

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING – WORK SESSION  
OCTOBER 19, 2010

PRESENT: Mayor Len Arave  
Council Member Stewart Harman  
Council Member Brian Horrocks  
Council Member Conrad Jacobson  
Council Member Matt Jensen  
Council Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; Chief Craig Black, Police Chief; Dave Church, City Attorney; Ryan Rhees, Golf Course Director; LaRae Dillingham, City Recorder; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Becky Edwards, State Representative.

1. GOLF COURSE REPORT – RYAN RHEES

Mr. Rhees reported that fiscal YTD golf rounds are down approximately six percent from last year, with revenues decreasing 3.5 percent. October's revenue is looking more favorable for both the golf course and banquet center, and there are ten receptions booked for October. The weather has been nice so far in October, and assuming it stays that way, golf rounds for the month should see an increase from last year. Mr. Rhees also reported that the golf course is in excellent condition right now.

2. PUBLIC WORKS REPORT – ROD WOOD

Rod Wood reported that the sod should be in place in the Foxboro North Park (Phase 2) by early November, assuming the weather and the contractor both keep up their favorable pace.

Mr. Wood reported that the Water Department is continuing their water meter replacement project and only have approximately eighty meters left to replace. He stated that some of the meter reading in August was delayed, and therefore some residents were billed at a cycle that included some additional days. Council Member Horrocks reported that he had some complaints about meters not being turned back on completely, and some lawns have been burned.

3. CITY ENGINEER'S REPORT – PAUL OTTOSON

The Community Development Block Grant (CDBG) project of updating ADA ramps is complete (using available funds). Mr. Ottoson reported that the contractor, Green Construction, did a nice job with the project.

4. ECONOMIC DEVELOPMENT REPORT – KEN LEETHAM

Mr. Leetham distributed a report entitled “Utah Economic and Business Review.” He stated that the slow-down in construction is tied to jobs and the loss of jobs in the labor market. This report has several portions that support the idea that as jobs are lost in the market, vacancy rates and construction rates for non-residential construction drop. There is a direct tie in the market between wage loss and slowdown in retail development. The report projects that Utah will experience job growth in 2011, and 19,300 jobs will be added in all sectors of the economy. Those who compiled the report believe that will set the pace for construction in 2012.

Mr. Leetham and Jerry Thompson put together the building permit history from 1999 through 2010, which was distributed to the Council.

Mr. Leetham also distributed a memo regarding a development request from Sky Properties of which he felt the Council should be aware. Sky Properties is proposing a development with reduced lot sizes, called Crestpointe Development, on property located generally north of hole #7 on the golf course, east of Eagleridge Drive and south of Independence Way. The Planning Commission will take public comment on the rezoning request and take action on the general development plan at their next meeting, after which they will send a recommendation to the Council on the development plan.

The Parks and Trails Advisory Board will be meeting the following Thursday and discussing the east bench park and the Kern River pipeline. Also, Mel Banner, a resident, would like to address the Trails Board with a trail idea.

Maps were distributed to the Council including transportation improvement proposals involving North Salt Lake. This is a follow up to the Mayor and Council’s previous efforts to encourage UDOT to include improvements on their long-range plan. Mr. Leetham reported that they presented these proposals to the Wasatch Front Regional Council and a member of UDOT. He stated that the meeting went well, and if funding becomes available, these proposals may be considered.

Mr. Leetham and staff will continue to pursue this, and will also meet with the Federal highway representative.

5. REPRESENTATIVE BECKY EDWARDS

Becky Edwards, Utah State Representative, joined the Council, and Mayor Arave invited the Council and staff to discuss a few of the City’s concerns with her.

Barry Edwards stated that maintenance of the Legacy Trail was let go by UDOT and turned over to the Cities, with no maintenance plan in place. There should be some state-wide funding to keep this trail from deteriorating. Restrooms along the trail are another issue.

