

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 18, 2025

FINAL

Mayor Horrocks welcomed those present at 6:05 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; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Brad Christopherson, City Attorney; Wendy Page, City Recorder. Linda Horrocks, Communications Coordinator; TJ Riley, Parks Superintendent.

OTHERS: Dee Lalliss, resident.

1. DISCUSSION ON REVISED CITY BRANDING PLAN

Linda Horrocks reported that the City received a grant for the Town Center Branding and Wayfinding Signage Plan. She noted that several years ago this plan was created and then approved by the City Council. She spoke on the desire by staff and the current Council to refresh and update the City's logo. She indicated the branding package could be modified and expanded for Citywide rebranding. She shared the modified primary logo, the secondary Town Center logo, tertiary logos, branding color specifications including complementary colors, word marks, department logo variations, additional logo variations with icons (committee), social media templates, printed items (business cards, letterhead/envelope), and pole banners.

Councilmember Knowlton asked if the recommendation from the consultant was to highlight the importance of "NSL" versus "North Salt Lake". Linda Horrocks replied that "NSL" had clean lines and better brand recognition/identity.

Councilmember Baskin noted that she did not like the banner which read "NSL" from the bottom up as it was difficult to decipher.

Councilmember Knowlton commented on Town Center branding versus Citywide branding and said he was not opposed to having the same logo for both. He asked if there was a need for a Town Center specific brand.

Mayor Horrocks suggested the main logo could include “town center” to differentiate from other areas in the City.

Councilmember Jackson was in favor of the new logo and rebranding consistently across the City.

Councilmember Knowlton said that once the Town Center area was established with the redevelopment of Hatch Park and a tower feature that this would establish the area versus a separate branding. Ken Leetham said other design features could also be used to establish the Town Center area such as streetlights, banners, wayfinding signage, etc.

Linda Horrocks presented examples of other items from the branding package including outdoor banners, street signs, and vehicle signage.

Councilmembers Jackson and Knowlton were in favor of simple and easily readable wording/design for street signs and City vehicles.

Mayor Horrocks questioned if the proposal was for replacement of all the street signs in the City or on an as needed basis. Ken Leetham said that retrofitting existing street signage was a discussion item for the City Council.

Jon Rueckert replied that street signs were replaced on a seven year cycle and proposed that stickers could be used for the existing signs. He said most areas of the City were ready for new street signage. Linda Horrocks commented that the City’s website and trail signage was also ready to be revised.

Councilmember Van Langeveld commented that she liked the new logo and was in favor of the sticker for street signs. She suggested the City hire a consultant or PR firm to create a larger branding package beyond logos to change and control the narrative of the City. She spoke on the different areas of the City (golf course, downtown, suburban) and being proactive in appealing to new and existing residents. Councilmember Knowlton was in favor of this idea and obtaining a better understanding of how people viewed the City. He said the single most important factor in shaping a brand was the name of the City.

Councilmember Van Langeveld suggested a budget cap for a PR firm and then enacting that strategy.

Councilmember Jackson mentioned retail could also shape identity and suggested coming to a consensus on the logo to incorporate it into signage for trails and Hatch Park.

Councilmember Baskin spoke on discussing the name of the City. She commented that twenty years ago residents were polled on the name with an almost even split on those who liked or disliked the name. She spoke on utilizing experts and creating a unified look and theme for the City.

Councilmember Van Langeveld commented that she was neutral on the name change and liked the connotation that it was adjacent to Salt Lake amenities. She noted that hiring a PR firm would be a larger project and spoke on the benefit of this type of branding in attracting retail and visitors.

Councilmember Jackson questioned precedent and if any cities had changed their names within the last thirty years. Mayor Horrocks shared the incorporation of West Valley City in the 1980s and the name choice.

Councilmember Baskin mentioned issues with the current name of the City including confusion for mail and other deliveries, misleading as it was located in Davis County, and unattractive in that it was “North” Salt Lake instead of having its own identity.

