

NORTH SALT LAKE CITY
CITY COUNCIL MEETING – WORK SESSION
OCTOBER 2, 2012

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 Matt Jensen
Council Member Conrad Jacobson
Council Member Stan Porter

STAFF PRESENT: Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Paul Ottoson, City Engineer; Rod Wood, Public Works Director; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Marta Nielsen, Deputy Recorder and Administrative Assistant; Linda Horrocks, Minutes Secretary.

EXCUSED: Barry Edwards, City Manager.

1. UTILITY RATE DISCUSSION

Mayor Arave stated that staff needs to notify residents of any rate increases, even small ones. A notice and explanation should be mailed/advertised one to three months before the increase goes into effect. He then asked when the fee schedule would be reviewed again. Brian Passey stated that they assembled the consolidated fee schedule, and it is updated and posted on the City's web site. He projected a new schedule to be brought before the Council in the next 30 days. Mayor Arave stated that it may be time to review secondary water rates. He added that the rating agencies strongly suggested the City implement periodic increases.

Council Member Porter stated that he is disappointed in the amount our district is paying for garbage disposal. The Mayor stated that Wasatch Integrated Waste Management District assumes that the City will utilize its services as it is an owner in the district. Council Member Porter suggested that North Salt Lake is probably paying more than anyone in the state if you compare what the City is paying per ton.

Mayor suggested inviting Nathan Rich, from Wasatch Integrated, to attend a future Council meeting and discuss garbage rates.

2. REVIEW ACTION ITEMS

Council Member Jensen said he rode some of the bike trails this weekend, and suggested including signs showing trail maps, rather than just the names of the trails. Council Member Porter said he can create a map fairly quickly with a Google GPS, and he and Paul Ottoson agreed to create maps for the trails.

Regarding the utility box cut-outs in Foxboro, Paul Ottoson stated that many residents are cleaning them up on their own. Mayor Arave suggested sending Tom Blanchard (Ordinance Officer) to

Foxboro to remind all residents whose property includes a utility box to keep them cleaned and maintained.

Regarding the residents' request for landscaping the corridor between their neighborhood and I-15, Rod Wood reported that they are now hearing from the residents that it is looking pretty good.

Council Member Porter suggested he and Ken Leetham meet with the Jordan River Commission and on the RFP (Request for Proposal) for wetlands development. The RFP would include hiring a consultant with expertise in this area to inform the City what can and cannot be done on this property. Paul Ottoson reminded the Council that the toe slope is the determining factor in what can be done in the wetlands.

3. APPROVE MINUTES

The City Council minutes of September 18, 2012 were reviewed and amended. **Council Member Horrocks moved to approve the work session and regular session minutes of September 18, 2012 as amended. Council Member Harman seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.**

4. CITY ATTORNEY'S REPORT

David Church gave a brief update on various litigation issues with the City. He continues to work on each case and will provide updates as necessary.

Mr. Church stated that an appeal was filed in the case of the Big E electric fence after the City's appeal authority denied the electric fence.

5. MAYOR'S REPORT

Mayor Arave reported that residents have inquired how the City intends to act on the deer population this winter. The Council did not make a decision, but will discuss it at a later date. The Mayor added that in not doing anything, it could cause a mountain lion problem.

Mayor Arave reported that the City's fall cleanup has been moved to the first weekend in November. Dumpsters will be placed in the usual locations.

The Mayor stated that the EPA (Environmental Protection Agency) is forcing the State to implement new regulations. There is a website for public comment, and also dates set for public meetings. They are looking for comments on air quality, the new regulations, etc.

6. COUNCIL REPORTS

Council Member Porter said they met with the managers at North Towne station regarding the traffic going through their property. They will be discussing it again, and the issue may come before the Council, at some point.

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
OCTOBER 2, 2012

Mayor Arave called the meeting to order at 7:08 p.m. Council Member Jacobson offered the invocation and led those present in the Pledge of Allegiance.

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

EXCUSED: Barry Edwards, City Manager.

STAFF PRESENT: Brian Passey, Assistant City Manager and Finance Director; Ken Leetham, Community and Economic Development Director; Paul Ottoson, City Engineer; Rod Wood, Public Works Director; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Marta Nielsen, Deputy Recorder and Administrative Assistant; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Shawn Ferrin, PB&L; Wade Budge, S&W, Doug Keefe, Runaway Bay Investments.

1. CITIZEN COMMENTS

There were no citizen comments.

2. ORDINANCE NO. 2012-15: AN ORDINANCE ESTABLISHING THE EXISTING USES OVERLAY ZONING DISTRICT ON THE PROPERTY LOCATED AT 1000 WEST CENTER STREET. RUNAWAY BAY INVESTMENTS, LLC, APPLICANT.

