

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
MARCH 15, 2016

FINAL

Mayor Arave called the meeting to order at 6:00 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member James Hood

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: None.

1. DEPARTMENT REPORT-GOLF

Brent Moyes reported on the year to date (YTD) numbers and said that revenue and rounds were up at the beginning of 2015 due to the mild winter, but that those gains were lost in May with the wet weather. Winter rates and the Groupon deal also affected revenue for the year. Groupon was used as a marketing tool to promote the golf course to those who had never visited before and 20% of the Groupons sold were to customers in the area, and 80% were to customers from the Salt Lake valley area.

Council Member Mumford asked why the revenue was high in October and if this was due to tournaments. Brent Moyes replied that a payment from Groupon posted in that month which accounted for a good portion of the revenue.

Brent Moyes then compared the 2015 fiscal year to 2016 and said that there was good weather in 2015 compared to this year so far. He said that last July was not good due in part to the greens being aerated and discounted rates for that month. Mr. Moyes said he is looking forward to spring as more tournaments have been booked this year than last year and that he anticipates a

good tournament season. Other items noted by Mr. Moyes were course damage due to voles and deer (but should not affect the playability of the course), the hiring of John Broberg as First Assistant Pro, and the filling of all the office spaces at the clubhouse.

Brent Moyes explained that the PGA Junior League is very important as it gets youth interested in golf at an early age which will hopefully carry on throughout their lives. He said he met with other courses in the County to form the league and that it will be open to youth ages 8-14. The PGA will register the youth and provide shirts and hats.

Council Member Mumford asked if Mr. Moyes had received any feedback on the price increase for rounds. Brent Moyes replied that he had not heard any complaints.

Mayor Arave asked when the Salt Lake County golf courses closed. He then requested that Brent Moyes request financial statements from the neighboring cities for comparison. Brent Moyes replied that a few of the Salt Lake courses closed at the end of 2015.

Mayor Arave asked about clubhouse rentals for weddings and other events. Brent Moyes replied that in 2007 there were 180 events at the clubhouse and last year there were approximately 130, but that clubhouse rental had not been heavily advertised.

2. DEPARTMENT REPORT-COMMUNITY DEVELOPMENT

Ken Leetham said that he reported on the statistics and building permitting back in January so he would focus on other areas of community development for this report. There are several open applications under development review including the Foxboro Marketplace, Odell Crossing, Williamsburg Luxury Apartments, Eaglepointe Estates Phase 18, Riverbend Industrial Plat Amendment, Eaglewood Cove Phase 13-15, and the NSL Plaza sign code amendment. Other items under building permit review include the Towne Plaza, Eaglewood C-Store, Team Industrial, Utah Athletic Center, and Parkview Townhomes. The Utah Athletic Center has gone through a change of ownership and a building permit has been resubmitted with construction to commence in a few months.

Ken Leetham then presented a draft concept plan for the Foxboro open space and said Bio-West, an environmental engineering firm, had been hired to provide consulting on the wetlands and the concept plan. The next step in the project includes having the plan reviewed by the Army Corps of Engineers for approval, then cleaning out culverts and adding a detention facility to increase water flow to the wetlands area.

Mr. Leetham updated the Council on the boat takeout project and said that the City had submitted several grants and recently made a presentation to the State Department of Natural Resources for an \$80,000.00 boater access grant. The City received approval of the Utah Way Point Grant for \$28,000.00, \$2,500.00 from the Jordan River Commission with a match of \$29,000.00 of City funds. The City may not have to meet that match as a lot of materials from the landslide area will be used at the boat takeout. Engineering and construction plans for this project will not begin until July 1st with a possible fall construction start date.

City staff is preparing a grant proposal for the recreational transportation program to try and obtain funding and permissions for a trail section that would connect to the Legacy Trail. Staff will also apply for funding from the Utah Parks and Recreation Department.

Ken Leetham then reported on the draft for the Town Center Plan and said that it had received local resource planning grant funds. There will be a public open house at City Hall on March 23rd from 6-8p.m.

Council Member Mumford asked if there was an easement for the proposed trail at the North Town Station open space. Ken Leetham replied that there are some changes that need to be made to the plan including the easement for the trail.