Councilmember Clayton spoke on the Youth City Council activity to identify the City and how many of the youth utilized “NSL”. She asked about the timeframe for rebranding and if it was related to the Hatch Park redevelopment.

Mayor Horrocks spoke on the prior efforts to change the name of the City including the excessive cost, pushback from businesses, and 50/50 survey results. He noted that the prior name consideration was Orchard Hills.

Ken Leetham indicated that staff needed direction from the City Council on street signs, trail signage, and the City website redesign now.

Councilmember Knowlton shared that he liked the circular logo and using the two colors of blue as the predominant colors. Councilmember Jackson was in favor of the simple logo and color consistency with the bold “NSL” on vehicles. Councilmember Baskin was in favor of the simple logo without lines for the primary logo. Councilmember Van Langeveld was in agreement with a

preference for the simple logo. Councilmember Clayton liked the black and white simple logo and bold “NSL” on vehicles. Mayor Horrocks noted that he liked the visible logo on vehicles.

Ken Leetham commented that staff would take this feedback and return with a simplified approach. Linda Horrocks mentioned that City staff would also appreciate any Council ideas for a tagline or motto.

2. ADJOURN

Mayor Horrocks adjourned the meeting at 6:59 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 18, 2025

FINAL

Mayor Horrocks welcomed those present at 7:10 p.m. Lisa Baskin offered a thought and Gunnar Landheim, Troop 220, 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; David Frandsen, Assistant City Manager; Heidi Voordeckers, Finance Director; Jon Rueckert, Public Works Director; Craig Black, Police Chief; Karyn Baxter, City Engineer; Brad Christopherson, City Attorney; Wendy Page, City Recorder; TJ Riley, Parks Superintendent.

OTHERS: Dee Lalliss, Camille Thorpe, Ryan Holbrook, residents; Gunnar Landheim, Troop 220; Kyler Riester, Bountiful resident.

1. CITIZEN COMMENT

Dee Lalliss, resident, thanked the City Council including Councilmember Baskin, Linda Horrocks, and Wendy Page for their efforts related to the Senior Lunch Bunch.

Kyler Riester, Bountiful resident, spoke on his experience with the City's recreational soccer league. He mentioned the pros and cons he had seen as a coach and desire to create a program that supported coaches, encouraged participation, and helped to develop players in a positive way.

2. CONSIDERATION OF PLAT AMENDMENT TO COMBINE LOT 1511 OF EAGLEPOINTE ESTATES PHASE 15 SUBDIVISION WITH PARCEL NUMBER 01-120-0093 AND TO VACATE THE 8 FOOT WIDE PUBLIC UTILITY EASEMENT AT 1030 SOUTH PARKWAY DRIVE, RAUL AND KAMI WESTON, APPLICANTS

Sherrie Pace reported that in 2020 the property owners of lot 1511, 1030 South Parkway Drive in Eaglepointe Estates, purchased 0.0846 acres of land from the City adjacent to Tunnel Springs Park. She presented an aerial map of the proposed property on Parkway Drive. She explained that the applicant has applied for a plat amendment to combine lot 1511 with the 0.0846 parcel (01-120-0093) and to vacate the eight foot wide public utility easement along the existing rear lot line. She shared that the purpose of the amendment was to allow the property owners to construct a detached garage in their rear yard.

Ms. Pace said the Planning Commission held a public hearing on March 11th and received no comments. She noted the City received letters granting the release of the public utility easement from Comcast, Rocky Mountain Power, and South Davis Sewer. She said the Planning Commission then made a favorable recommendation on the plat amendment.

Councilmember Knowlton moved that the City Council approve the plat amendment to combine lot 1511 of Eaglepointe Estates Phase 15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility easement at 1030 South Parkway Drive with the following condition:

- 1) **Completion of engineering redlines.**

Councilmember Jackson seconded the motion.