Mr. Edwards then stated that the Wasatch Front Regional Council and UDOT may give more attention to Rep. Edwards than the City is receiving with its transportation needs, and asked for her support on the City's behalf.

In addition, and from the police department's area, Barry Edwards and Chief Black expressed concern over possible immigration legislation. North Salt Lake struggles with the few number of police officers as it is, and should the City also be required to enforce immigration legislation, it would be extremely difficult financially and with available manpower. Chief Craig Black stated that the Utah Chief's Association has put together a survey that they plan to bring before the legislature.

Chief Black added that the officers have also expressed concern about liability to them personally, and to the cities. A message needs to be sent that their job is to enforce laws, not selectively enforce laws. He said there is a great divide among the chiefs in the Police Chief's Association, but there needs to be some discretion at the local level.

Barry Edwards then said the State has to recognize the need to include cities in discussions and incentivize cities to create jobs; unfortunately, all the money goes to the State, rather than to cities. He stated that if cities had more resources with which to work, we would have more incentive to bring businesses. Cities only get some property tax on buildings, and a few water fees, but no income tax.

Rod Wood stated that the State passed the SWPPP law that started the storm drain legislation, and the permits continue to change from the State office. As a legislative issue, once the State imposes what they want us to do, like inspecting, etc., cities have to hire additional employees. Also, the high fees keep businesses from locating to our city. Mr. Wood added that as the State is doing their audits, they appear more concerned about the number of inspections, etc. rather than really how much waste water is being released into the Jordan River.

Representative Edwards took notes on the items discussed, thanked them for their feedback, and invited everyone to contact her with other issues as needed.

## 6. ADJOURN

Mayor Arave adjourned the meeting at 7:05 p.m. to begin the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING – REGULAR SESSION  
OCTOBER 19, 2010

**DRAFT**

PRESENT: Mayor Len Arave  
Council Member Stewart Harman  
Council Member Brian Horrocks  
Council Member Conrad Jacobson  
Council Member Matt Jensen  
Council Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Economic Development Director; Rod Wood, Public Works Director; Paul Ottoson, City Engineer; Chief Craig Black, Police Chief; Dave Church, City Attorney; LaRae Dillingham, City Recorder; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Shane Moser, Chanda Rodriguez, residents; Brandon Johnson, Chapman and Cutler; Steven Israelsen, Scott Kjar, Sky Properties; Douglas Gibbons, Kern River Gas Transmission Co.; Tanya and Landon Park, BSA Troop 880.

1. CITIZEN COMMENTS

Chanda Rodriguez, resident at 1133 Kensington Drive, stated that they have parking issues in their neighborhood in Foxboro. She stated that it looks like a used car lot, and they and their neighbors are concerned about cars parking all over the place and wondered if there is a solution.

Chief Black stated that cars can be parked on City streets for 48 hours; however, if those cars are blocking driveways, this is something the Police Department can handle.

Barry Edwards said they should probably look into the situation and see if there are any possible solutions. Mayor Arave stated that as a City, there may not be a lot we can do, but it will be looked at.

Shane Moser, resident of Foxboro, approached the Council and stated that he has been talking about community councils within the city. He is a firefighter and paramedic with the Salt Lake City Fire Department, and he has seen the value of community councils.

He suggested creating two community councils, one for the east side of the City, and one for the west side. The council would consist of leadership by a President, V.P., Secretary, etc.

Council Member Harman said they have talked about this with Marty Peterson, the Mayor and other residents are looking for ways to enhance, or reform the Uniting Neighbors program, and bring it to the residents. He added that they are not getting the input and involvement hoped for from the residents.

Council Member Jacobson asked how this would be different, or better than Uniting Neighbors. Council Member Harman stated that they would be tied to each other, and the community councils would come and report to the Uniting Neighbors meetings. Mayor Arave asked Council Member Harman to put together a proposal for the Council.

2. PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF ITS WATER REVENUE BONDS TO FINANCE CERTAIN IMPROVEMENTS TO THE WATER SYSTEM OF THE CITY AND THE POTENTIAL ECONOMIC IMPACT THAT THE PROJECT WILL HAVE ON THE PRIVATE SECTOR

Barry Edwards stated that water rates were adjusted so that improvements could be made to ensure each citizen has adequate water. Interest rates are very low right now, as well as construction costs, so it is a good climate for debt. Some bonds will be retiring shortly, which also makes it a good time to issue these bonds.

Mayor Arave opened the public hearing at 7:33 p.m. There were no public comments, and he closed the public hearing again at 7:33 p.m.

3. DOUG GIBBONS – KERN RIVER / CONSIDERATION AND POSSIBLE APPROVAL OF AMENDED SUBDIVISION PLAT FOR EAGLEPOINTE ESTATES PHASE 12, PLAT B

Doug Gibbons stated that the location of the Kern River gas line has required them to acquire three lots in the Eaglepointe Estates subdivision. The width of the new easement in this location makes two of these three affected lots unbuildable. Therefore, Sky Properties (Eaglepointe Estates) is proposing to amend the subdivision plat to combine the existing three lots into two larger, buildable lots (Lots 1201B and 1203B). Re-assembling three lots into two lots as proposed leaves enough area to have two buildable lots that conform to the City's zoning requirements.

Mr. Gibbons stated that next week is a workshop for public officials and emergency responders to show how the pipeline is built. This will be held at Hatch Park, October 27, 2010.

Council Member Porter asked about restoring the trail which the pipeline will destroy. Mr. Gibbons said they photo-document the trail before beginning, and their contractor is responsible to rebuild it to the same grade, quality, and with the same drainage requirements.

**Council Member Horrocks moved to approve the amended subdivision plat for Eaglepointe Estates Phase 12, Plat B. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

4. CONSIDERATION AND POSSIBLE APPROVAL OF FINAL PLAT FOR EDGEWOOD ESTATES PHASE 2, PLAT I

Ken Leetham showed the final plat for Edgewood Estates Phase 2, Plat 1. He stated that this differs somewhat from a typical final plat since all of the improvements that these lots and units will require have been previously installed. There will be no need to enter into bonding agreements, approve construction plans, or review and approve any other construction-related matter with this plat. Staff finds that the proposed final plat is consistent with the concept plan and preliminary plat. The buildings proposed are compatible with the surrounding buildings and are consistent with the pattern of the Edgewood development. There are ten (10) proposed units (39A-43B) within this plat as shown on the final plat documents.

Council Member Jensen asked about property values, and the homes being sold at a lower proportionate cost than the original homes.

Steve Israelsen reported that the footprint of the new units is the same, and the façade looks the same. They have just made some of the home's features as options, rather than standard amenities. He said values of all homes have declined about \$50,000. The base value in today's dollars would put these homes at \$320,000. (\$256,000 is the introductory price.)

He added that there are no minimum requirements in the CC&Rs, or the development agreement.

**Council Member Porter moved to approve the final plat for Edgewood Estates Phase 2, Plat I. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

5. ORGANIZATIONAL CHANGE PUTTING THE CODE ORDINANCE SERVICES UNDER THE POLICE DEPARTMENT

Mr. Leetham reported that he and Chief Black have both come from cities where ordinance enforcement either falls under, or works closely with, the police department. With this change to the organizational structure, they would also create a neighborhood enforcement policy, which would decriminalize ordinance violations. They feel that this is the right approach to code enforcement in North Salt Lake.

Chief Black said a police lieutenant would work directly over the ordinance officer. The ordinance officer would be part of the weekly staff meetings, which would improve communication. The ordinance officer would also have an office among the police officers.

