

NORTH SALT LAKE CITY
CITY COUNCIL WORK SESSION
NOVEMBER 1, 2016

FINAL

Mayor Len Arave called the work session to order at 6:00 p.m. and welcomed those present.

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

EXCUSED: Janice Larsen, Finance Director

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; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Ashlyn Otis, Emma Ebert, Abby Ebert, Gavin Tobin, Nathan Jensen, Cameron Marx, Chad Bessinger and Adam Paul, JF Capital.

1. PUBLIC COMMENTS

Mayor Arave asked if a bid has been obtained for the tunnel at the Trail Springs Park. Barry Edwards, City Manager, said he has been trying to get a bid from a contractor to put the tunnel in. Work is progressing on the walking trail, but it is too late to do the tunnel this late in the year. Mayor Arave said he was at the golf course today at the seventh and eighth hole, and the asphalt needs to be replaced in this area.

2. DISCUSSION WITH CHAD BESSINGER RELATED TO A DEVELOPMENT PROPOSAL IN EAGLEWOOD VILLAGE

Mayor Arave stated he has a conflict of interest with this item, as he does consulting work with one of the investors of JF Capital. Chad Bessinger is with JF Capital, a Davis County real estate investment management company involved in construction and development. His company has owned lower Eaglewood Village commercial for four years. He acquired the development from a bank who took it over from a previous owner. The development is currently planned for commercial, retail and office development. During the past four years, he has talked to ten different sets of brokers, and two brokers have listed the property with little success. Mr. Bessinger met with staff to discuss what can be done on the lower commercial to increase action and get more buildings for the residents.

Mr. Bessinger displayed drawings of a proposed mixed-use residential development with townhouses and an office building on the corner. Some of the units could have an office on the bottom floor for residents to work from home. Mr. Bassinger displayed photographs of other residential/business office complexes his company has built in Centerville and Salt Lake City. He sold the property for the pad the gas station is on to Wright Development, but he owns the remaining commercial property.

Councilmember Hood asked how the office building will be funded. Mr. Bessinger said he would prefer to market it for a tenant, but most of the building would be spec office space and then leased. Councilmember Horrocks said he feels the density is high, and his experience is the residential always gets built, but the commercial never does. He would prefer to see the office building first. Councilmember Jensen said there is not a lot of interest for more townhomes at this time, and they often turn into apartments. He would prefer more commercial than apartments, as the City Council feels they have been taken advantage of in the past by developers. Mr. Bessinger reported the commercial market is moving, but growth is constrained geographically in this area. He feels the area is close to being capped with residential. Councilmember Horrocks said he works in commercial real estate, and most people want to work in Salt Lake City. Adam Paul, JF Capital, said his company has tried to get several brokerage firms to attract tenants without success. The townhomes would be platted separate for long term individual owners, but short term they would be rented. Mayor Arave said residential units are being proposed, but residential usually costs more. Seventy-five percent of the tax increment has been given away because of apartments. From an economic standpoint, the proposal is problematic.

3. APPROVE CITY COUNCIL MINUTES – OCTOBER 4, 2016 AND OCTOBER 18, 2016

Councilmember Mumford made a motion to approve the City Council minutes of October 4, 2016 and October 18, 2016 as written. Councilmember Hood seconded the motion, which was approved by unanimous vote (5-0).

4. CITY ATTORNEY'S REPORT

David Church, City Attorney, reported on the landslide lawsuit. The next step is the 30B6 depositions, which is where the plaintiffs and others will indicate to the City the areas they want the City's official testimony. Another attorney for the City, Jody Burnett, is working on the list of individuals who will give testimony. There are questions on retention schedules, and how the records are kept. The difference in this deposition is the City designates who will give a deposition. There is an additional lawsuit by Questar, and their attorney said it was filed because the statute of limitations was due that day. Since that time, Questar has done nothing, and they will have to take affirmative steps to seek extension or it will be automatically dismissed by the court. The lawsuit is moving forward, and after discovery is over, it will be the expert witness time, and then set for trial.

5. CITY MANAGER'S REPORT

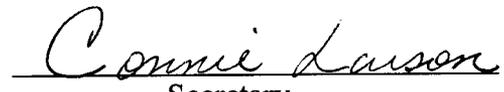
Barry Edwards, City Manager, reported on the Stoltenberg property located at 75 West 150 North. The City purchased the half-acre Stoltenberg property for \$209,000. Mr. Edwards stated that as it is not rentable, the best use of the property would be to clear it, take the house down, fold it into the Washburn improvements, and put a pedestrian access on it. In the spring, the property can be landscaped.

