

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-WORK SESSION  
JULY 19, 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 Ryan Mumford  
Council Member Stan Porter  
Council Member James Hood

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance 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. ACTION ITEMS

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

Council Member Jensen asked if signs could be placed at the bottom and the top of the loop on the Gregerson Trail where the trail ties in with the memorial plaque to show that the trail continues north.

Mayor Arave requested that City staff change enforcements on City Code violations.

2. APPROVE CITY COUNCIL MINUTES

The City Council minutes of June 21, 2016 were reviewed. **Council Member Hood moved to approve the work session and regular session City Council minutes of June 21, 2016 as written. Council Member Mumford seconded the motion. The motion was approved by Council Members Porter, Jensen, Mumford and Hood. Council Member Horrocks abstained as he was not present at the June 21, 2016 meeting.**

3. COUNCIL REPORTS

Council Member Hood reported that the dates for the Youth City Council Movies in the Park are July 29<sup>th</sup>, August 5<sup>th</sup> and August 12<sup>th</sup> at Hatch Park. He asked if City staff could provide thirty posts to hang advertising banners on throughout the city. He also reported that Congressman Stewart would hold a Town Hall meeting on August 23<sup>rd</sup> for area Youth City Councils.

Council Member Horrocks reported on the Mosquito Abatement Board meeting and said that Utah had the first Zika virus death. He explained that the victim contracted the virus in Acapulco and that they do not believe there are mosquitoes infected with the Zika virus in Utah.

Council Member Porter reported on the toxic algae bloom in Utah Lake and Jordan River and said that ducks and other wildlife had died. He also said the fireworks for the City's July celebration were great.

Council Member Jensen reported that the 5K was better attended than anticipated. He said the next NSL Live event would be the Second Sunday Concert in August, and the Army Band is scheduled to perform on September 11<sup>th</sup>.

Council Member Mumford reported that the Planning Commission approved the City Center Master Plan. He said it is a fantastic plan and that it would be great for the City Council to implement the plan so that projects could be prioritized and funded. He also said that several letters have been received from residents expressing concern for the proposed Eaglewood Cove subdivision.

#### 4. MAYOR'S REPORT

Mayor Arave reported that Lakeside Asphalt would have an open house on July 29<sup>th</sup> at 11 a.m. and asked if a City Council member would attend. He also reported that there would be the Handcart Days parade on Friday and invited the City Council members to ride in the parade.

Mayor Arave then reported that he had received notification that Zero Manufacturing, located at 500 West 200 North in North Salt Lake, is filing bankruptcy and will lay off at least fifty workers.

#### 5. CITY ATTORNEY'S REPORT

David Church provided an update on the landslide and said that the mediation was not successful. He said the tennis club did not accept the approach presented by the City and asked if there were any other options. As the other mediation parties did not accept the proposed agreement either, the case will move towards a hearing and trial.

#### 6. CITY MANAGER'S REPORT- CONSIDERATION OF EXTENDING FREDA WELL SECONDARY WATER PUMP FROM MIDNIGHT TO 7AM DURING IRRIGATION SEASON

Barry Edwards reported that Weber Basin is having difficulty supplying water to the west side of the City and has requested that the City extend the Freda Well pump hours from 5:00 am until 7:00 am.

Council Member Jensen asked what benefits the City would receive from Weber Basin for this arrangement other than more access to water. Barry Edwards replied that that the City would benefit by remaining on good terms with Weber Basin and that as the City is already pumping that water there would be no downside.

**Council Member Jensen moved to extend Freda Well Secondary Water Pump hours from midnight to 7:00 am. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

Barry Edwards then reported that City staff attended an auction to try and purchase a house and property adjacent to Hatch Park. As the home was bid past the appraised value and what staff had been authorized to bid, the City was unsuccessful in purchasing the property at this time.

**7. CONSIDERATION OF PURCHASE AND BUY BACK OF FRONT END LOADER FOR PUBLIC WORKS DEPARTMENT**

Jon Rueckert reported that per Utah State Contract, the Public Works Department is requesting to purchase a new 2016 John Deere 544K front end loader for \$127,000.00. Honnen Equipment will purchase the City's current front end loader for \$39,000.00 and will buyback the 2016 John Deere loader in one (1) year at the price of \$145,000.00.

