

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
APRIL 1, 2014

FINAL

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

PRESENT: Mayor Len Arave
Council Member Matt Jensen
Council Member Brian Horrocks
Council Member Ryan Mumford
Council Member Conrad Jacobson
Council Member Stan Porter

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

OTHERS PRESENT: Nathan Peterson, UDOT Region One; Amalia Deslis, Becca Hair, Frontline Communications; Jake Morrill, W.W. Clyde; Brett Coulam, Matt Sibul, Hal Johnson, UTA; Michelle Koyle, Syringa Networks.

1. I-15 PROJECT UPDATE-W.W. CYLDE PI TEAM

Nathan Peterson, UDOT, reported that this project started out as bridge replacements on 1500 South. The total overall budget for the South Davis improvement project is \$117 million using a combination of State and Federal funds. The project will include adding 10.5 miles of express lanes to I-15 starting at Beck Street up to Farmington, widening of the center and outside lanes, and a pedestrian crossing in Centerville. Upon completion, this express lane will be the longest continuous express lane in the United States. Other project elements will include the replacement of the 400 North structure with a full closure for 60 days, replacement of the bridge structure at 1500 South, and a divergent diamond and an increased shoulder for bicyclists will be added at 500 South.

Mr. Peterson then discussed the 2600 South interchange that North Salt Lake shares with Woods Cross, and reported that the original design for the area was to be a divergent diamond configuration with a through-turn on 2600 South with no left turn onto Overland Drive. They then provided W.W. Clyde with a budget and the general design plan to see if improvements could be made. W.W. Clyde pulled together some innovations to create a hybrid interchange to address some unique design challenges on 2600 South. This new design, called a Continuous Flow Interchange (CFI), will improve traffic operations with fewer conflict points and better signal timing. There will also be a left hand turn onto the Thomas Petroleum property which will

help facilitate the larger truck traffic there. This interchange design will also help with the increased amount of trucks in this area overall.

Mr. Peterson said that some innovative ideas they were incorporating are to segregate the interstate traffic from 2600 South, eliminate a triple left signal, and introduce a free left hand turn onto the interstate. Mayor Arave asked if northbound traffic would be set up the same way. Mr. Peterson replied that northbound would be a typical signal with one left hand turn lane. He said that they projected, and planned for, traffic increases 20 years into the future.

Mr. Peterson said that some concerns from City staff included the left hand turn and the traffic backup onto Overland Drive. UDOT is considering a raised median to prohibit a right hand turn onto the frontage road. He said he will provide a future update for the council once he has additional design information.

Council Member Mumford asked how many cars would back up going east to that intersection and if they would block Overland Drive. Mr. Peterson responded that signal timing would need to be adjusted and that he believes UDOT's plans for spacing between intersections and signal timing will help to resolve some of the current problems in that area.

Mr. Peterson reported that the overall schedule for mainline I-15 will begin mid April 2014 with the shifting of interstate traffic to begin widening the lanes. The majority of the work on 2600 South will begin in the fall with full road closures that will typically happen on weekends and nights. UDOT will provide public information during construction and will present the City with an aesthetic plan and a possible presentation on traffic flow.

2. UTA PRESENTATION ON SOUTH DAVIS SLC CONNECTOR

Hal Johnson, UTA, stated that the South Davis transit study was restarted about a year ago. The previous study ended without conclusion and had many negative public comments. He said that the approach has been modified and that they have reached out to businesses, polled the public, created focus groups to get input from citizens, as well as a lot of digital outreach. The feedback they have seen from this is that people are interested in better and more transit services in Davis County to help economic development and improved air quality. The study areas include Highway 89, Main Street in Bountiful, 200 West, 300 West, 400 West and Victory Road. Based on public input there was very little support for a rail-based solution at this time, but there is strong support for bus based solutions including BRT, similar to light rail with its own branding, lanes and stations. UTA will make a technical recommendation which will then bring the South Davis study to a close.

The next step would include an environmental study, design and station location. UTA also did an open house in Centerville for another project and sensed that the city was open to potential projects in the future.

Council Member Mumford asked if there was a proposed timetable and what type of turnaround time there would be for the entire project. Mr. Johnson replied that they would finish the study

this summer and discuss the results with decision makers to see if the project will continue. He said there was not available funding for operations and building yet.

Matt Sibul, UDOT, said that once the project was approved they could complete the project as quickly as the cities wanted it developed especially if there was Federal or State funding. He commented that the Sugarhouse streetcar project was moved forward ten years and that Salt Lake City is one of the contributors to this study. He added that there is a lot of economic interest in completing a project like this.