Councilmember Baskin asked for clarification that the utility companies had received notice of the intent to vacate the public utility easement. Sherrie Pace replied that staff sent notices and received confirmation from the majority. She clarified that there were currently no utilities located within the easement.

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

3. CONSIDERATION OF RESOLUTION 2025-11R: A RESOLUTION ESTABLISHING A TREE PLANTING PROGRAM

Sherrie Pace reported that the City Council provided for \$10,000 in the budget to be utilized for a tree planting program. She shared the proposed plan which included subsidizing a portion of the cost for trees to be planted by residents on their property or in the park strips. She noted that staff had coordinated with Super Trees on a tree planting program similar to their program in Farmington City. She explained the program would allow residents to pay the City for 50% of the cost to purchase and plant trees in their park strips or front yards.

Ms. Pace said the City would receive applications from residents and then order the trees from Super Trees. She noted that the residents would pay the City 50% of the cost and installation would occur in April or May. She mentioned that staff estimated the budget for this year would allow for the purchase of 22 trees. She reviewed the requirements for the trees including a site plan, Blue Stake utility lines marked, existing irrigation, distances from sidewalks, driveways, etc. and maintained in accordance with the Community Forestry Ordinance.

Councilmember Baskin questioned the details of the site plan to be provided by residents. Sherrie Pace replied that staff could assist the applicants with this plan and said it would be an easy process.

Mayor Horrocks questioned if these trees would count towards the Tree City USA designation. Sherrie Pace responded affirmatively and said any excess trees not purchased by residents would be planted on City owned property.

Councilmember Baskin asked about the three proposed tree types. TJ Riley commented that the Pacific Sunset Maple, Flowering Cherry, and Wireless Zelkova trees were already on the approved City tree list. He said they had been disease resistant and grew well in City soils. He noted that they were a good street tree and were smaller in size.

Councilmember Knowlton commented that he hoped the demand for trees was greater than the supply. He suggested that the wording for the program clearly reference that the trees would only be planted in the front yard or park strips. Sherrie Pace clarified that Super Trees would only plant the trees in the front yard or park strips due to problems with planting in backyards.

Councilmember Baskin questioned if there would be a limit on the number of trees residents could apply for. She suggested three trees per resident to allow for a streetscape. Mayor Horrocks recommended providing one tree and then first right of refusal for additional trees at the end of the season if trees are still available.

Councilmember Clayton asked if these trees were less prone to lift sidewalks when placed in park strips. TJ Riley replied that there was no guarantee but that it seemed to occur less often with these tree species.

Councilmember Clayton moved that the City Council approve Resolution 2025-11R adopting a Tree Planting Program for the City of North Salt Lake. Councilmember Knowlton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.

4. CONSIDERATION OF RESOLUTION 2025-12R: A RESOLUTION APPROVING A STATEWIDE UTILITY LICENSE AGREEMENT WITH UTAH DEPARTMENT OF TRANSPORTATION (UDOT)

Karyn Baxter reported that the City currently had a Statewide Utility License Agreement (SULA) with UDOT. She explained that this agreement allowed the City to have utilities (including maintenance and access) that crossed UDOT rights of way such as US Highway 89, Redwood Road, and I-15. She noted that the attached agreement was an updated version of the previous SULA that must be renewed every five years.

Mayor Horrocks mentioned the upcoming I-15 reconstruction and maintaining small sections of incongruent land. Ken Leetham commented that currently the City added small parcels that were adjacent and would be added to public rights of way. He said staff would push back on maintaining any free standing parcels.

Councilmember Jackson moved that the City Council approve Resolution 2025-12R, a resolution approving a Statewide Utility License Agreement with Utah Department of Transportation (UDOT). Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.