6. ADJOURN

Mayor Arave adjourned the meeting at 6:58 p.m.



Mayor



Secretary

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING – REGULAR SESSION
NOVEMBER 1, 2016

FINAL

Mayor Len Arave called the meeting to order at 7:05 p.m., and welcomed those present.

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

EXCUSED: Janice Larsen, Finance Director

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; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director; Linda Horrocks, Deputy Recorder; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Sarah Drinkall, Rachel Drinkall, Mandy Longmore, Jenifer Ogzewalla, Milestone; Romm Jackson, TSC; Dal Wayment, South Davis Sewer District; Jim Camberlango, Camberlango Development; Denny Howard, Camberlango Development; Emma Keddington, Samara Nichols, Nate Pugsby, Brighton Homes; Taylor Spendlove, Brighton Homes; Brad Rasmussen, Aqua Engineering; and Scott Rogers, Aqua Engineering.

INVOCATION: Councilmember James Hood

PLEDGE OF ALLEGANCE: Councilmember James Hood

1. PUBLIC COMMENTS

At 7:08 p.m., the public hearing was opened by Mayor Len Arave. There was no one wishing to comment, and the public hearing was closed.

2. CONSIDERATION OF A PROPOSED CONDOMINIUM PLAT FOR MILESTONE CONDOMINIUMS AN AMENDMENT TO LOT 1, HANSEN SUBDIVISION LOCATED AT 360 NORTH 700 WEST, JENIFER OGZEWALLA, APPLICANT

Ken Leetham, Assistant City Manager, explained the applicant is proposing a condominium plat amendment to the existing lot. The purpose of the plat is to condominiumize the two buildings that are currently on one lot and owned by one entity. This does not involve a lot split or change in size of the lot, and no new construction is proposed. There are no changes to facilities or City streets. The plat is ready for approval with one condition that the CC&Rs be submitted and approved by staff.

Councilmember Jensen made a motion for the City Council to approve the Milestone Condominiums amendment for Lot (1), and that the Hansen Subdivision follow the conditions and submit CC&Rs to show proper ownership. Councilmember Mumford seconded the motion, which was passed by unanimous roll call vote (5-0).

3. CONSIDERATION OF A PROPOSED CONCEPT PLAN FOR ROMAINE COURT PLANNED UNIT DEVELOPMENT LOCATED AT 391 NORTH MAIN STREET, JIM CAMBERLANGO, APPLICANT

Ken Leetham, Assistant City Manager, explained this application is for a planned unit development that is zoned R1-7 on a one acre site. An aerial layout of the project was displayed. There will be four buildings with ten units in each building. There are two minor changes that staff would like to make that relate to moving and creating more space between building six and the driveway.

1. Move buildings one and four closer to Main Street.
2. Landscape island will need to be adjusted, as it is unsafe for unit five.

Proposed architecture designs were viewed. The Master Plan shows low density for this area, with 8,500 square feet per lot. The R1-7 Zone allows for single-family homes, and two family homes when it is a planned unit development. The Master Plan has a category for groups of dwellings when approved as a planned unit development. This development is similar to a planned district.

Councilmember Porter said he is concerned with the duplex density RM-7 Zone, which requires more land for duplexes than the R1-7 Zone. The density of ten units per acre doesn't meet the General Plan requirements, and the General Plan says maximum density is eight units per acre for this zone. He proposed removing two units, or redesigning the concept plan. There should be an advantage with PUD's to the City and the residents, which he does not see. Councilmember Horrocks suggested moving the first four units closer to the street and eliminating units five and six. Councilmember Jensen said the driveway is too close to the back fence, and greenspace would need to be removed to make it fit.

Councilmember Porter made a motion to deny the PUD concept plan because it did not meet the General Plan. Councilmember Horrocks seconded the motion, which was passed by unanimous roll call vote (5-0).

Jim Camberlango, applicant, said it was staff's recommendation to propose this plan. Mr. Leetham said he will meet with the applicant on the appeals process.

4. CONSIDERATION OF A PROPOSED GENERAL DEVELOPMENT PLAN FOR THE PRESERVE LOCATED AT 260 EAST 350 NORTH, BRIGHTON HOMES, APPLICANT

Ken Leetham, Assistant City Manager, explained this is a General Development Plan application on 5.67 acres, with 83 townhome units for sale being proposed in a CH Zone. The Highway Commercial Zone is intended for the Commercial Zoning District on highway 89 that allows for a variety of commercial land uses with a residential component to it, and is being pursued as a planned district. This property is part of a larger conceptual piece of land use that is mixed-use that calls for 15 units minimum, which is being recommended. The Town Center Master Plan was viewed.

