

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING – WORK SESSION  
AUGUST 2, 2011

Mayor Arave called the meeting to order at 6:10 p.m.

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; David Church, City Attorney; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Marta Nielsen, Administrative Assistant; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Marty Peterson, Emergency Preparedness Manager and resident.

1. PUBLIC WORKS REPORT

Rod Wood reported that he has spoken with the contractor responsible for preparing the Foxboro Regional Park fields for seeding. The project was scheduled for completion weeks ago, and the damages are \$1,000 per day. Mr. Wood stated that the seeding is now scheduled, and will hopefully be completed soon.

Rod Wood and Barry Edwards recently met with the State Division of Air Quality regarding the grant for three natural gas vehicles. By adding these three vehicles to the City's fleet, the City will have five vehicles, out of eight, that are CNG. Mr. Wood added that applications for building a CNG station are in process.

City streets are currently being re-striped, and Mr. Wood stated that there have been requests to stripe a bike lane on Eaglewood Loop. He asked how the Council felt about this, and the Council agreed that striping Eaglewood Loop would be good.

Mr. Wood then reported that construction is progressing on the Lacey Way Storm Drain Project.

2. ENGINEER'S REPORT

Paul Ottoson stated that the Center Street project engineer has run into problems on the project (a Davis County project). There is a high-pressure gas line that needs to be looped, requiring several additional months. It now appears they can only get about half of the project done this year, and the other section may not be done until next year.

Mr. Ottoson reported that he contacted Tony Hull, homeowner, regarding the landscaping of the fence area and corner of his property at the corner of Eagleridge and Eaglepointe Drives. Mr. Hull told Mr. Ottoson that he would get it done this fall. Mayor Arave stated that the City needs a recordable agreement with Mr. Hull for maintenance of this property in the event he sells his home.

Mr. Ottoson stated that there was a water leak on hole #14 of the golf course. Libby Lowther, from the City's trust/insurance is involved. Staff plans to find the original plans and determine if the area can be reengineered to prevent this in the future.

### 3. COMMUNITY DEVELOPMENT REPORT

Ken Leetham reported that there are ongoing demolitions in the Springhill landslide area, including the Mott home on Springhill Circle, and next week, the Abel Home on Valley View will be removed. Additional homes, on the corner of Springhill Circle and at 150 Springhill Drive, will also be coming down. He noted that each demolition costs approximately \$6,500. The City is first in line on the liens of these homes, which are mostly bank-owned. Council Member Horrocks asked about the last home on the right on Springhill. Marty Peterson stated that it has significant damage as well and probably needs to be removed. Barry Edwards stated that the Utah Geological Survey will be sending a report soon, and whatever line they draw will be the homes included in the grant application.

Mr. Leetham stated that demolition notices have gone out on some other City buildings, including the masonry building on the west side of Foxboro and three other buildings that look like old farm buildings. Woodside Homes has picked up demolition permits for those and will be taking those down.

Mr. Leetham stated that staff is working on a schedule to finish the City's new general plan. However, the City is getting development pressure on Hwy. 89 and Redwood Road, and the plan is not finalized. The objectives on both roadways include a new design standard to beautify the streets, landscaping, etc. Staff's concern is that if the City grants approvals before the new plan is ready, the City may have to live with plans that might not meet the new general plan requirements. One idea suggested was to place a temporary moratorium on those corridors until the general plan is approved. No action was taken on this.

Council Member Harman asked about the smoke shop in the Foxboro area. Mr. Leetham stated that the approach they will be taking is that the use has been abandoned for more than 365 days, which requires site improvements to conform to City codes. A letter will go out to them this week.

### 4. ACTION ITEMS

The action items list of July 12, 2011 was reviewed. Completed items were removed from the list. Incomplete items will remain on the carry-over list.

Council Member Jacobson was asked to work with the Orchard Elementary PTA and Youth City Council to plan a “meet the candidates night” for the upcoming City Council election.

Mayor Arave showed a one-page financial sheet of information and asked Brian Passey to work with that format.

Barry Edwards stated the City needs a plan for the new park property just purchased, and added that the home on the property really needs to be demolished.

Ken Leetham was asked to send a letter to Davis Chamber of Commerce Transportation Committee asking for their support for transportation projects in NSL.

Ken Leetham stated that he met with Nathan Rich, Wasatch Integrated Waste Management, regarding the transfer station they want to build. They have submitted a site plan for the property they own, but Mr. Leetham stated that Mr. Rich is willing to work with the City on another location.

Council Member Porter asked about the item of getting the release of the easement for the trail where Kern River has been working.

5. ADJOURN

Mayor Arave adjourned the meeting at 7:02 p.m. to begin the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING – REGULAR SESSION  
AUGUST 2, 2011

Mayor Arave called the meeting to order at 7:12 p.m. Council Member Matt Jensen offered the invocation, and Andrew Bennett, BSA Troop 263, led those present in the Pledge of Allegiance.