5. CONSIDERATION OF RESOLUTION 2025-13R: A RESOLUTION ACCEPTING THE PROPOSED TRANSFER OF SURPLUS PROPERTY FROM THE I-15 RECONSTRUCTION PROJECT TO THE CITY OF NORTH SALT LAKE

Ken Leetham reported that this was a proposal for six parcels to be dedicated to the City. He noted that there would be several other parcels dedicated to the City over the course of the I-15 reconstruction and that this process would occur several more times. He said these parcels were adjacent to City streets and would be added to the rights of way on 400 East, 500 East, and Overland drive. He presented an ariel overview showing the proposed parcels.

Mayor Horrocks questioned if the parcels had contaminated soils. Karyn Baxter commented that she reviewed the locations and said there were not any issues that staff was aware of.

Ken Leetham noted that UDOT could certify there were no environmental issues with these parcels. He said this could be a contingency for future dedications as well.

Councilmember Baskin questioned why UDOT had excess parcels to be dedicated to the City. Karyn Baxter replied that the I-15 was being expanded and realigning Overland Drive. She said UDOT purchased property to build the road which would become dedicated public right of way to allow for shifting the road. Ken Leetham noted that the excess property was due to expansion and realignment.

Councilmember Knowlton moved that the City Council approve Resolution No. 2025-13R: A resolution accepting the proposed transfer of surplus property from the I-15 reconstruction project to the City of North Salt Lake. Councilmember Baskin seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.

6. CONSIDERATION OF RESOLUTION 2025-14R: A RESOLUTION ADOPTING BYLAWS FOR THE CITY'S ARTS COMMITTEE

Sherrie Pace reported that the Arts Committee, which was created on December 3, 2024, met for the first time on March 3, 2025. She said the Committee reviewed and recommended the proposed bylaws for approval. She shared that the bylaws would establish the responsibilities of the Committee and set rules and operation procedures.

Councilmember Jackson moved that the City Council approve Resolution 2025-14R adopting bylaws for the City's Arts Committee. Councilmember Clayton seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.

7. CONSIDERATION OF RESOLUTION 2025-15R: A RESOLUTION ADOPTING BYLAWS FOR THE CITY'S TRAILS AND ACTIVE TRANSPORTATION COMMITTEE

Jon Rueckert reported the City Council created the Trails and Active Transportation Committee on December 3, 2024. He said the first meeting of this Committee was held on March 11, 2025 with review and recommendation of approval for the bylaws. He noted that these proposed

bylaws included one change recommended by the Committee to include flexibility in the location of the meeting (such as meeting on the trail or a field trip).

Councilmember Jackson moved that the City Council approve Resolution 2025-15R adopting bylaws for the City's Trails & Active Transportation Committee. Councilmember Clayton seconded the motion.

Councilmember Baskin suggested an amendment to the bylaws related to voting to ensure a motion must pass by a majority vote. She noted the language could say "a motion shall pass by a majority vote of those present". The language in the bylaws was amended to:

1. Each voting committee member shall be entitled to only one vote upon each matter submitted to a vote.
2. A motion shall pass by a majority vote of committee members present.

Councilmember Baskin moved that the bylaws that were exhibits to Resolution 2025-14R and 2025-15R have the language be added under voting to include: "a motion shall pass through a majority vote of those committee members present." Councilmember Jackson seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, and Knowlton. Councilmember Van Langeveld was excused.

8. PRESENTATION OF PROPOSED AMENDMENTS TO CITY CODE TITLE 10, CHAPTER 11, LAND USE TABLE; CHAPTER 19, SPECIFIC USE STANDARDS; AND CHAPTER 4, SIGNS

Sherrie Pace reported on Title 10, Chapter 11 Code amendments which had been revised by the Planning Commission. She mentioned that Utah State Code was changed to require objective standards for every conditional use in city codes. She noted that there were four zones including commercial shopping, general commercial, manufacturing distribution, and the general industrial zone with 323 individual use categories (permitted, conditional, not permitted, staff determination). She spoke on the revisions including sorting the uses into general categories, creating standards for permitted/conditional uses, and determining prohibited uses. She shared the Chapter 11: Commercial and Industrial Districts which had been divided into twenty land use categories.