Staff feels one of the problems is the Town Center Master Plan does not say what the mixed-use is, and how much residential and commercial uses should interact. The applicants submitted a concept plan of a mixed-use development for the property. There is one-half acre of property set aside on this site for future commercial development. Proposed architecture drawings of the units were viewed. Councilmember Jensen asked if the large piece of open space is counted in the landscaping.

Taylor Spendlove, 215 North Redwood Road, Suite 8, North Salt Lake, represents Brighton Homes. Mr. Spendlove explained 15,000 feet of hard landscape was removed, which is 41 percent for green landscaping. Mr. Leetham said the units are 2,050 square feet, with each unit having a two car garage. The Planning Commission recommended approval of this plan on October 11, 2016. Mayor Arave said the developer originally wanted to use CDA funds to purchase Affordable Auto Sales. Nate Pugsby, Brighton Homes, 215 North Redwood Road, Suite 8, North Salt Lake, represents Brighton Homes. He said the property is worth \$1.2 to \$1.5 million dollars, and it is currently in the greenbelt.

Councilmember Mumford said a different plan with mixed-use of commercial and residential is needed, and this proposal does not reflect that. The Planning Commission is in favor of the walkways that were integrated with the commercial and residential areas. The Planning Commission discussed traffic flow and parking, and how the road will develop if there is a phased approach.

Councilmember Porter made a motion that the City Council approve the General Development Plan for The Preserve located at approximately 260 East 350 North, based on the following considerations:

1. **Aerial plan.**
2. **Zoning map.**
3. **General Develop Plan.**
4. **Site plan.**
5. **Landscape plan.**
6. **Alterations.**

7. **Floor planning.**
8. **Illustration plan.**
9. **Possible future land use.**
10. **Review of Planning Commission minutes of this item being discussed.**

Councilmember Horrocks seconded the motion.

Councilmember Horrocks asked if there is historical significance to the name of the development. Councilmember Porter explained this area was once called Walren Village Shopping Center, as it was once the commercial area of North Salt Lake. Councilmember Jensen said it would be nice if this parcel of property could be attached to the development, so that a future City Council would know the significance of the property. Barry Edwards, City Manager, said it could be parceled off without a zone designation that would allow it to be split and zoned CH. This zone would show the significance of the property.

Councilmember Jensen amended the motion, for the odd shaped triangle property in the conceptual plan that is part CH remains CH Residential, and not part of the General Development Plan. Councilmember Mumford asked what will happen with the odd shaped parcel for the short term. Mr. Spendlove said the odd shaped parcel will be landscaped and subdivided separately. Councilmember Porter seconded the amended motion, which was passed by roll-call vote (3-2). The dissenting votes were Councilmembers Mumford and Hood.

5. DISCUSSION OF A REZONING APPLICATION FOR A PROPOSED WASTE REMEDIATION FACILITY TO BE LOCATED AT THE SOUTH DAVIS SEWER DISTRICT SOUTH PLANT LOCATED AT 1370 WEST CENTER STREET

Ken Leetham, Assistant City Manager, explained the Planning Commission has held several public hearings on this item. At the next City Council meeting, the ordinance to rezone this property will be voted on. This proposal is to rezone the sewer property of 22 acres into two different parcels of 11 acres each. This is to facilitate the zoning change to MG, and turn food waste into methane gas, and combine it with liquid waste from the sewer plant. It is currently zoned Natural Zone in the area west of the Legacy Highway.

The Planning Commission had several questions from the August 9, 2016 meeting. The questions are:

1. Impact on traffic; particularly on the Legacy Preparatory Academy.
2. Development limitations by agreement.
3. Air pollution.
4. Blast zone analysis.
5. Permanent emergency funds in case of injury to life or property.

Other items that affect the proposal is the entrance and exit to the facility. Center Street would be slightly widened to accommodate a new driveway and delivery trucks. Councilmember Jensen asked how many children attend the Legacy Preparatory Academy. Mr. Leetham responded that he was not sure, but thought approximately 500-600 children attend the Legacy Preparatory Academy. (Subsequent research online shows 1,068 total students.) Councilmember Matt Jensen asked how many trucks drive on Center Street each day. Mr. Leetham responded there is a potential average of 100 trucks each day arriving and leaving the plant.