3. APPROVE CITY COUNCIL MINUTES

The City Council minutes of March 1, 2016 were reviewed and amended. **Council Member Horrocks moved to approve the City Council minutes of March 1, 2016 as amended. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

4. ACTION ITEMS

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

Mayor Arave asked what feedback had been received from City staff by the homeowners who were encroaching onto City property along the Wildrose Trail. Council Member Horrocks replied that he met with the homeowners as well and viewed the backyards and encroachments. He said the change in elevation is more dramatic than the aerial view shows and that homeowners are willing to work with the City. Two of the homeowners are second owners and were unaware of the issue, and another hired a surveyor who did not survey correctly. All the homeowners who have encroached onto the trail now understand the issue.

Ken Leetham said City staff met with the homeowners as well and that this item will be on the March 29th meeting agenda for discussion.

5. COUNCIL REPORTS

Council Member Jensen reported on the City's reading program and said there will be a spring writing workshop on May 19th with local authors in attendance.

Council Member Porter reported that the Jordan River Parkway Trail and bridge will be funded by the State and Salt Lake County. He also said that the NEPA study for the Bonneville Shoreline Trail will be funded by the State.

Council Member Porter also said the Emergency Communication Event was well attended and was a great event.

Council Member Hood reported that the Youth City Council leadership institute at Utah State was held during the weekend and that the Youth City Council (YCC) would make a presentation to the City Council to report on the award that they won. He also said he was on his second week of the Citizen's Police Academy and said it gives him a greater amount of respect for the police officers who serve the City.

Council Member Horrocks commended Council Member Hood for his participation with the Youth City Council, particularly at the event in Logan.

6. CITY ATTORNEY'S REPORT

Mayor Arave asked what the City's liability could be in regards to the landslide remediation. David Church replied that if something happened which damaged the downhill properties the argument would be if the remediation exacerbated the problem.

7. ADJOURN

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

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
MARCH 15, 2016

FINAL

Mayor Arave called the meeting to order at 7:07 p.m. Council Member James Hood offered the invocation and Landon Bott, BSA Troop 880, led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Matt Jensen
Council Member Stan Porter
Council Member Ryan Mumford
Council Member James Hood

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Lieutenant Colonel Kristopher Long, Hill Air Force Base; Landon Bott, BSA Troop 880; Elizabeth Drinkall, Emma Keddington, Emma Ebert, NSL YCC; Rodney Johnsen, resident; Jacob Gillespie, Chance Wilmas, Fruit Heights; Adam Raines, Starky Devins, Aaron Brown, Tyler Busnell, NSL Plaza, Sam Christiansen, Justin Truong, Alex Boyd, Casen Sperry, Landon Sperry, Krista Sperry, Drew Lawrence, Corrin Rausch, Conrad Raush, Tyson Gill, Stacy Gonzalez, Eddy Edens, Leann Brown, Joseph Reyes, Nathaniel Drew, Emily Dunbar, Nola Lucke, Zeb Jackson, Tim Winn, NSL Plaza.

1. CITIZEN COMMENT

Rod Johnsen commented that he is currently building a home on Parkway Circle which will be over 6,200 square feet in size and that he was told by the Davis County Fire Marshall that he would need to install a fire sprinkler system to adhere to State code. He said that during the last State legislature that House Bill 330 was passed which was a fire code revision that he believes pertains to his issue and would be effective July 1, 2016. Mr. Johnsen asked that construction on his home continue now without fire sprinklers instead of waiting until the effective date. Ken

Leetham responded that the City's ordinance requires a sprinkling system for all homes over 6,200 square feet but that an amendment could be made by the City Council.

Council Member Horrocks commented that Mr. Johnsen could retrofit for the fire sprinkler system at a later date if it is still required at a later date.

David Church said that to his understanding the legislature is limiting cities' ability to require fire sprinklers and that the City's power to require sprinklers has been limited again by this revision.

Mayor Arave clarified that a variance could not be given at this time but that the City's ordinance could possibly be changed before the final inspection of the home is done. He instructed City staff to review the City ordinance and State law and to work with the homeowner going forward.

2. YOUTH CITY COUNCIL PRESENTATION-2016 TEAMWORK AND LEADERSHIP AWARD FROM AYC CONFERENCE

Mayor Arave commented that the Youth City Council (YCC) attended the AYC leadership conference at Utah State in Logan the previous weekend.

Council Member Hood introduced Elizabeth Drinkall, Youth City Council Mayor, and Emma Keddington and Emma Ebert who also hold leadership positions on the YCC.

Elizabeth Drinkall addressed the City Council and presented the Teamwork and Leadership Award that the YCC had won for outstanding teamwork and leadership.