Ms. Pace said the second task was to establish the standards of review for each use that required specific standards in addition to general standards. She spoke on how those specific standards were outlined in the proposed Title 10, Chapter 19, Specific Use Standards and listed by general category. She clarified that currently Title 10, Chapter 1 General and Supplementary Provisions

contained some general regulations that applied to all land uses and some specific standards for various uses that have been added over the years, such as accessory dwelling units and short-term rentals. She noted that the specific use standards in Chapter 1 would be relocated to the new specific use standard Chapter 19.

Sherrie Pace noted the final task was to revise the sign regulations in Title 10, Chapter 4 to update the code to conform with State Code as well as address any other issues related to free speech and placement of signs. She shared that the Planning Commission held a public hearing on January 28, 2025 where the draft code was tabled as additional work was needed to prepare it for recommendation. She said a second public hearing was held on February 25, 2025 with public comment from two property owners and noted the copy of the letter on short term rentals had been included in the Council report. She shared that the Planning Commission made a favorable recommendation to the City Council on March 11, 2025.

Sherrie Pace reviewed Title 10, Chapter 11 land use table and updated standards for the following:

- 10-19-3 Accessory Uses (outdoor storage, contractor yards, temporary portable containers)
- 10-19-4 Agricultural Uses (community gardens)
- 10-19-5 Automotive Uses (car dealerships, carwash, maintenance, towing/impound lots)
- 10-19-6 Banking-ATM location
- 10-19-7 Building, Contracting & Suppliers (outdoor storage, size limit in C-S zone for home supply stores)
- 10-19-18 Education (parking standards, queuing, micro education)
- 10-19-9 Entertainment (noise, parking)
- 10-19-10 General office (call center parking)
- 10-19-11 Healthcare (outpatient and care facilities licensing and signage)
- 10-19-12 Hospitality (reception center, food service, food trucks, lodging accessory uses, drive-thru standards)
- 10-19-13 Manufacturing & Assembly (chemicals/hazardous materials storage, food prep, odor, noise)
- 10-19-14 Mining & Support Activities (refers to SR zone regulations & outdoor storage)
- 10-19-15 Personal Services (animal care, pharmacies, salons, tattoo parlors)
- 10-19-16 Religious (parking, setback, height)
- 10-19-17 Residential (accessory dwelling units, short term rentals)
- 10-19-18 Retail Trade (nursery centers, gas stations, tobacco stores)

She provided information on the short term rental requirements including allowing the use of up to 50% of apartment units with a maximum of ten units. She mentioned the letter from a resident and the discussion about requiring outdoor cameras, noise meters. She spoke on regulations for short term rentals including license revocation and an appeal process.

Councilmember Baskin noted concerns with the City Council revoking a business license. She said license revocation should go through a license official, city manager, and the administrative law judge or hearing officer, rather than the City Council.

Sherrie Pace continued her review of Title 10, Chapter 11 Land Use Table:

- 10-19-19 Social Services (youth, food pantries, emergency relief, vocational rehab)
- 10-19-20 Temporary Uses (Christmas tree lots, firework stands)
- 10-19-21 Transportation & Freight (passenger, freight transportation, support services)
- 10-19-22 Utilities, Public Services, Waste Management, & Remediation Services (cellular towers, energy distribution, sewer treatment)
- 10-19-23 Warehousing & Wholesale Trade (durable and non-durable goods)
- 10-19-24 Warehousing, Storage Facilities (general warehousing and storage units)

Sherrie Pace concluded with a review of Title 10, Chapter 4 Signs:

- 10-4-5 Definitions (moved existing terms from 10-4-14 and added previously undefined terms)
- 10-4-6 General Regulations (prohibited signs, temporary off premise development signs: sign overlay zones, conditional in other zones)
- 10-4-7 to 10-4-10 (updates staff titles, appeal authority, and permitting)
- 10-4-14 Sign Type Use Table (reorganize, conditional to permitted, heights/size, minimum setbacks from 2 feet to 5 feet)
- 10-4-15 Billboard Standards (standalone section for billboard regulations)
- 10-4-16 On Premise Interstate Signs (standalone section for notes and use table)
- 10-4-19 Free Speech Zone (Mayor or designee may establish, modeled after State regulations at the Capitol)

Councilmember Baskin noted that the free speech zone was a troublesome topic and mentioned the need to address campaign signs in park strips. She also asked if business and religious solicitation were addressed. Sherrie Pace replied that business solicitations for sales required a permit but there were no regulations on solicitations for political, religious, or charity purposes.

9. OVERVIEW OF GEOLOGICAL ISSUES IN THE RIDGE SUBDIVISION

Karyn Baxter reported on the geological issues in the Ridge subdivision located above the gravel pits. She shared that this subdivision included 103 single family homes and 50 townhomes. She noted that construction began in August 2019 with final walk-throughs in 2021, 2022, 2023, 2024 and was ongoing. She noted the complexities with this subdivision including the retaining walls and the geotechnical studies and requirements. She said this area was located in the Sensitive Lands Overlay Zone and shared a site plan of the development detailing the retaining wall locations. She noted the private critical infrastructure, including the subdivision walls, and said the lots were dependent on this infrastructure.

Ms. Baxter reviewed the following retaining wall types in this subdivision including Rockery (boulder type wall), Redi-rock (large blocks), and Keystone (geogrid) along with the locations and dimension. She noted that the keystone retaining walls were the most common type in this subdivision. She explained that there were subdivision walls built by the developer and private retaining walls. She stated the protection of keystone retaining walls was impacted by the geogrid (excavation, installation of fences and trees) and protections (drainage, embedment, not overloaded at the top) for the walls. She said landscaping/grading specifications were created for every home in the subdivision and permits were required for grading.

Ms. Baxter reported on geotechnical issues that were corrected or in process of being resolved including geogrid damaged by home excavation, settlement of deep fill areas, wall damaged by private contractor, wall damaged by roof drain, potential wall movement, drainage swale and roof drains, and geogrid installation issues during wall construction. She spoke on prevention and education such as grading permits & review (land use and building permits), geotechnical reviews (standard drawings, settlement concerns), coordination with HOA, review for pools & structures, fence review (above retaining walls), and geogrid protection.

Councilmember Jackson questioned who would cover the cost related to repairs and who was responsible for the walls and any repairs and installations. Karyn Baxter replied that currently the walls were still under the responsibility of the developer as the final sign-off had not yet occurred. She noted that the developer and Geotech were cooperative and present in all repairs.

Councilmember Baskin questioned why this subdivision was approved and what the grade was. Sherrie Pace responded that the options were to expand gravel operations or allow a rezone for a residential subdivision.

Councilmember Knowlton asked about the longevity of these issues. Karyn Baxter answered staff believes that by doing the final examination to determine the remaining Geogrid is installed

and working properly and residents having knowledge of what not to do, there should not be a continuation of the ongoing issues. She noted it would be important for the HOA to continue with proper maintenance as well.

Councilmember Van Langeveld arrived at 8:57 p.m.

10. REVIEW AND DISCUSSION OF DEVELOPMENT REVIEW PROCEDURES IN THE COVE SUBDIVISION

Sherrie Pace commented that there had been some confusion about building envelopes in The Cove Subdivision. She presented a map of the area detailing the slope analysis of 30% or greater and a slope of 35% or greater. She noted that areas of 30% slope were not buildable which has created some difficulties for property owners. She said the building envelopes were established with plat notes related to building lot envelopes and a critical slope easement defined as anything with a slope 30% or greater inside or outside of the building envelope.