Dal Wayment, General Manager of South Davis Sewer District approached the Council. Mayor Arave asked how sewage is currently treated, and how the new process will be different. Mr. Wayment explained the sludge treatment is the same as sewage. At the treatment plant, rags, broken glass, and grit are screened out, and they settle out any rock or particulate organic material in clarifiers. The raw organic material has to be stabilized before it is put back into the environment. Dissolved material in waste water goes in the biological treatment step where it is converted into microorganisms. Both of the sludge sources are converted into carbon dioxide and methane, which is injected into the natural gas market. This project proposes to bring in other organic materials from bottle and food waste from schools, hospitals, and grocery stores. Food waste is the least recycled waste and it will be diverted to the digesters to make natural gas to serve 40,000 people.

Mr. Wayment explained the first phase is to have two digesters, and the second phase is to add two more digesters. The second phase will also construct a fertilizer storage area, which will be a storage building for pelletized dry bio solids for the agriculture market. Councilmember Jensen asked about the technology used to process the pellets. Mr. Wayment said it is a rotary machine where the pellets are fired. The algae from the reactors contain the waste water coming out of the reactors go through a metal filter, and it is very clean with no solids in it. It becomes Class One usable water that is used at parks and golf courses. Mayor Arave said the algae process has been approved with a letter of intent. If approved, both processes will be completed by January 2018. Councilmember Porter said there are some citizens that are concerned about this proposal and the smell that it could create, and asked if there is a similar facility. Mr. Wayment said there are 100 operating facilities in the United States, with the nearest facility in Greeley, Colorado that is double the size of the proposed facility. The current facilities have digesters that have a floating cover, and the new digesters will have a sealed cover with self-sealing doors to keep odors down. There is no bio waste at this time.

Brad Rasmussen, Aqua Engineering, said this process has three primary receiving areas:

1. Food waste from restaurants.
2. Liquid waste
3. Source separator from the grocery stores.

Councilmember Jensen said there is also a sports facility being planned in the area, and the trucks will be carrying foods with possible unpleasant smells that will go by the outdoor sporting facility. Scott Rogers, Aqua Engineering, said the grease is shipped to a plant in West Valley City where it is treated, and then it is sent to a landfill or composted.

This project will extend the life of landfills by diverting food from landfills where the food waste methane is released into the air. The new process captures the methane and removes it from the air.

Councilmember Horrocks is concerned about the traffic and the perception of North Salt Lake being the place to send garbage. Mr. Wayment said the global benefits is sufficient reason that it is good for the City, and the facility is in a commercial park. He feels the number of trucks coming to the facility is small and they are enclosed. North Salt Lake was chosen because these facilities are typically co-located with water treatment plants. There is a substation that can take 2500 megawatts of power, and the Kern River Pipeline can be used to transport fuel. Councilmember Porter said he would like more information that the proposed remediation facility will not affect the residents. The City Council directed Barry Edwards, City Manager, to arrange a field trip to tour a food waste treatment plant to view a remediation facility.

Mayor Arave is on the Wasatch Integrated Waste Board. He said this proposal would be good for the environment, as it will give four million gallons of waste water each day, which will give cash flow to the City. Mayor Arave asked why the south plant is preferred over the north plant. Mr. Wayment explained the south plant is preferred because it is near the gas line and the power substation, which saves money. The south plant is easier for the delivery trucks to access, and 40 percent of the food waste from the Wasatch Front will be treated at the plant.

Mr. Wayment explained this project started five years ago with the Central Valley Reclamation Water Facility on 3300 South and the old Vitro Tailings site. The difference is the Central Valley Facility was the interlocal agreement created with five districts and two cities, and they pay a prorated fee. When the agreement was made to do the project with seven cities, it became cumbersome. The new phosphorus rules state that by 2020 the phosphorus must be reduced to one milligram per liter. Central Valley consults made a plan to do this, which would cost \$110 - 130 million. They came to Mr. Wayment with a proposal for a feasibility study to do the food waste project, because the Central Valley Water Facility does not want to do the food waste project.

Barry Edwards, City Manager, said if this is done correctly it will be a great benefit to the City. There are going to be improvements made to Center Street that will help the traffic flow of the trucks. There are economic benefits to the City to have this plant, and there is the positive environment impact.