3. PRESENTATION TO SAM CHRISTIANSEN-UTILITY MANAGEMENT CERTIFICATION

Mayor Arave introduced Sam Christiansen and reported that he recently received his Utility Management certification and presented him with a plaque.

David Frandsen said that Sam Christiansen has done a lot of work on the water system and public works projects. He said these certifications take a lot of time to complete and that it is a nationally accredited course on financial asset management, water operations and energy conservation.

Sam Christiansen reported that he has spent three years in public works and has learned a lot by focusing on water systems and how much the City spends. He has worked extensively with Rocky Mountain Power and was able to cut the City's energy consumption by 20% compared to 2013.

4. HILL AIR FORCE BASE PRESENTATION: "WARRIORS OVER THE WASATCH"
AIR SHOW JUNE 2016-7TH AIR BASE WING

Lieutenant Colonel Kristopher Long, Hill Air Force Base, reported that Hill Air Force Base would like to invite the community to the "Warriors over the Wasatch Air Show" June 25-26th. He said the emphasis this year will be on a proud heritage and educating the public on what the air force does. Lt. Colonel Long thanked the City for their support of Hill Air Force Base and said that this will be an economic benefit to the community as nearly 600,000 attendees are expected for this event.

Mayor Arave thanked Lt. Colonel Long for his service and asked if attendees would be able to take Front Runner, etc. Lt. Colonel Long replied that they would be working with UTA to help provide mass transit services.

5. CITY COUNCIL APPOINTMENTS TO THE PARKS TRAILS ARTS AND
RECREATION ADVISORY BOARD (NSL LIVE)

Council Member Jensen commented that he would like to recommend Nola Lucke to be appointed to the Parks Trails Arts and Recreation Advisory Board. He said she has been attending the meetings for the last two years and assisted with the City's 5K last year. She will be replacing Becky Edwards for a one year term.

Council Member Jensen moved to appoint Nola Lucke to a one year term on the NSL Live Committee or the Parks Trails Arts and Recreation Committee. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.

6. ORDINANCE NO. 2016-04: AN ORDINANCE AMENDING THE CITY'S LAND
USE ORDINANCE RELATED TO ON-PREMISE FREEWAY ORIENTED SIGNS IN
THE S-3 SIGN OVERLAY ZONE, JOSH PATEL, APPLICANT

Ken Leetham reported that the NSL Plaza property, located at 640 North Main Street in the S-3 Sign Overlay Zone, runs along the freeway. The applicant is proposing a sign allowance from 200 square feet to 300 square feet for signs adjacent to the freeway. The City Council and

Planning Commission had a concern that if City code was amended to increase the sign size in the S-3 Zone that there would be an increase in sign size throughout the City. City staff was instructed to prepare a solution that would apply to freeway frontage properties in the S3 zone only. The current proposal would affect six properties along the freeway and City staff recommends approval of the proposed code amendment to the S-3 Sign Overlay Zone for on premise signs with no conditions.

Council Member Porter asked what the difference between an on-premise sign versus an off-premise sign would be. Ken Leetham replied that this would be an on-premise sign and that the intent is for an electronic sign so multiple tenants can advertise.

David Church clarified that the issue is the size of the sign and that the City does not need to regulate what is on the sign just the time and place as on-premise business signs are allowed.

Council Member Jensen said that this amendment specifies I-15 and asked if I-215 should be included. Ken Leetham responded that the amendment could say "interstate" instead of specifying a certain freeway.

Council Member Jensen moved that the City Council approve Ordinance No. 2016-04 amending the City's Land use Ordinance related to the size of freeway oriented signs with the change that it applies to all interstate highways. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen and Mumford. Council Member Hood voted in opposition to the motion.

7. DISCUSSION AND CONSIDERATION OF SIDEWALK REPAIR PLAN

Paul Ottoson reported that the City Council had approved repair of a few areas of sidewalk and asked that staff to provide a more comprehensive review of areas that need repair and the cost to fix the problem areas. The majority of the issues are in the older parts of the City with larger trees. There are 137 areas throughout the City where the sidewalk provides a trip hazard of more than 1 inch. There are three options including removal of sidewalks and trees and replacement of the sidewalks at the cost of \$89,000.00. The second option is involves removing the sidewalk, cutting the offending tree roots and replacing the sidewalk at the cost of \$34,000.00. The third option has two parts including either removing the trees and grinding the sidewalks at the cost of \$44,500.00 or cutting the tree roots and then grinding down the sidewalks at the cost of \$24,500.00. Mayor Arave asked if this plan could be extended out over a few years

Paul Ottoson stated that the City is responsible for trip hazards. David Church commented that if the City knows, or should know, about a potential hazard and does not have a plan in place or

has not taken steps to fix the problem that they could be held liable. Now that the City has surveyed and identified the issue there needs to be a reasonable program in place. The trip hazards need to be marked as soon as possible and a plan put in place. He said that most cities fix the sidewalk and cut the roots to try and preserve the trees.