**Council Member Jacobson moved to approve the organizational change putting the Code Ordinance services under the Police Department. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

6. RATIFICATION OF MAYOR ARAVE'S REAPPOINTMENT OF ERIC KLOTZ TO THE PLANNING COMMISSION

**Council Member Jacobson moved to ratify Mayor Arave's reappointment of Eric Klotz to the North Salt Lake City Planning Commission. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

7. APPROVAL OF PURCHASE OF POLICE CARS

Chief Black reported that many of the City's police cars are 2006 models. The budget, as approved, allows replacement of three cars this year. However, this does not allow the department to replace the vehicles in a six year cycle, but rather a seven year cycle. Chief Black has proposed a replacement policy allowing them more flexibility with vehicle replacement, with cars being in service for four years. The budget allows for full replacement of all equipment in the cars, except radios.

The Chief would like to purchase five cars this year (two in addition to the three budgeted) for another \$77,000.

Brian Passey stated that when the asset replacement policy was set up years ago, it was recognized that the timetable of some of the scheduled replacements needed to be adjusted, including police cars and golf carts. He feels that what Chief Black is asking for is reasonable. Barry Edwards agreed, and stated that these police cars are the officers' offices. He believes that in the long run they will pay off, and the additional equipment put on the cars will be valuable.

**Council Member Harman moved to adopt Chief Black's proposed police car capital replacement plan and authorize Chief Black to order five cars this year. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

8. CONSIDERATION AND POSSIBLE APPROVAL OF AN EAST PARK OPTION –  
KEN LEETHAM

Ken Leetham stated that he has compiled the public input regarding the proposed east bench park. The next step in the process would be for City staff to have the designer complete more detailed work on the design, including a detailed cost estimate and a timeline for construction that would be presented to the Council for approval.

Mayor Arave felt that there were some questions raised in the public comments about profitability of a cemetery, the need for traffic studies, etc.

Council Member Jensen said they should know where the bedrock layer is located, and if having a cemetery is even an option.

Mayor Arave stated that after eliminating the comments from the Bonneville Shoreline Trail group, and the environmentalists from all over the nation, he felt that most of the local residents favored a traditional park with developments.

Council Member Harman said he also heard from residents that they want a park with improvements and open ground on which to play sports.

Council Member Porter opposes ball fields, and so does Council Member Harman.

Barry Edwards stated that for a city the size of North Salt Lake, the proportionate amount of parks is below where it should be.

Council Member Harman opposes the cemetery, stating that the land is a finite resource, and once it becomes a cemetery, it will remain so forever. It will not generate revenue for the city. All money collected from selling burial plots would go into a perpetual maintenance fund.

Council Member Jensen supports a park and cemetery.

Council Member Horrocks supports a park, but does not feel strongly about a cemetery. More information would be needed to make an educated decision.

Council Member Jacobson suggested approving the park with the option of including a cemetery, and conducting more research on whether it is even an option, but that he supports the cemetery.

Barry Edwards said the designer could design the park using the best topography of the land. He suggested that from here, the City should get an RFP for a park design, and have geotechnical studies performed to give us that info.

**Council Member Porter moved to approve the RFP work and the hiring of a designer for the east bench park, option 2, which will then be taken to the Parks and Trails Advisory Board for selection of amenities. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

**Council Member Porter moved to go ahead with studying the feasibility and geotechnical possibilities, and water and utilities for a cemetery. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, and Jacobson. Council Member Harman voted in opposition to the motion.**

9. APPOINTMENT OF COUNCIL MEMBER STAN PORTER TO THE JORDAN RIVER COMMISSION

**Council Member Harman moved to appoint Council Member Stan Porter to the Jordan River Commission. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

10. DISCUSSION OF FORMING A COMMITTEE TO PROMOTE COMMUNITY EVENTS

Barry Edwards asked if the Council is still desirous of forming a committee to promote community events. He suggested it be community led, rather than headed up by City staff. There was some discussion about different committees and how other municipalities such as St. George and Park City attract and host many successful events every year.

Barry Edwards suggested that a recreation committee might be good, and Council Member Jensen suggested holding a corporate spelling bee. Council Member Porter stated that years ago, the City sponsored an event for the residents where an expert came and discussed personality types, and as part of the evening, people could sign up for different committees.