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; David Church, City Attorney; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Marta Nielsen, Administrative Assistant; LaRae Dillingham, City Recorder; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Marty Peterson, Emergency Preparedness Manager and resident; Reva Wadsworth, Amie Bennett, Tony Hull, Daniel Donahoe, Gary Davis, Karen Anderson, residents; Steve and Ben Lowe, Compass Development; Andrew Bennett, BSA Troop 263, and Brian Kunzler with BSA Troop 1602.

1. CITIZEN COMMENTS

Tony Hull approached the Council to discuss the property on the corner of Eagleridge and Eaglepointe Drives. He stated that he misunderstood the agreement with the City about that property and maintenance thereof outside his fence. He would like to rework the agreement to make it easier to understand. Mayor Arave agreed, and asked him to work with Paul Ottoson in this regard.

2. REVIEW AND AWARDED OF CITY-WIDE STREET STRIPING BID

**Council Member Jacobson moved to award the City-wide street striping bid to Mountain West Striping. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

3. CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR EAGLEWOOD VILLAGE LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 89 AND EAGLERIDGE DRIVE. BEN LOWE – APPLICANT

Ken Leetham reviewed the plan for the Council and stated that the Planning Commission has recommended approval. Mayor Arave asked about accessing acreage to the south. Mr. Leetham stated that staff is looking at having an access road along the UDOT parcel, and taking an access road from Eagle Gate Drive to the south. The proposed agreement shows an allowance for the City to consider widening Village Center Drive.

Barry Edwards stated that there could be a road easement on the 84 feet that extends out of the roundabout. It is a PUE, so Compass Development cannot build on it.

Ben Lowe stated that in the past, the City had requested to keep the roads more narrow, creating a walkable community. Improvements were made on the previous site plan, so if additional changes need to be made, it could be an issue of condemnation, and he suggested looking at in the future. He emphasized that this plan has already been approved.

Council Member Porter stated that the concept plan and site plan have both been approved.

David Church stated that the City knows what minimum use is guaranteed in the development agreement, and the City believes it can still meet the development agreement by changing the road.

Steve Lowe asked how the City could know that the development agreement terms could still be met. If the street has to be widened, it would require changes to parking and setbacks. Retailers may be discouraged from coming into the development, and it may limit the number of condominiums that could be built. He stated that if the City does this, legal counsel would have to be involved. Compass was mandated that the roads be private by the City when this process began. Ben Lowe stated that Compass has cooperated with the City throughout this process, and it has been a partnership up to this point.

Barry Edwards stated that with all due respect, there are transportation and planning problems that need to be resolved, and there needs to be a solution to solve the problem, as it could become critical to the City in the future. We are only talking about the main entrance. The Lowes stated they are willing to work with the City, but they would like the City to understand how it affects them.

Barry Edwards proposed that the road be City-owned and maintained. Steve Lowe said he could not guarantee that their bank would agree to that. Ben Lowe said they need to start working on these pieces; their lenders are counting on them at this point.

Council Member Harman asked if approval could be conditioned upon the areas Barry has addressed: the "knuckle" on Eagle Gate Drive and further discussion on Village Center Drive. Barry Edwards said he felt comfortable that the City can work with Compass on this. The issue becomes working out setbacks, density, parking, etc., but he believes they can resolve those.

The road going south has to connect to the property going south, and this road needs to be the major road in and out of this area. Barry Edwards said there is a traffic engineer looking at the road south and the amount of traffic that will be generated after it is developed.

Council Member Harman said he was not prepared to discuss this issue this evening, as it had not been mentioned previously. He said that as a Council, they owe it to Compass, who has moved forward on good faith, to work with them. Council Member Jacobson stated that the Council needs more information.

Steve Lowe suggested approving the plat, taking care of that knuckle, and the second discussion can negotiate some of these other items. They need to review any widening and know what the effects would be.

Council Member Porter asked why the City was not provided with the plats first, and then the site plan. Usually, a plat is approved, and then a site plan. They are just talking about a roadway site plan. Steve Lowe stated that approvals are in this order because of the P zone.

**Council Member Porter moved to approve the preliminary design plan and final plat for Eaglewood Village subject to the following conditions: that the City be given the road easement on Eagle Gate Drive from the roundabout going west to make it the same width as the road going onto Hwy. 89. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

4. CONSIDERATION OF AN AMENDMENT TO THE EAGLEWOOD VILLAGE DEVELOPMENT AGREEMENT

Ken Leatham stated that staff has had discussions with Compass about this proposed amendment. Compass Development has offered to contribute \$10,000 for landscaping along Eagleridge drive as an incentive for approving the amendment.

**Council Member Harman moved to approve the proposed amended second amendment to the Eaglewood Village development agreement with the change regarding Paragraph 3 to include Village Center Drive. Council Member Porter seconded the motion.**

Ben Lowe stated that he believes they have addressed Council concerns, and have tried to be straightforward.