Council Member Porter said he would like to cut the roots and trim the trees to try and preserve as many as possible.

City staff will prepare a plan for City for the sidewalk repair for areas that have been uplifted due to trees. Trip hazards are to be marked as soon as possible and a plan will be put in place for the sidewalk repair and tree treatment.

8. CONSIDERATION OF POSSIBLE CHANGE ORDER FOR CRACAR
CONSTRUCTION FOR BUTTRESS CONSTRUCTION IN BID SCHEDULE B OF
THE EAGLEPOINTE LANDSLIDE REMEDIATION PLAN

Ken Leetham reported on the construction of the buttress for the Eaglepointe Landslide Remediation Plan and showed the Council the areas that are beginning to slough off.

Council Member Hood asked how much of the land is sloughing off each day or each storm. Paul Ottoson replied that the sloughing started to occur due to snow melt and that when the land is dry it holds.

Timothy Thompson, GeoStrata, reported that they are modeling it to 15' deep and that these are shallow slivers. The first sliver slid off and allowed the other slivers to slide down. He said the problem with this area is not just the clay from the hillside but that this area thrust down into the toe and is loose and weak. It was not graded during the original plan as this weight was needed for stability until the buttress was completed.

Mayor Arave asked if it would undermine the stability of the landslide if nothing is done. Timothy Thompson replied that it would be detrimental as over time the natural progression of the slope is to pull away.

Mayor Arave asked if there is a danger to the Evans' home. Timothy Thompson replied that the Evans' home is located off the landslide but the backyard could be affected if the slide moves again. He said that over time there could be enough destabilization of the slope that other issues could occur.

Mayor Arave asked how much had been paid so far. Paul Ottoson replied that Kern River and Questar have paid \$500,000.00 so far. Janice Larsen reported that the current budget for the landslide remediation is \$1.1 million and that \$550,000.00 has been received from other entities.

Council Member Porter commented that only half of the berm will be done at the bottom and asked what safety factors this provides. Timothy Thompson replied that the current safety factor needs to be more than one and it is currently less than one. The landslide mass had a crack up the middle which was located behind the Utrilla home and if only a portion of the berm is built it would buttress that portion of the landslide.

Council Member Mumford said that what was presented previously is not where things are at today. It was clearly presented that the difference between the buttress at the bottom and not doing the buttress was 50 feet at the top of the hill. The plan was to grade everything and not allow homes to be built any closer than 50'. He said he is concerned that in six months that GeoStrata or CraCar will come back with something else. Timothy Thompson replied that the models have not changed and that Kern River is requesting the completion of the buttress as it is an integral part of stability. He said that the scarp laying back and the buttress will contribute to achieving the factor of safety they desire, and recommended the buttress be built.

Mayor Arave commented that it was the impression that the buttress would be built from the start. Timothy Thompson said that this portion of the buttress was removed from plan. Initially the whole buttress was part of plan and it was taken out and only a portion of the buttress remained.

Paul Ottoson said that the buttress was taken out after the project went out for bid. We have all the unit prices in the change order that CraCar gave us.

Mayor Arave clarified that no motion would be made and that the City Council would review this issue in a few weeks when more information could be provided by City staff.

9. MAYOR'S REPORT

Mayor Arave reported that a check for \$8,500.00 from the trust had been received for completing the Trust Accountability Program.

Dan Checketts will run the July 2nd fireworks event this year and that the Eaglewood Festival of Speed car show will be held July 1st.

Other upcoming events include the City's Arbor Day celebration on May 7th and the Budget Retreat on March 26th.

10. CITY MANAGER'S REPORT

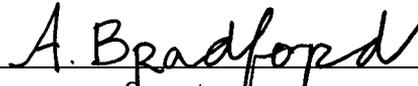
Ken Leetham had nothing to report.

11. ADJOURN

Mayor Arave adjourned the meeting at 8:46 p.m.



Mayor


Secretary

Secretary