#### 11. APPROVE MINUTES

The City Council minutes of September 21, 2010 were reviewed and amended. **Council Member Harman moved to approve the September 21, 2010 City Council minutes as amended. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman, and Jacobson.**

#### 12. ACTION ITEMS

The Action Items list of September 21, 2010 was reviewed. Completed items were removed from the list; incomplete items remained on the list.

#### 13. CITY MANAGER'S REPORT

Barry Edwards asked for the Council's input on the Legacy Trail maintenance fund. The cities are working together and believe the costs will be approximately \$13-20,000 per year. UDOT wants to turn over the trail's maintenance to the cities, as they never did budget for maintenance. Council Member Horrocks suggested the City play tough with UDOT. Council Member Jensen suggested installing vending machines to offset maintenance costs.

#### 14. ATTORNEY'S REPORT

Dave Church stated that he had nothing to report.

#### 15. MAYOR'S REPORT

Mayor Arave reported that he attended the South Davis Fire District meeting the night before. The Fire district's budget is increasing 3%, with North Salt Lake's increase being one percent.

Brian Passey and Barry Edwards both spoke up stating that their recollection was that the Fire District had agreed not to increase the budget. They agreed to send a letter in this regard.

#### 16. COUNCIL REPORTS

Council Member Harman asked about service projects around the City. Barry Edwards responded that T. J. Riley has a list of projects for interested residents.

Council Member Harman readdressed the Community Council issue brought up by Mr. Moser earlier this evening.

Next year's annual 5K will be on Saturday, July 2<sup>nd</sup> at Foxhollow Park again, but they will change the route somewhat to incorporate the new regional park.

The last Uniting Neighbors meeting was successful, and Council Member Harman commended Kent Kirkham and Marty Petersen for their efforts.

Council Member Harman reported that on Foxhollow Drive, someone has deposited an old sofa that should probably be removed. Paul Ottoson wrote down the info.

Council Member Porter reported that there is a new trail in the City coming from the gravel pit up the hill where it continues and connects to the Wild Rose Trail. He and Paul Ottoson are working to get it up to standard.

17. ADJOURN

Mayor Arave adjourned the meeting at 10:03 p.m.

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Mayor

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Secretary

### New Action Items – October 19, 2010

- \_\_\_ 1. Action: Brian/Barry send letter about the Fire District budget increase since their recollection is that they had agreed not to increase their budget.
- \_\_\_ 2. Action: Ken – tell Jerry to leave the cooling systems on until at least 9-10 p.m. on Tuesday nights.
- \_\_\_ 3. Barry Edwards said they should probably look at the situation (Foxboro parking – all over the place) and see if there are any possible solutions.
- \_\_\_ 4. Council Member Harman – prepare a proposal for the Council on the Community Council reporting at the Uniting Neighbors Meetings.

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#### Carry Over Items

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- \_\_\_ 1. Action: Ken - set up an email network of businesses in the city.
- \_\_\_ 2. Action: Brian P. - check to see why the golf course is not on the website.
- \_\_\_ 3. Action: Staff - look into requested school crossing at Legacy and Spectrum.
- \_\_\_ 4. Action: Staff - look into possible school crossing at Eagleridge (617 E.) and Ridgetop Circle.
- \_\_\_ 5. Action: Rod - how many street lights are needed along Cutler Drive and how much would it cost.
- \_\_\_ 6. Action: Stan - update on web advisory board and social media. (*Barry Edwards stated that the City is waiting to hear from the woman at Deseret News who is going to make a proposal for the City.*)
- \_\_\_ 7. Action: Ken Leetham - work to get important thoroughfares cleaned up, i.e. Hwy. 89, Redwood Road, etc.
- \_\_\_ 8. Action: Rod - Eagleridge Drive water tank - fix landscaping (spring '10) - (discuss in budget meeting - increase budget?)
- \_\_\_ 9. Action: Barry and Stan - look into getting the City's assessment as part of the Jordan River coalition reduced.