3. ACTION ITEMS

Council Member Jensen commented that Camille Thorpe would assist with the framing of the Kite Festival posters and also the ribbon cutting ceremony at City Hall Park.

Mayor Arave asked if the irrigation water in the parks had to be metered and if there needed to be a public meeting. Barry Edwards responded that the law has changed and that he is working with the City attorney to meet the requirements. He said that there is no intent to charge for water used in the parks.

4. COUNCIL REPORTS

Council Member Porter reported that May 17th is the noxious weed removal at Tunnel Springs Park from 9am-12. There will also be the Get into the Jordan River Festival on May 31st and that he may give canoe rides down the river on that day.

Council Member Jacobson reported that the Youth City Council is continuing to fill Easter eggs and prepare kites for the Kite Festival on April 19th. The next Senior Lunch Bunch will be April 9th with Paul Ottoson presenting. He also said that there was graffiti at Hatch Park on the cement steps and the door of the concessions stand.

5. ADJOURN

Mayor Arave adjourned the meeting at 6:59 p.m. to begin the regular session.

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-REGULAR SESSION
APRIL 1, 2014

FINAL

Mayor Arave called the meeting to order at 7:06 p.m. Council Member Conrad Jacobson offered the invocation and led those present in the Pledge of Allegiance.

PRESENT: Mayor Len Arave
Council Member Matt Jensen
Council Member Brian Horrocks
Council Member Ryan Mumford
Council Member Conrad Jacobson
Council Member Stan Porter

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Chief Jeff Bassett, South Davis Metro Fire Agency Chief; Brent Moyes, Golf Course Director; David Church, City Attorney; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Nate Pugsley, Brighton Homes; James Hood, resident; Michelle Koyle, Syringa Networks.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF FINAL DESIGN PLANS FOR THE DEER HOLLOW
RESERVOIR-PERIMETER LANDSCAPE

Barry Edwards reported that City staff has met with the residents of the area on numerous occasions and discussed a landscaping phasing plan. The committee agreed to the concept and the phasing of the recommended plan along with planting additional trees in the southwest corner to help block the noise and create a visual barrier. There will also be trees put in on the north and west sides with the trees for the south and east sides to be installed at a later date. The landscaping plan will go out for bid, and the City should save approximately \$10,000 by waiting on the tree planting for the south and east sides. Mr. Edwards said that the committee was concerned about the coyotes but were pleased with the plan to apply for a grant for an ADA-compliant playground area.

Council Member Horrocks commented that he had spoken to the Boyer's about hand watering the trees when they are planted. Council Member Jacobson expressed concern about the Boyer's

moving and who would water the trees then. Council Member Horrocks replied that the trees just need to be watered through the summer until the irrigation system is available.

3. REVIEW OF PROPOSED AT&T WIRELESS FACILITY ON CITY GOLF COURSE PROPERTY LOCATED AT 834 E. EAGLEWOOD LOOP

Barry Edwards reported that this proposed site is similar to a prior application some years ago. AT&T would like to lease 1800 square feet of property, and City staff has determined that the lease amount is too low and that the City is not required to lease the land. If the City Council does have interest in leasing the land City staff would recommend at least \$2,000 or more per month.

Council Member Mumford asked if the Verizon tower was approved if the City would be obligated to approve the AT&T tower. Barry Edwards responded that this property is owned by the City and that they are asking for a land lease which the City Council does not have to approve.

David Church commented that the City can request co-location but that they cannot discriminate against providers, or zone the land in a way that people cannot get cell reception. He also stated that health effects cannot be considered in a zoning decision.

Council Member Horrocks said that the first step would be to see if AT&T could co-locate on another carrier's tower.

Council Member Mumford said that on City property, the City can impose restrictions and asked if they could require certain things for this application even if it was not on City owned property. David Church replied that the City could impose reasonable design standards such as height standards, but when current carriers come to the city to upgrade their equipment they will have rights to upgrade, and that this may change the look of some of the current towers and poles.

Barry Edwards commented that City staff will look into co-locating as well as possible locations on the golf course to minimize visibility of the tower.

4. CONSIDERATION OF INTERLOCAL AGREEMENT WITH WOODS CROSS CITY PERTAINING TO THE 1100 N. RECONSTRUCTION PROJECT

Barry Edwards reported that the City has been negotiating with Woods Cross on the 1100 North reconstruction project. This agreement provides for Woods Cross City's inspection of the project and an obligation to pay their portion once it is approved. Mr. Edwards said this project includes the installation of a water line at \$600,000 and storm drain line at \$400,000.

