview Rock Products site which was not viable at this time and the Redwood Road location. He said they preferred to have billboards on highly visible roads such as I-15 but would work with staff on billboard locations.

Sherrie Pace commented that she could provide an analysis of existing billboards and the mile boundaries from Redwood Road and Foxboro area.

Councilmember Knowlton moved that the City Council approve Resolution 2024-31R approving an agreement with Reagan Outdoor Advertising (ROA) for the relocation of billboards within the City of North Salt Lake and in accordance with Utah State Code 10-9a-513 with the following findings:

- 1) The proposed agreement addresses a defect in the state statute that allows the relocation of billboards to any commercial, industrial, or manufacturing zone without cause and to locations not permitted under City regulations.**
- 2) The proposed agreement ensures that no billboard is located now or in the future by ROA to any location within the Town Center.**

Councilmember Jackson seconded the motion.

Councilmember Baskin suggested an amendment to the motion to reference the correct Utah State Code 10-9a-513.

Councilmember Knowlton amended his motion to reference Utah State Code 10-9a-513. Councilmember Jackson seconded the amended motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

5. CONSIDERATION OF ORDINANCE 2024-05: AN ORDINANCE AMENDING TITLE 3, CHAPTER 2-ALCOHOLIC BEVERAGES

Sherrie Pace reported that current City ordinances in Title 3, Chapter 2 only regulated beer licenses. She said the City had received requests from restaurants in the City as well as from the golf course for full service alcohol licenses. She shared that the City Attorney had provided the City with a model ordinance for alcoholic beverage regulations in accordance with the State statutes for alcoholic license and practices. She mentioned that the proposed draft would include current ordinance language and updated all provisions in accordance with State code and the regulations imposed by the Utah State Department of Alcoholic Beverage Service (DABS). She also noted that new definitions and licenses were being added but the land use table was also in the process of being updated. She indicated that the proposed ordinance changes included:

1. Formal adoption of the State Alcoholic Beverages Control Act to include any future amendments to the statute.
2. Addition of definitions not currently contained within our ordinance, specifically the various license types regulated by the state and updates to definitions for alcoholic beverage content.
3. Updates the permitted license types from 3 beer only licenses to those allowed by the state statute.
4. Adds specific regulations for new license types such as breweries, bars, banquets, reception centers, and full service restaurants.
5. Outlines the application process and requirements for review of licenses by staff and removes the requirement for approval by the Council. The new review process requires review by the Police Chief, Health Department, Fire District, Building Official, and Community Development Director.
6. Clarifies that State licensing is also required and how local consent is to be granted for DABS review.

7. Lists the qualifications for licensing, bonding required, fees, transfer of licenses to new owners when a business is sold.
8. It also provides for procedures for revocation or forfeiture of licenses.
9. Identifies the location and operation requirements for licensure in accordance with those provided in state code.
10. Updates the penalties to include both criminal and civil citations

Sherrie Pace mentioned that in addition to the code amendment the comprehensive fee schedule would require the following additions be brought to the City Council for approval including:

1. License types:
 - a. Bar Establishment
 - b. Off Premises Beer Retailer
 - c. On Premises Beer Retailer
 - d. Package Agency
 - e. Reception Center
 - f. Restaurant, Full Service
 - g. Restaurant, Limited Service (wine and beer)
 - h. Restaurant, Beer Only
 - i. Single Event (max 15 days) Permit fee and bond
 - j. State Store
2. Transfer of License Fee (to new owner or moved location)
3. Civil fine for violation of alcoholic beverages ordinance

Councilmember Baskin commented that she was recently hired as the hearing officer for DABS and as such, she would recuse herself from voting on this item.

Sherrie Pace clarified that this was the proposal for City standards and the applicant would also need to receive a license from the State.

Councilmember Jackson questioned if this increased the ease or convenience of obtaining an alcohol license. Sherrie Pace replied that this amendment allowed the application to be handled at a staff level but was not easing or making the process more restrictive. She clarified that current ordinances did not conform to State code and this amendment would ensure that City code was up to date.

Councilmember Clayton moved that the City Council approve Ordinance 2024-05: an ordinance amending City Code, Title 3, Chapter 2 - Alcoholic Beverages. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Clayton, Jackson, Knowlton, and Van Langeveld. Councilmember Baskin abstained from voting.

6. CONSIDERATION OF ADDITIONAL FUNDING FOR HATCH PARK PHASE 1 AND ASSIGNING CITY STAFF TO AMEND THE PARK CAPITAL FACILITIES PLAN AND ASSOCIATED IMPACT FEE ORDINANCE

Ken Leetham reported on the shortage in funding for Phase 1 of the Hatch Park remodel. He explained that the City currently had approximately \$17,026,000 in cash from the bond issue for this project. He said the approximate cost estimates for Phase 1 ranged from \$21- \$25 million depending upon the improvements completed on the project. He shared that there was \$4,600,000 available in the General Fund and \$5,150,000 in the Capital Improvement Fund. He proposed the use of approximately \$1.5 million from both the Capital Improvement Fund and the General Fund as the sources to increase the Hatch Park Phase 1 budget to \$20 million. He mentioned future park facilities including additional phases of Hatch Park, expanding Tunnel Springs Park, and construction of additional trail segments. He spoke on additional impact fees, RAP tax, and the collection and use of park facilities impact fees.