Ms. Pace gave an example of a property and how the building envelope/buildable area with the 30% slope was determined. She said staff met with the developer to review what potential buyers were being told. She noted that staff then helped revise the process:

- 1) Selecting a lot
 - a) Building envelope determined and topographical survey required
 - b) Site specific geohazard investigation and review
- 2) Enter into contract
- 3) Due diligence
 - a) Contact the City
 - b) Review Dropbox
 - c) Title report
 - d) pre-closure due diligence (soils test, survey, etc.)
- 4) Architecture & landscape design
 - a) Order topographic survey
 - b) Schedule pre-application meeting with City and architect
 - c) Select Geotech consultant & order site specific Geotech

Councilmember Jackson suggested adding that there was a firm understanding that these were private roads to the information provided to potential buyers. Sherrie Pace replied that this was something that could be added to the helpful hints portion. She commented that any member of staff was available to take questions and worked together to ensure any questions for residents, potential buyers, or developers were answered.

11. REVIEW AND DISCUSSION OF POSSIBLE LANDSCAPING IMPROVEMENTS ON EAGLERIDGE DRIVE

Ken Leetham reported on potential landscaping improvements on Eagleridge Drive. He shared three different designs including The Tower, Native Hillside, and Italian Hillside. He showed an aerial view of three parcels owned by the City and a parcel owned by another entity along Eagleridge. He presented images of an area with significant slope which would require retaining walls and grading for trees and plant material. He showed examples of what could be done in the area including a sloped area in Sandy City.

Mr. Leetham reviewed the fiscal year budget for tree planting of \$75,000 Citywide, \$75,000 for Center Street, and \$110,000 in unallocated funds in the Highway 89 RDA.

Councilmember Baskin commented on Center Street and recalled that plantings would not be viable there due to soil issues. Ken Leetham replied that the City was in the process of testing the soil on Center Street.

Ken Leetham suggested the landscaping project could be completed in phases dependent on available funds.

Mayor Horrocks mentioned the potential for a special assessment district for Eagleridge Drive and the surrounding area to assess a tax to pay for these improvements. Brad Christopherson replied that the City could create a special assessment district that could be placed on the ballot for residents to vote on.

Councilmember Jackson suggested reviewing the presentation with the office building property owner to see what they were willing to do. She also requested that this item be reviewed by the Arts Committee. She asked about the possibility of assembling private donations to pay for part of the project.

Ken Leetham stated that the City Council needed to first make a decision on the plan so that potential donors could be shown what the City's plan is for beautifying this area.

Sherrie Pace commented that previously the adjacent property owner had expressed an interest in beautifying the area.

Councilmember Knowlton suggested improving certain sections of the hillside and leaving other areas natural. He was in favor of the native hillside option.

Councilmember Van Langeveld noted the \$75,000 for Center Street, the \$75,000 for tree planting each fiscal year, and the \$110,000 from the Highway 89 RDA. She said she was not interested in spending additional funding beyond what was adopted in the budget for the proposed Eagleridge Drive area.

Councilmember Baskin commented that Eagleridge was the entryway to the City and she was supportive of improving the area. She was in favor of addressing the area and using the proposed funding.

Councilmember Jackson mentioned the suggestion to phase the project and to start with infrastructure.

Ken Leetham said the next step would be to take the concept plan and obtain specific cost estimates for irrigation and building plantable areas. He suggested obtaining estimates on two specific options: a forested less formal landscape approach (similar to Sandy City's treatment of 9000 South between 700-1300 East) and a second design that would be more of a tree lined street while leaving the slope native.

Heidi Voordeckers clarified that the \$110,000 was the existing fund balance in the Highway 89 RDA and said the project area ran through 2034. She said the City's commitment to the developer would be met in fiscal year 2026 which would leave \$250,000 for the City to utilize towards beautification projects.

Ken Leetham commented that staff would prepare options including improvements on only one side of the road, trees along the street and retaining walls for the slope, project phasing, and approaching the other property owners for assistance in beautification.