Councilmember Mumford asked about the cost difference from having the facility at the north plant rather than the south plant. Mr. Wayment replied it be around one million dollars cost difference at the north plant. Councilmember Mumford he believes the facility should be at the north facility, as it will be close to the landfill, which would mean the delivery trucks would be off of Center Street. The new facility will add 12 new fulltime jobs, with a six-year payback. The first phase is \$38 to \$39 million with taxes being 50 percent.

Councilmember Hood asked about the traffic flow on Center Street and Redwood Road. Ken Leetham, Assistant City Manager, said the traffic will increase on Center Street but not Redwood Road. There are so many trucks on Center Street, that it will not be noticed. Councilmember Hood asked how often the roads would need to be repaired and replaced, as more trucks are added to Center Street and Redwood Road. Paul Ottoson, City Engineer, reported the changes to Center Street, Redwood Road, and Foxboro Drive will not change the design of Center Street. Center Street is designed to be a 20-year road, and it will not change the cost with the added traffic. With the new changes, it will be a three lane traffic road.

6. CONSIDERATION OF RESOLUTION 2016-32R APPROVING THE DAVIS COUNTY NATURAL HAZARD PRE-MITIGATION DISASTER PLAN

Barry Edwards, City Manager, explained that this plan must be adopted and in place in the event of a natural disaster requiring the application of government disaster funds. Councilmember Porter suggested removing the portion about the City having its own power supply as well as updating the census numbers.

Councilmember Mumford made a motion that the City Council approve Resolution 2016-32R adopting the Davis County Natural Hazard Pre-Disaster Mitigation Plan 2016 as required by the Federal Disaster Mitigation Cost Reduction Act, with the amendments removing the power supply paragraph and changing the census numbers. Councilmember Porter seconded the motion, which was passed by unanimous roll-call vote (5-0).

7. AWARD BID – 5200 WATER RESERVOIR CONNECTION

Paul Ottoson, City Engineer, explained the 5200 tank site with two one million gallon tanks is the grand central station for the water system moving through the City. The water levels should be the same in both tanks, but they are not level, especially during the summer months. There is a difference of four feet in elevation between tanks due to frictional losses. The tanks are not using their full capacity, so pumps are on longer, and fire protection is decreased. The proposal is to put a 16-inch line at the bottom of the reservoir to connect the two tanks to keep the water level even in both tanks. The original tank was built in the 1980's, and the line is 14-inches wide, but the tanks are not connected and cannot equalize. This change will save money in power costs.

Councilmember Porter made a motion for the City Council to award the bid for the 5200 water reservoir connection to Burton Contractors in the amount of \$43,435.66. Councilmember Mumford seconded the motion, which passed by unanimous roll-call vote (5-0).

8. COUNCIL REPORTS

Councilmember Ryan Mumford thanked staff for their work on the Tunnel Springs project.

Councilmember Porter reported he is almost ready for the City History Tour. He is willing to give City employees a tour if they wish.

Councilmember Horrocks asked about the Highway 89 pipeline project. Barry Edwards, City Manager, reported the project is finished on the north end.

Councilmember Jensen reported on the NSL Reads activity held October 13th. The children made superhero outfits, and awards were given for the writing contest. The Halloween 3k was held on October 22nd at Hatch Park. A music performance was held at City Hall on October 9th, and there will be a concert on November 13th at the Center Street Chapel on Center Street and Orchard Drive. This will be a sing-a-long of hymns from various Christian faiths. Councilmember Jensen also reported that the December Second Sunday Concert will host the WXHS Madrigals and a group of cellists, and they would like to hold it at the Eaglewood clubhouse. Assuming that venue is available, the concert will be held at the Eaglewood Clubhouse on December 11th at 6:00 pm.

9. ADJOURN TO LOCAL BUILDING AUTHORITY (LBA) MEETING

At 9:26 p.m., the City Council adjourned to the Local Building Authority meeting.

10. RETURN TO CITY COUNCIL MEETING

At 9:30 p.m., the City Council reconvened into regular session.

11. NEXT MEETING

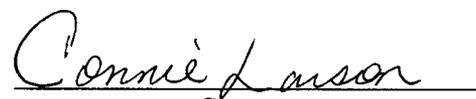
The next City Council meeting will be held on Tuesday, November 15, 2016 at 7:00 p.m.

12. ADJOURN TO CLOSED MEETING

At 9:30 p.m., Councilmember Mumford made a motion to adjourn to a closed session. Councilmember Porter seconded the motion, which was passed by unanimous roll-call vote (6-0).



Mayor



Secretary