Paul Ottoson said that Woods Cross will pay for 100% of the water line and will also pay for 100% of the storm drain system on their side of the street. They will pay 50% of all improvements north of the curb and gutter on their side of the street including landscaping and irrigation systems.

Council Member Jacobson moved to approve the Interlocal Cooperation Agreement between Woods Cross City and North Salt Lake City. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

5. CONSIDERATION OF RESOLUTION NO. 2014-08R PROCLAIMING APRIL 26, 2014 AS ARBOR DAY IN NORTH SALT LAKE

Council Member Jacobson asked when the official Arbor Day is celebrated nationally and why the City is designating a different day as Arbor Day. National Arbor Day is Friday, April 25, 2014 and the City has determined to celebrate Arbor Day on Saturday April 26th to encourage more participation at Arbor Day events.

Mayor Arave read Resolution No. 2014-8R proclaiming April 26, 2014 as Arbor Day in North Salt Lake and urged all citizens to celebrate Arbor Day and to support efforts to provide and to protect our trees and woodlands for this generation and future generations.

Council Member Porter moved to adopt Resolution 2014-8R a resolution proclaiming April 26, 2014 as Arbor Day in North Salt Lake City and authorize the Mayor to sign the resolution. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, and Porter. Council Member Jacobson voted in opposition.

6. CONSIDERATION OF ORDINANCE 2014-03 AN ORDINANCE AMENDING THE CITY'S ZONING MAP FROM THE SPECIAL USE RESTRICTED ZONE (SR) TO PLANNED DISTRICT (P) AND ADOPTING AN ACCOMPANYING DEVELOPMENT AGREEMENT FOR THE PROPOSED GRANITE RIDGE DEVELOPMENT LOCATED TO AND GENERALLY WEST OF EDGEWOOD ESTATES

Ken Leetham reported that this property is part of the Granite development and that they have entered into a sale agreement with Brighton Homes for the development of a subdivision. The general development project was approved in February and the Planning Commission has spent a lot of time on this application. The conditions of approval include: a phasing plan that provides mining to be completed in the south and west portions first, that the development contains architectural and design standards to provide varied streetscapes, methodology to notify residents of the proximity and frequency of mining activities, a recommendation that lot 101 include a trail width, and an entitlement of 64 lots in this development.

Council Member Jensen commented that condition #5 appears to commit the City to 64 lots in this proposed subdivision. Ken Leetham responded that the developer has submitted a preliminary design plan that contains 61 lots.

Barry Edwards asked if the developer wanted 64 lots or 61 lots. Ken Leetham replied that the general development plan was based on 64 lots. The developer's latest request is for 61 lots and if the City Council wants to approve 61 lots they have the discretion to do so.

Nate Pugsley, Brighton Homes, commented that they are okay with 61 lots in the development.

Council Member Horrocks asked if the Planning Commission had reached an agreement on the smaller lots on the west side and if they would be compatible to the surrounding neighborhoods. Council Member Mumford responded that the Planning Commission was able to discuss changes to aesthetics and locations of the driveways, porches and garages. He also said that there are some other similar sized homes in that area.

Mayor Arave asked if the streets in this subdivision would be public or private and if the streets would be too steep to maneuver in poor weather. Paul Ottoson replied that they would be public streets with up to a 12% slope but that residents should be able to exit/enter the subdivision as there are two access streets out of the subdivision.

Ken Leetham stated that there would be three phases to this subdivision and that there would be a temporary turn-around that should allow room for emergency personnel. Chief Black said that this project was reviewed by the Development Review Committee and that he and Chief Powers, Fire Marshal, felt that the temporary turn-around is satisfactory as presented.

Barry Edwards said that there should be a required time-frame placed on the completion of this road.

Mayor Arave commented that a bond would be put in place before Phase 2 of the project is approved. Nate Pugsley replied that a bond could become expensive and would cause a hardship for Brighton Homes. He said the plan to finish the phases should go quickly especially if the investor wants to sell aggressively.

Barry Edwards commented that the city can compromise on the road in a way that would not create a problem.

Council Member Jacobson asked when the anticipated build-out would be. Nate Pugsley replied that this development would most likely be completed in three years. Ken Leetham responded that the City would reach build-out in approximately five years.

Council Member Porter moved that the City Council approve Ordinance No. 2014-03: An ordinance amending the City's zoning map from the SR to P District and adopting the proposed development agreement with the changes presented, going from 64 lots to 61 lots, and allowing for an all weather road within seven years for this Granite Ridge project located adjacent to and generally west of Edgewood Estates. Council Member Jacobson seconded the motion.