12. APPROVAL OF CITY COUNCIL MINUTES

The City Council minutes of March 4, 2025 were reviewed and tabled.

Councilmember Baskin and Jackson requested edits and additional information be added to these minutes.

Councilmember Jackson moved the City Council table the approval of the minutes for March 4, 2025 until the next meeting. Councilmember Baskin seconded the motion. The motion was approved by Councilmembers Baskin, Clayton, Jackson, Knowlton, and Van Langeveld.

13. ACTION ITEMS

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

14. COUNCIL REPORTS

Councilmember Clayton reported on attending the Youth City Council (YCC) leadership retreat in Logan. She thanked the City for allowing the YCC to participate and the Mayor for attending the banquet. She reminded the City Council of the Bountiful parade and said the YCC would participate as well. She requested five golf carts for the City Council to utilize in the parade.

Councilmember Baskin reported on the Audit Committee meeting and hiring a new CPA firm for the City's annual audit.

Councilmember Jackson reported on the bill to remove fluoride from municipal water. She noted that Weber Basin would dispose of the remainder of the fluoride responsibly.

Councilmember Knowlton reported on the Trails and Active Transportation Committee meeting with Brent Crowther as the chair and Ryan Oaks as the vice chair. He noted that this Committee would meet on a monthly basis for the foreseeable future. He mentioned the request from Wasatch Front Regional Council (WFRC) on the Wasatch Choice Vision Land Use.

Sherrie Pace shared a brief presentation including identifying centers in the City such as the Town Center and various neighborhood centers. She shared the classification for these centers including Foxboro center, golf course, 2600 South/Highway 89, etc.

Councilmember Knowlton commented that this did not bind the City to any boundaries but signified the long term intention for patterns of development and how money would be spent for transportation (transit).

Councilmember Knowlton questioned if the upcoming UTA meeting with the City was to focus on Redwood Road or if there would be time for an update on the Davis/Salt Lake connector. Councilmember Van Langeveld clarified that UDOT had requested a meeting with the City Council and she had no issues with expanding it to include other topics.

15. CITY ATTORNEY'S REPORT

Brad Christopherson had nothing to report.

16. MAYOR'S REPORT

Mayor Horrocks reported that monarch butterflies had been placed on the endangered species list. He noted that Layton City had given notice to withdraw from Wasatch Integrated Waste Management District. He mentioned that several cities, including North Salt Lake, had received an award for the South Davis Greenway Feasibility Study which would be funded through the TLC Program. He shared that Station 85 in Foxboro had received a new ladder truck.

Mayor Horrocks mentioned the Wasatch Resource Recovery project to convert food waste into natural gas. He spoke on the issues with the project and that it had since been sold. He shared that several attorneys approached the City requesting to test the City's water for forever chemicals related to a settlement which may be something to consider in the future.

17. CITY MANAGER'S REPORT

Ken Leetham reported that the waivers for the train quiet zone were approved. He noted that train whistles would be silenced within seven days or less. He spoke on the Hatch Park redesign and the sundial tower feature.

Mayor Horrocks asked if the Phase 2 area of Hatch Park could be enclosed by a chain-link fence to serve as a dog park at this time. Ken Leetham replied that it seemed as if the City Council desired to allow dogs in the park if they were leashed.

Ken Leetham asked if the Council wanted staff to pursue additional space for dogs. Mayor Horrocks expressed his desire to keep dogs out of the park but have a separate area for them. Mr. Leetham explained if Phase 2 space was used temporarily for a dog park area, at some point in the future it would need to be taken away.

Ken Leetham asked about a work session to discuss the playground and the proposed living room area for Hatch Park. He said the City Council should review each part of the playground equipment. He noted that this discussion would be placed on the April 1st City Council agenda.

18. ADJOURN

Mayor Horrocks adjourned the meeting at 10:20 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday April 1, 2025 by unanimous vote of all members present.



Brian Horrocks, Mayor



Wendy Page, City Recorder