David Church commented that equipment dealers push this approach and offer a guaranteed buyback at the end of the year. Barry Edwards also said that the manufacturer gives an incentive to sell the machinery and that the City will get \$39,000.00 for the current machine and will gain approximately \$18,000.00 at the buyback of the 2016 machine.

**Council Member Horrocks moved to approve the purchase of a 2016 John Deere 544K wheel loader from Honnen Equipment for \$127,000.00 under State Contract PD929. Motion also carries approval to sell a 2003 Case 621D wheel loader from the City's fleet to Honnen Equipment for \$39,000.00 (subject to re-inspection). Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

**8. ADJOURN INTO CLOSED SESSION TO DISCUSS PENDING LITIGATION AND THE PURCHASE OF REAL PROPERTY**

**At 6:41 p.m. Council Member Horrocks moved to go into closed session to discuss pending litigation and land acquisition. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

**9. RECONVENE INTO WORK SESSION**

**At 7:04 p.m. Council Member Jensen moved to go out of closed session and back into the work session. Council Member Hood seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

**10. ADJOURN**

Mayor Arave adjourned the meeting at 7:04 p.m. to begin the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-REGULAR SESSION  
JULY 19, 2016

**FINAL**

Mayor Arave called the meeting to order at 7:10 p.m. Council Member Matt Jensen offered the invocation and Tyler Barlow, BSA Troop 1388, led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance 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: Thieda Wellman, UMCA; Taylor Spendlove, Brighton Homes; Randy Adams, Kathy Adams, Sheryl Smith, Gary Smith, Jen Hood, Amanda Horrocks, Josh Horrocks, Laura Horrocks, Camille Horrocks, Drinkall family, David Peterson, Carson Hughes, Jack Slobodian, Connor Williams, Tobin Gibbons, Nathan Langmore, Spencer Hendershot, Bradan Kelert, Dan Call, Paul Coles, Jen Nielsen, residents; Nick Saeva, Tramon Stohl, Tyler Barlow, BSA Troop 1388; Wilford Cannon, Eaglewood Development.

1. CITIZEN COMMENT

Sheryl Smith, 430 Aerie Circle, commented that the cottonwood trees near the golf course should be removed as the cotton shed by the trees causes allergies and ruins neighboring lawns and flowerbeds.

Randy Adams, 364 Aerie Circle, volunteered to cut down the trees if the City would remove the stumps and roots. He also said all the cottonwood trees around the golf course should be removed as it affects the view.

Mayor Arave commented that he went to look at the trees at the request of the neighborhood and said that the City is worried about the cost to remove the trees as well as removing the protection from golf ball damage.

Sheryl Smith commented that the neighbors are all in agreement to remove the trees and would be willing to plant new trees such as pine trees.

Brent Moyes said that while the neighbors had proposed an adequate compromise, the golf course is on a tight budget. He expressed concern with removing the cottonwood trees as they provide a protective barrier from golf balls for the homes, and added that it is difficult to grow other trees in that area.

Barry Edwards commented that City staff will review this issue and bring potential ideas back before the City Council.

2. SCHOLARSHIP AWARD TO ELIZABETH DRINKALL-2015-16 YOUTH CITY COUNCIL MAYOR

Council Member Hood commented that Liz Drinkall has been a great asset to the YCC and a big part of why they won the leadership award at their annual conference in Logan earlier this year.

Elizabeth Drinkall said the YCC program is great and she had enjoyed working with the other youth as well as the Hoods as advisors.

Mayor Arave then presented Elizabeth Drinkall with a scholarship and certificate and thanked the YCC and the Drinkall family for their support of the City.

3. AWARDING CMC DESIGNATION TO LINDA HORROCKS, DEPUTY CITY RECORDER-UMCA

Mayor Arave reported that Linda Horrocks has completed the requirements to receive the designation as a Certified Municipal Clerk (CMC). He then turned the time over to Thieda Wellman, President of the Utah Municipal Clerks Association.

Thieda Wellman reported that she is the president of (UMCA) and the city recorder for Layton City. She explained that the CMC designation takes approximately three years to complete and requires 240 hours of in-class time in addition to other education, experience and workplace accomplishments. There are 247 cities in Utah and 268 UMCA members, but only 108 of those members have earned the CMC designation. She then presented the CMC designation certificate to Linda Horrocks and congratulated Linda on her certification.