Mr. Leetham recommended adding \$3 million from cash reserves to the budget for Hatch Park Phase 1 as well as assigning staff to amend the Park Capital Facilities Plan and preparation of the associated impact fee ordinance.

Mayor Horrocks mentioned applying for grants for ADA funding for the playground.

Councilmember Van Langeveld asked for clarification and understood that no funds proposed would be used from the Redwood Road RDA. Ken Leetham replied that some funds from the RDA were being used to make bond payments but the proposed \$3 million was not from the Redwood Road RDA but would be a one time use of cash reserves.

Councilmember Van Langeveld asked what the added benefit would be for the additional \$3 million. Ken Leetham answered the additional funding was needed to complete the entirety of Phase 1 including the water feature, pavilion, and plaza.

Ken Leetham said a review of the plan and the removal of some amenities could be done. He spoke on other funding options including bonding or a tax increase. He reviewed the Phase 1 map which included demolition of properties, site grading, and did not include the community center. He clarified that staff would return for additional funding as there was no available funding for Phase 2.

Councilmember Jackson spoke on the city center including a park, pickleball courts, playground, and water feature and the need to construct the park well the first time. She said the convention center would be a bonus but not necessary at this time.

Councilmember Baskin spoke on how construction costs would continue to increase and the effort to make a town center. She said that the City had funds to complete Phase 1 and felt the cost benefit analysis to create a town center was worth the cost. Councilmember Clayton was in agreement and said residents had asked for pickleball courts.

Mayor Horrocks commented that the City could sell acreage from Tunnel Springs Park to help pay for the Hatch Park remodel.

Councilmember Van Langeveld was not in favor of selling Tunnel Springs park property and preferred using cash from the General Fund to pay for the Hatch Park remodel.

Councilmember Knowlton questioned if there would be a need for additional funds to complete Phase 1. Ken Leetham replied that the Council should set a monetary limit for the Hatch Park Phase 1 remodel at this time. He noted further that if the budget is set at \$20 million for Phase 1, then the City could limit its spending to that amount.

Councilmember Jackson moved that the City Council direct City staff to prepare a budget amendment to increase the funding for the Hatch Park project for Phase 1 by \$3 million dollars and amend the Park Capital Facilities Plan and associated impact fee ordinance, as needed. Councilmember Knowlton seconded the motion.

Councilmember Van Langeveld requested that staff discuss with the architect that the budget is \$20 million and the design would need to reflect the cap.

The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

7. MAYOR'S REPORT

Mayor Horrocks reported on mosquito abatement with six cases of West Nile in Utah with one serious case in Davis County. He compared the low number of cases and deaths in Utah compared to neighboring states. He shared that Chief Dane Stone retired from the South Davis Metro Fire District and had been replaced by Greg Stewart. He mentioned the Fall Cleanup would be held September 20-22nd and felt that this date should be revised so that it occurs later in the year. He spoke on the positive feedback from the previous City Council meeting and commended the Council and staff for their professionalism.

8. CITY MANAGER'S REPORT

Ken Leetham reported on the Get to the River event and praised the staff that was involved.

Councilmember Baskin requested an agenda item to discuss the Center Street and 450 East school zone and potential need for flashing lights. She suggested a thorough analysis of the City's responsibility and authority as well as the necessary solutions. She also asked about the City's lack of collaboration with the resident (Sandy McCleve) on the Lifeline property. Ken Leetham replied that he had received information from staff and anticipated receiving a call from the resident. He said the Lifeline property was not recognized in the General Plan as multifamily and while the applicant could submit a proposal it would likely not be received favorably. He said that City staff had advised Mr. McCleve that the property would likely not become multifamily or a homeless shelter. He further indicated that while we may have a disagreement over the future use of the property, it was very uncharacteristic of the development staff to mistreat the public in the way described by Mr. McCleve.

Sherrie Pace spoke on the inquiries into purchasing and developing the Lifeline property which was currently zoned commercial. She spoke on potential drawbacks of the site including soil issues, water table issues, height restrictions, proximity to sewer treatment plant, and need for a rezone to allow residential. She mentioned that staff spoke with Sandy McCleve about these issues and would help him through the process if he purchased the property and made an application to rezone the property. She confirmed that City staff informed him that a rezoning for residential use would likely not be approved.

Councilmember Van Langeveld requested a review and analysis of safety zones of all three elementary schools in the City.

Councilmember Knowlton also asked for a basic refresher of the safety zones around the schools.

Councilmember Clayton suggested a review of the area where the accident occurred, Orchard Drive (Adelaide Elementary), and south of the light on Center Street.

Mayor Horrocks commented on the need for sidewalk on the south side of Center Street.

9. ADJOURN

Mayor Horrocks adjourned the meeting at 8:54 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday October 1, 2024 by unanimous vote of all members present.



Brian Horrocks, Mayor



Wendy Page, City Recorder