Barry Edwards stated that staff believes the biggest problem with this project is transportation. If, by approving Compass' request to amend the development agreement, it will help solve the transportation issue, then he would recommend the City Council approve this change.

**The motion was approved by Council Members Horrocks, Porter, Harman and Jacobson. Council Member Jensen voted in opposition to the motion.**

5. REVIEW AND POSSIBLE ADOPTION OF THE NORTH SALT LAKE CITY CODE

Mayor Arave stated that Lisa Watts-Baskin, former Council Member and attorney, contracted to review the code, and sent the City what she called the road map to her changes, which explains the reasons behind the changes made.

Council Member Harman stated the Council is not approving the code, but approving the codification of the code. State statute allows you to adopt your laws by ordinance.

The Council discussed different areas of the code and suggested changes.

**Council Member Porter moved to continue the review and possible adoption of the North Salt Lake City Code until the next City Council meeting.** The motion died due to a lack of a second.

**Council Member Jensen moved to adopt the North Salt Lake City Code as codified with the changes made tonight and authorize the City Manager to review, clarify and complete the changes. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen Horrocks, Porter, Harman and Jacobson.**

6. APPROVE MINUTES

The July 19, 2011 City Council minutes were reviewed and amended. **Council Member Horrocks moved to approve the work session and regular session minutes of July 19, 2011 as amended. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

7. CITY MANAGER

Barry Edwards stated that he had nothing more to discuss.

8. CITY ATTORNEY

David Church did not have any items to discuss.

9. MAYOR'S REPORT

Mayor Arave stated that he will be meeting with Camelot on August 19 regarding the light at Camelot.

10. COUNCIL COMMITTEE REPORTS

Council Member Jacobson reported that the Movie in the Park was well attended, with about 200 people. The next movie is scheduled for August 13, where they will be showing "Enchanted."

Council Member Harman reported that there will not be a Uniting Neighbors meeting next week. They are taking some time off to promote other activities in the City. There is a HAM Cram on August 20, where interested people can learn about HAM radio and get licensed in the same day.

Marty Peterson recently held a neighborhood watch meeting where he had about 20 people attend. There is a follow up meeting on August 10. In the long-term, Uniting Neighbors has tentatively scheduled "The Earthquake Lady" for the October meeting.

Council Member Porter reported on the last Parks and Trails Advisory Board meeting. He thanked City staff for getting City boundaries marked for the Mel Banner trail. They looked at the Foxboro South Park and the roundabout and wanted to ensure it is fenced in for safety. Regarding the Bonneville Shoreline Trail, the Board felt there is no need for horse trailers. And, on the east side park, the Board felt there is too much wind for tennis facilities. Council Member Porter talked to some tennis players, and they suggested including a windbreak. Another suggestion was using the money to put lights at Hatch Park, rather than building new tennis courts. Council Member Porter was told there are big differences in court surfaces, and the City should make sure to use a high-standard surface. The Parks and Trails Board was very opposed to a cemetery, as well as leaving the land open to future development. Mayor Arave said the Council and Parks and Trails Board both need copies of the Parks Master Plan.

Council Member Horrocks reported that the local Building Owners and Managers Association (BOMA) is doing a community service project at the Davis County animal shelter August 27 and September 3. They are looking for volunteers, fencing, gates, benches, gravel and artificial turf.

Council Member Jensen reported that the next Second Sunday Concert Series event is August 14, currently scheduled for Hatch Park. It is a blue grass band, including residents Rulon and Judy Crosby. September 3 is the family golf tournament, and September 11 is Army Band concert on the ninth fairway of Eaglewood Golf Course at 6pm.

11. ADJOURN

Mayor Arave adjourned the meeting at 10:37 p.m.

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Mayor

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Secretary

New Action Items – August 2, 2011:

- \_\_\_\_\_ 1. Paul/Dave - need a recordable agreement with Tony Hull for the property at the corner of Eagleridge and Eaglepointe Drives.
- \_\_\_\_\_ 2. Action: CM Jacobson work with Orchard PTA and Youth City Council to plan the Meet the Candidates night.
- \_\_\_\_\_ 3. Brian P – one-page financial sheet using Mayor’s template.
- \_\_\_\_\_ 4. Action: Barry – need a plan for new park property just purchased, and home needs to be demolished.
- \_\_\_\_\_ 5. Action: Ken – send letter to Davis Chamber of Commerce Transportation Committee asking for their support for transportation projects in NSL.
- \_\_\_\_\_ 6. Action: Brian P. (\$ check) -- Scholarship award to Trevor Wilson, YCC Mayor, and put on agenda.
- \_\_\_\_\_ 7. Action: Staff – provide a copy of the Parks Master Plan to the Council and Parks/Trails Board.