Mayor Arave commented that the City is very proud of Linda and grateful for the great job she does for the City.

4. CONSIDERATION OF SALE OF ENCROACHED LAND ALONG WILD ROSE TRAIL TO COUNTRY COURT RESIDENTS

Barry Edwards reported that City staff met with the property owners who have encroached onto City property along the Wild Rose Trail. He said the encroached property has been appraised and in the best interest of the City and the property owners, he proposed that the land be sold to the property owners at the price of \$3.35 per square foot.

Mr. Edwards presented the map showing the current and new parcels with the acquired City property. He said that many of the property owners were the second owner or had their property incorrectly surveyed before they made improvements. City staff recommends approval as this will not harm the open space and also compensates the City fairly for the land the homeowners will acquire. The cost of re-aligning the trail would be minimal and could be done by volunteers such as eagle scouts. The property owners would be required to place wrought iron fences around their property adjacent to the trail.

Council Member Jensen commented that this is a bad situation for the City as the landowners have taken public lands and privatized them. He also said that in some cases it seems like the property owners are buying the land twice based on what they were originally told when they purchased the property.

Council Member Horrocks said that many of these residents are second owners or had an erroneous survey done on their property and that he did not believe there was malicious intent to take City property.

**Council Member Porter moved to let the property owners of Country Court: Wright, Gardner, Reynolds and Wesemann, purchase the encroached land adjacent to the Wildrose Park and Trail from the City with the requirement that they fence in their properties with a wrought iron fence. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

Mayor Arave asked if the City had to declare a surplus on the encroached land. David Church replied that under State law each City can determine, by ordinance, the definition of a significant area of land. Per the City's ordinance an acre or less is considered insignificant and can be sold without a public hearing or declaring a surplus.

5. CONSIDERATION OF ORDINANCE NO. 2016-10: AN ORDINANCE CHANGING THE ZONING DESIGNATION OF REAL PROPERTY FROM HIGHWAY COMMERCIAL (CH) TO A PLANNED (P) DISTRICT FOR ODELL CROSSING LOCATED AT APPROXIMATELY 170 EAST ODELL LANE, BRIGHTON DEVELOPMENT UTAH, APPLICANT

Ken Leetham reported that the purpose of the next three agenda items is to facilitate the addition of a half acre of property on the southeast corner of Highway 89 and Odell Lane into the Odell Crossing project. On June 7, 2016 the City Council amended the general development plan for this project to include this half acre, widen Highway 89 with a shoulder and right turn lane and widen Odell Lane. The approval to rezone to a P District requires the previous approval of a general development plan and the adoption of a development agreement which will implement the plan.

**Council Member Jensen moved that the City Council adopt Ordinance No. 2016-10 together with the findings identified by the Planning Commission on July 12, 2016.**

**Findings:**

1. The proposed P district can be substantially completed within two (2) years of the establishment of the P district.
2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.
3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P district.
4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
5. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.
6. The P district is in conformance with the city general land use plan.
7. Existing or proposed utility services are adequate for the population and use densities proposed.

**Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

6. CONSIDERATION OF AN AMENDED DEVELOPMENT AGREEMENT FOR ODELL CROSSING. BRIGHTON DEVELOPMENT UTAH, APPLICANT

Ken Leetham reported that this item was also reviewed by the City Council on June 7, 2016. He presented the approved general development plan to those present and said this plan would be the subject of the development agreement which adds new acreage, the addition of 14 townhome units, removal of the Highway 89 access and crash gate and adds two access points on Odell Lane. There is also a new paragraph in the agreement which specifies the agreement between the City and UDOT for the installation of a storm drain along Highway 89. This will be a State owned storm drain and is required for the development of this property. The State will fund \$150,000.00 of the storm project and the developer will cover any additional amount necessary for that project.

Council Member Porter asked where the storm drain will go. Paul Ottoson replied that it will run along Highway 89 and tie into the Center Street storm drain system.

**Council Member Horrocks moved to accept the amended development agreement for Odell Crossing. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

7. CONSIDERATION OF AN AMENDED SITE PLAN FOR ODELL CROSSING. BRIGHTON DEVELOPMENT UTAH, APPLICANT

Ken Leetham reported that a site plan must be approved by the City Council when it consists of over 14 residential units. He showed the site and landscaping plan to those present and said the landscaping plan will require revisions to reflect the updated amended site plan with a solid

masonry or decorative wrought iron fence and the widening of Highway 89. This amended site plan has a larger percent of open space and over 75% of the units now have driveways which results in an improved plan.