Council Member Porter moved to amend the motion to include that the legal description needs to be amended as per City Engineer standards. Council Member Jacobson seconded the amended motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

7. CONSIDERATION OF ORDINANCE 2014-05 AN ORDINANCE ENTERING INTO A FRANCHISE AGREEMENT WITH SYRINGA NETWORKS, LLC TO PROVIDE VOICE, DATA OR VIDEO TRANSMISSION SERVICES WITHIN THE CITY

Barry Edwards reported that Syringa Networks has submitted a request for a franchise agreement to install a fiber optic line up Eagleridge Drive from Highway 89 to the golf course. Syringa would pay the City a franchise fee of 3.5%. Mr. Edwards said that the City would not receive any revenue on this particular line as there were no retail customers, but that this type of fee is charged to cell phone users and collected by cell phone providers.

Council Member Jacobson moved to approve Ordinance 2014-05, an ordinance entering into a franchise agreement with Syringa Networks to provide voice, data or video transmission services within the City. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

8. CONSIDERATION OF A PLAT AMENDMENT FOR THE EAGLEWOOD VILLAGE SUBDIVISION DEDICATING CERTAIN STREETS TO THE CITY AND PROVIDING A PUBLIC ACCESS EASEMENT TO THE CITY'S DETENTION POND

Ken Leetham reported that this proposal arises from several previous development agreements between the City and Compass Development which requires these streets in the Eaglewood Village subdivision be dedicated to the City to become public streets. The new plat also provides for a public use easement to the City's detention pond which will allow access for City crews and the public. The detention area is a proposed public park with a boat dock and parking spaces.

Mayor Arave asked if it was possible to restrict gravel trucks from using these roads. David Church said that it may be possible to put in weight or length limits and that there may be a provision to keep the trucks off the roads. He asked why the City wants these easements back. Ken Leetham responded that in the event the roads needed to be widened to accommodate additional traffic, the City would need these easements.

Council Member Porter asked if the roads had been inspected lately to determine the condition. Ken Leetham responded that they were fairly new roads. He also stated, in response to Council Member Horrocks' question about the curvature of one of the streets, that they would review the safety of the curve.

Council Member Horrocks asked what direction this development was going as it seemed like restrictions were placed that they have disregarded. Ken Leetham replied that the City had altered the timing on how the development would proceed.

The Council discussed the negative issues of the apartment buildings at this location including the plan for more apartments, the absence of the proposed commercial space, and the quality of the tenants at the existing complex.

Council Member Jacobson moved that the City Council approve the proposed amended plat for Eaglewood Village Subdivision. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

9. CITY ATTORNEY'S REPORT

David Church clarified that moving money from the enterprise funds to the general funds would require a public hearing outside of the City's budget meeting. He also reported that the City's nepotism policy mimics the State's nepotism law and that they do not have a definition for a "volunteer" and is to be defined by the local entity.

10. MAYOR'S REPORT

Mayor Arave commented that nominations should be submitted now for the Mother of the Year award.

11. COUNCIL REPORTS

Council Member Mumford asked about the Frieda well public meeting and if it could be timed to occur before the secondary water is turned on for the year. Barry Edwards said City staff would plan for the meeting within the next couple of months; however, since the plan is not to use this water until absolutely necessary, it is not as critical to hold the meeting immediately. Staff will gather expert information and put together a presentation to answer any questions the residents may have.

Council Member Jensen reported that the Second Sunday Concert would be Sunday April 13th at the golf course clubhouse at 6pm. He also said that kites would be handed out at the kite festival April 19th and asked if the police and fire departments would participate again this year with the festival. Chiefs Black and Bassett commented that they would be happy to participate.

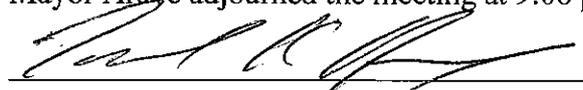
Barry Edwards asked what would be requested from the city for the children's play that the Parks Trails Arts and Recreation Board was sponsoring. Council Member Jacobson replied that they would request that the City provide the speakers, pay for the license, and practice facility for the play. Council Member Jensen replied that it wouldn't be more than \$1500 to \$2000 at the most. Parents of the kids would actually be paying for them to participate.

12. CITY MANAGER'S REPORT

Barry Edwards reported that the City received funding for the Center Street reconstruction project and will get \$1.78 million with a match of \$139,000. This project will include Redwood Road to Legacy Highway on Center Street.

13. ADJOURN

Mayor Arave adjourned the meeting at 9:06 p.m.



Mayor



Secretary