Ken Leetham reported that on February 7, 2012, the City Council approved the rezoning of several properties from M-D to C-G. Based upon the request of several property owners affected by this action, The City Council also instructed City Staff to prepare a code amendment that would allow property owners to clarify their status in a way that would allow continued use of their properties without being classified as “legally non-conforming.” The result of that assignment was the adoption of Ordinance No. 2012-09 which established an “Existing Uses Overlay Zone.” This overlay zone allows for owners, through a rezoning application process, to have the existing uses on their properties be classified as permitted uses in the C-G zoning district. Mr. Leetham stated that he believes Runaway Bay Investments’ application meets the required criteria to be included in this zone.

Council Member Jacobson moved to approve Ordinance No. 2012-15 an ordinance establishing the Existing Uses Overlay Zoning District on the property located at 1000 West Center Street. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

3. ORDINANCE NO. 2012-16: AN ORDINANCE ESTABLISHING THE EXISTING USES OVERLAY ZONING DISTRICT ON THE PROPERTY GENERALLY LOCATED AT 90 NORTH 1100 WEST, STERICYCLE, INC., APPLICANTS.

Ken Leetham stated that the Planning Commission also reviewed this Existing Uses Overlay Zone application and recommended approval with certain conditions. The conditions have been included in the proposed ordinance.

Council Member Harman moved to approve Ordinance No. 2012-16 establishing the existing uses overlay zoning district on the property located at 90 North 1100 west. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

4. AWARDING BID FOR SPRINGHILL LANDSLIDE STABILIZATION PROJECT

Paul Ottoson reported that there is some asbestos in some of the vacant homes in the landslide area, as they were built in the late 1970s. As soon as examination is complete on those four homes, the contractor will begin demolishing the homes. They would prefer to demolish all 11 homes at the same time, but there are certain time constraints, and because of purchase dates and demolition requirement dates, this will not be possible. Mr. Ottoson expects it to require two to three visits. The bid price is for all 11 homes, and staff believes it is a fair price.

Mayor Arave asked Ken Leetham to continue seeking additional private grants for assisting with this project.

Council Member Harman moved to award the bid for the Springhill Landslide Stabilization Project to Grant Mackay Company for the amount of \$84,435.47. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

5. AWARDING BID FOR ENGINEERING SERVICES TO ESI ENGINEERING FOR THE DEER HOLLOW DETENTION BASIN EXPANSION

Rod Wood reported that staff recommends awarding a professional services agreement to ESI Engineering for a sum not to exceed \$22,800 for the expansion of the Deer Hollow Park detention basin. This agreement will include design, preparation of contract documents and taking the project to bid opening.

The engineer's estimate for construction of this basin is \$300,000. Funding would come from anticipated storm water impact fees, prior year storm water fund cash reserve, and the majority of the funds would come from deferring the currently budgeted loan repayment to the Capital Projects Fund.

Council Member Jacobson asked if the project entails dredging out more dirt, or creating a larger footprint. Paul Ottoson stated that they can enlarge the lower basin some, but will have to take more dirt out of the upper basin, so they will be digging them deeper, and enlarging the footprint.

Council Member Jensen moved to award a professional services agreement to ESI Engineering for a sum not to exceed \$22,800 for the expansion of the Deer Hollow Park detention basin. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

6. APPOINT PLANNING COMMISSIONER

Mayor Arave recommended the appointment of Ted Knowlton as the newest member of the City's Planning Commission. He has a lot of experience and will be a contributing member of the Commission.

Council Member Horrocks moved to approve Mayor Arave's appointment of Ted Knowlton to the North Salt Lake City Planning Commission. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter, Harman and Jacobson.

7. COUNCIL REPORTS

Council Member Jacobson reported that the Youth City Council will be volunteering at the Emergency Preparedness Fair October 13th at Woods Cross High School.

Council Member Harman was contacted by Joe Boden who believes his neighbor may be running an unauthorized business out of his home. He asked if anything can be done to determine if it is a legal and authorized business. Chief Black agreed to look into the complaint from Mr. Boden. Council Member Harman will forward the information to the Chief.

Council Member Harman stated that in Foxboro North, there are many trucks using Cutler Drive along 1100 North, creating a lot of dust/dirt in the Stonehaven area. He asked if staff could contact the responsible company and ask them to keep the road wet to minimize dust.

Council Member Harman reminded the Council that there will be an Emergency Preparedness Fair at WXHS October 13, 2012 from 10:00-2:00 pm.

Council Member Jensen reported that the next NSL Live activity will be the Second Sunday Concert Series, featuring a Broadway Revue, October 14, 2012, at City Hall.

8. ADJOURN

Mayor Arave adjourned the meeting at 7:50 p.m.

Mayor

Secretary