Mr. Leetham commented that the Planning Commission had three findings and five conditions for approval of the amended site plan.

**Council Member Mumford moved to approve the amended site plan for the 44 townhomes located at 210 East Odell Lane subject to the list of five conditions.**

**Conditions:**

**1. Subject to the approval of the P-District Rezone and Development Agreement, including:**

**a. Joint agreement with City/UDOT pertaining to design, installation, and funding of storm water installation from Odell Lane to approximately 30 N. Hwy 89**

**b. Fencing for the project shall be solid masonry or decorative wrought iron along south property line, and decorative split rail along the east property line adjacent to the trail;**

**c. Driveway approach be included in Odell Lane road dedication**

**d. Add one ADA parking space**

**e. Submittal of updated landscaping plans reflecting revised site plan**

**Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

**8. CONSIDERATION OF A CONCEPT PLAN APPLICATION FOR EAGLEWOOD COVE SUBDIVISION, PHASES 13-15, LOCATED AT APPROXIMATELY 600 SOUTH TANGLEWOOD LOOP. EAGLEWOOD DEVELOPMENT LLC, APPLICANT**

Ken Leetham reported that Phases 13-15 of the Eaglewood Subdivision are located above Eaglewood Loop and is approximately 95 acres in size with 75 proposed lots. The Development Review Committee (DRC) has been working with Eaglewood Development to bring this project into compliance. Some of the compliance obstacles include uneven terrain resulting in flag lots, loop roads and emergency access issues. On July 12th the Planning Commission approved five flag lots for the project as a conditional use per City code. The loop road area which consists of 33 lots has only one access point. City code requires that anything over 30 lots requires an exception by the Fire Marshal. The Fire Marshal recommends that all the homes on the loop road have a fire sprinkler system installed and the right-of-way expanded to 60 feet on the single access point.

Council Member Horrocks expressed concern that a sprinkler system would not help to save homes or residents in the event of a wildfire.

Council Member Jensen asked why the City is considering allowing flag lots. Ken Leetham replied that the Planning Commission found that flag lots here would be an acceptable way of getting to buildable areas while keeping more, good sized lots as portions of the lots go down into a ravine.

Council Member Mumford explained that one of the requirements of a flag lot is that the house must face the street and be visible from the road. He said that the Planning Commission felt it was acceptable as long as these lots met those requirements.

Council Member Jensen asked why the lots were so large but why there wasn't more roadway put into the proposed development. Ken Leetham replied that topographically the area has a deep ravine which allows for flag lots but not a wider road.

Council Member Mumford then said that City code allows flag lots to have a steeper slope than City roads. These flag lots will have an approximate 15% slope and City roads must have no more than a 12% slope.

Ken Leetham commented that the fire department will require a clear area around these homes of at least 20 feet. The City can record notices on the plats etc. to enforce this requirement.

Council Member Mumford expressed concern for the double frontage lots 17, 18, 19, 22 and 24 as they are double frontage lots. He said that snow removal on sidewalks there could be a code enforcement issue.

Council Member Porter asked how residents would access the trails in this area. Ken Leetham explained that there would be at least one access point by the water tank.

Ken Leetham reported that the City Council also needs to grant an exception for the 1000-foot cul-de-sac length here. The DRC and Planning Commission recommend approval of this exception as it meets the requirements of a physical condition, such as topography or environmental issues such as excessive cuts and fills, that prohibits the ability to establish any other means of access.

Council Member Jensen commented that not allowing flag lots would remove the concerns about egress, the length of the cul-de-sac and flag lots. Paul Ottoson reported that the developer's engineers have reviewed this plan and where to place the road. They feel it is better to have a cul-de-sac to avoid scarring hillside and if the road was placed along the canyon it would be much steeper than the 12% slope.

Council Member Porter suggested that the City Council go to the site and review the area to see if there was a better potential solution.

Mayor Arave asked if there would be engineered retaining walls to mitigate any potential landslide issues. Paul Ottoson replied that there would be with the tallest wall to be 8 feet in height.

Barry Edwards commented that in the areas where there are City improvements that they conform to the geotechnical report but that this is not always the case for developers or land owners, so he recommended a condition for this development that there will be no grading or filling outside of the right-of-way area without a specific permit from the City in this subdivision.

Wilford Cannon, Eaglewood Development, stated that he appreciates the Council considering this proposal and provided a history of the development. He said that 25 years ago this project was

created and received conceptual approval from the City for 105 lots. It has now been reduced by 30 lots with a much better overall design. Mr. Cannon then said that they have voluntarily submitted to meeting the City's new geotechnical requirements. He said that four years ago two plans were presented to the City Council and that one had a road system similar to the plan presented tonight, as this seems like the best plan to reduce cuts and fills and avoid potential sewer issues.

Paul Ottoson then showed the original plan, which was approved in 1992, of Eaglewood Cove for the City Council to review.

Mayor Arave commented that the City believes there is conceptual plan approval already and is now looking to replace that approval with approval of the plan that has been presented tonight. Ken Leetham replied that the developer has an entitlement but there are restrictions and terms that they will now be required to meet.

Council Member Mumford commented that he is concerned about inheriting land with a liability for potential future landslides and then brought up the discussion of private roads versus public roads. Wilford Cannon replied that they have considered private roads. He also said in his experience people like flag lots but that they do not like to have an HOA.

Council Member Mumford said the City does not want any more private streets as they tend to revert to public roads that need work. He said that in this situation it may be good to have an HOA for snow removal, etc.

Barry Edwards asked Wilford Cannon if they would consider a special service district for snow plowing in this subdivision. The homeowners would pay a fee to have snow plow services and removal which would help mitigate some concerns including those with the double frontage lots. The City could set this up in advance and purchase and use equipment just for that area. Wilford Cannon replied that he would prefer this to an HOA and would discuss it with his partners and investors.

Council Member Jensen asked what the ramifications would be if the City Council denies this development. David Church replied that in 1992 the City entered into a development agreement with Eaglewood Development. That agreement included development of the proposed property, other development and the golf course. This also included a master plan, conceptual roads and densities. The agreement also said that the plats must meet the requirements of the agreement and existing City ordinances. If the proposed plan complies with the agreement and meets City ordinances, they are entitled to approval. If the City denies approval the developer can appeal to the City's hearing officer and present how the plan meets City ordinances, and the City must prove how it does not meet the ordinances in certain respects. As the Planning Commission has already approved the flag lots this would not be considered. The original plat approval also meets the cuts and fills City ordinance as it has conditions of approval on the whole master plan of no fills greater than 20 feet. The Development Agreement states that they will comply with the conditions of approval. The developer is not asking if they can develop but they are asking how, and are seeking approval of the roads, etc.

**Council Member Mumford moved to table the concept plan application for Eaglewood Cove Subdivision, phases 13-15 located at approximately 600 South Tanglewood Loop, until the City Council can review the parcel on a field trip. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

9. CONSIDERATION OF ORDINANCE 2016-11: AN ORDINANCE AMENDING THE CITY'S GENERAL PLAN BY ADOPTING THE TOWN CENTER MASTER PLAN

Ken Leetham reported that the Planning Commission spent six meetings reviewing the Town Center Master Plan. In 2013 the City adopted a General Plan with many of the concepts in the proposed Town Center Master Plan and desire to perform a study of the Town Center and the Highway 89 corridor. This plan addresses land use, transportation, parking strategies, pedestrian mobility, architecture, streetscapes and landscaping. A plan was funded through a grant from Wasatch Front Regional Council of \$25,000.00. That plan has since been expanded and revised by City staff and the Planning Commission and shows what could be possible in the Town Center including scenarios for residential units, retail and office space, parking and pedestrian mobility. He then presented different analyses that City staff had done to show what the City has now and what is proposed for the future including pedestrian and bicycle connections, sidewalks, trails, residential units, retail or other businesses to help set long term target goals and find funding opportunities.

Council Member Horrocks asked what these funding opportunities might be. Barry Edwards replied that the tax increment along Highway 89 and the Community Development Area (CDA) could help fund housing and other projects. He also said the more successful this project is the more development and funds will follow.

Ken Leetham reported that the plan provides for open space and outlines how this will occur and also provides for streetscapes and cross sections and how these areas will look. The plan will also review pedestrian connections and the need to put buildings and access points as close to sidewalks as possible as well as a logical parking strategy to encourage walk-ability. He then showed possible Town Plaza examples including uniform lighting, streetscapes, and pedestrian areas and landscaping.

Ken Leetham then identified seven specific commitments in the plan that the City will make if this plan is approved which will help to provide policy and direction. Item one includes committing to the proposed Land Use Plan which includes trails, open spaces, walkways and specific street cross-sections. Item two reaffirms the City's commitment to the expansion of Hatch Park, establishment of BRT and continued public investment in improvements in the town center. Item three commits to concepts like walk-ability, a complete streets network, trail building, shared parking, specific street cross-sections, decorative street lighting, and a host of street-level amenities. Item four commits to utilizing form-based code principles. Item five commits to a branding study. Item six commits to a new zone for the Town Center and item seven commits to a historic resource designation for the Bamberger sites.

Mayor Arave asked if the plan defines the Bus Rapid Transit (BRT) system. Ken Leetham replied that there were no specific recommendations yet as it could be adopted as part of the plan now or in the future.

Ken Leetham reported on additional recommendations from City staff for the Town Center Master Plan which include: completion of an economic analysis that evaluates the approved land use plan as such an analysis will evaluate the feasibility of non-residential land uses at key locations such as US89/350 North, Eaglewood Village, Center Street and other issues related to the demand for office, retail, live/work space, etc, creation of an aggressive landscaping and streetscape beautification plan that would improve both City-owned property and private locations (Sinclair, Truck Trim, Bountiful Pointe Apartments), creation of a pathway/trail building capital facilities plan so that planned trails are implemented, completion of a parking analysis to determine how much parking and what type of parking should be included in future City ordinances and the implementation of tree planting/landscaping plans for Center Street between Town Center and Redwood Road.

Council Member Hood asked why the plan shows multi-family units across from Hatch Park instead of the single family homes that are there now. Ken Leetham replied that the plan is intense on residential use and that the land uses in the area pair with residential. He said that there could be single family or multi-family homes there in the future.

Council Member Jensen asked what the next step would be and how much the proposed plan would cost. Ken Leetham replied that if the City Council is comfortable with the plan that it is ready for adoption. He also said that City staff would come to the Council with any expenditure for approval.

Barry Edwards commented that the City Council should review the plan and that it will be brought back for approval. City staff will also look at the area around the park and try to preserve the single family homes there. The Council Members expressed concern that once the BRT is in place that there will be a demand for high density housing in the area and that even though areas are zoned mixed use that the City is currently only getting high density residential development.

Council Member Mumford asked for an update on the parcel across the street from the post office. Ken Leetham replied that City staff has had a few meetings with Brighton Homes who has presented a couple of development plans, and they are currently working to improve the design and layout of those plans.

**Council Member Jensen moved to continue the consideration of Ordinance 2016-11 until the next City Council meeting. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

10. CONSIDERATION OF RESOLUTION 2016-26R APPROVING THE FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE AND THE CITY OF NORTH SALT LAKE REDEVELOPMENT AGENCY PERTAINING TO THE PROVISION OF CERTAIN SALES TAX REVENUES WITHIN THE REDWOOD ROAD CDA

Barry Edwards reported that the City Council had previously adopted this agreement in relation to Lee's Market but that the participants in the original proposal have changed. The participants would like to change the start date to 2017 but the City has agreed to compromise for a start date of 2016. This agreement is a sales tax subsidy of 50% of everything over \$75,000.00 on point of sale. This will apply only to the parcel around Lee's Marketplace.

**Council Member Horrocks moved to approve Resolution 2016-26R Approving the First Amendment to Interlocal Cooperation Agreement between the City of North Salt Lake and the City of North Salt Lake Redevelopment Agency (RDA) pertaining to the provision of certain sales tax revenues within the Redwood Road CDA. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

11. ADJOURN INTO REDEVELOPMENT AGENCY MEETING

**At 10:07 p.m. Council Member Mumford moved to adjourn into the Redevelopment Agency meeting. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter, Jensen, Mumford and Hood.**

12. ADJOURN

Mayor Arave adjourned the meeting at 10:07 p.m. to begin the Redevelopment Agency meeting.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Secretary