

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
MAY 6, 2014

Mayor Arave called the meeting to order at 6:01 p.m.

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

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: Rebecca Kanell, Amalia Deslis, UDOT PI; Rob Eldredge, Imanuel Alwandi, Lori Labrum, JUB Engineers; Tiffany Pocock, Jeff Gulden, Parsons Brinckerhoff PB; Alan Preston, WW Clyde.

1. UDOT FOLLOW-UP PRESENTATION-AMALIA DESLIS

Lori Labrum, JUB Engineers, presented a simulation of the traffic flow on the interchange including Overland Road and the southbound off-ramp and how it would operate.

Council Member Porter commented that truck traffic tends to avoid the interchange and use other routes including Redwood Road and 500 South instead. Ms. Labrum replied that the presented model was representative of 2040 peak hour traffic conditions and included routes and traffic patterns pulled from thorough discussion and review of routes with area trucking companies.

Barry Edwards asked what type of increase could be expected from today in comparison to 2040. Imanuel Alwandi, JUB Engineers, responded that in the future there will be an increase from 573 to 652 vehicles making a stop and then turning right onto the interchange. This would be vehicles heading north during the peak hour of 4:30 to 5:30 p.m.

Barry Edwards asked what the purpose of having 2600 South (west of the interchange) transition from one lane to two lanes and back to one and if it would be better to change the second lane

into a permissive turn lane instead. Amalia Deslis, UDOT PI, replied that they would research options for the lanes in that area.

Council Member Mumford commented that moving Overland Drive through the mobile home park would help with the stacking problems and open the surrounding area to commercial use.

Council Member Horrocks asked in regards to the beautification of the interchange and how the expense would be divided. Amalia Deslis replied that each interchange is assigned a dollar amount and that approximately \$100,000 would be possible for aesthetic treatments at this interchange. All the entities would have to decide how to spend those funds with the aesthetic treatments to be approved by UDOT.

Alan Preston, WW Clyde, provided a brief update on the construction in this area and said that they are currently widening the freeway and hope to put new asphalt down for the shoulders the week of May 16th, and then in July they will switch traffic patterns through the shoulders to start median work. The girders for the bridge for 2600 South have not yet been ordered but construction on that bridge will be a three phase project that will start in October.

Amalia Deslis replied that they will continue to meet with trucking companies and other businesses to communicate the construction and traffic plans.

2. STERICYCLE UPDATE-SELIN HOBOY

Selin Hoboy, Stericycle, reported that Stericycle wanted to update the City on the legislative approval and that they now have a purchase agreement for a parcel in Tooele. They are in the process of putting together the conditional use permit application and anticipate that it would go before the Tooele Planning Commission in July. They will also start the solid waste permit application to run concurrently. They will be putting in an application for water rights at the end of the month which may take up to a year to complete. Stericycle will do what they can to speed up the process and have been holding public meetings in Tooele and tours at the North Salt Lake plant to keep the public informed. The new plant will also include incineration per legislative approval and will look into other technology options as well. They plan to have 30 to 35 open job positions in Tooele.

Council Member Jensen asked what the Stericycle property in North Salt Lake would become. Ms. Hoboy replied that they haven't made a final decision but as they own the property outright it could possibly become a transfer station with 20 employees remaining at that location. She also stated that the timeframe could be anywhere from 18 months to 4 years maximum for

Stericycle's move to Tooele. She then said that the new equipment at the North Salt Lake facility will be in compliance by October 2014.

Council Member Mumford asked what the plan would be for the equipment at the current site. Ms. Hoboy replied that it would be decommissioned, decontaminated and some parts could be sold for scrap.

3. ACTION ITEMS

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

Council Member Mumford asked if there was an update on the flood map and the homes in those areas. Paul Ottoson replied that he had received the flood maps and that the list of homes was extremely small but that he would compile a list of how many total homes are affected.

Mayor Arave asked if staff had looked at charging utilities in the park. Barry Edwards replied that based on prior discussion the cost has been added to the park budget as it was approximately \$40,000 per year and was not worth the aggravation of transferring to the General Fund.

4. 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
MAY 6, 2014

Mayor Arave called the meeting to order at 7:08 p.m. Council Member Stan Porter 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; Brent Moyes, Golf Course Director; David Church, City Attorney; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: James Hood, Jen Hood, Thomas DeGraw, Alex DeGraw, BSA 679; Hunter Jensen, Jennifer Jensen, Robert Harrison, MaryAnn Harrison, Dez Weir, Tyler Weir, Nate Weir, Amanda Weir, Bob Weir, Maryann Weir; Ronald Barney, Tom Carrillo, Kolby Carrillo, Dan Jensen, Greg Steffensen, residents; Matt Hedrick, Safeway Services; Michael Piep, Utah State University; John Zarbock, Michael Zarbock.

1. CITIZEN COMMENT

There were no citizen comments.

2. SWEARING IN OF POLICE OFFICER TYLER WEIR

Chief Craig Black introduced Tyler Weir as the newest police officer for North Salt Lake City. He reported that Tyler Weir has been with the City for 6 weeks and that he had previously worked for the Taylorsville police department. Chief Black also commented that the City's police department is now at full staff.

Mayor Arave performed the swearing in of Officer Weir.

3. AWARDING OF YOUTH CITY COUNCIL SCHOLARSHIP OF \$1,500 TO HUNTER JENSEN, YCC MAYOR

Mayor Arave commented that Hunter Jensen has been a member of the Youth City Council for two years and has been the Youth City Council Mayor for one year.

Council Member Jacobson commented that Hunter has been a pleasure to work with and had done a great job in the position of Youth City Council Mayor.

Mayor Arave then presented Hunter Jensen with a \$1,500 scholarship.

4. CONSIDERATION OF RESOLUTION NO. 2014-11R A PROCLAMATION DECLARING MAY 2014 AS "FOSTER CARE MONTH" IN NORTH SALT LAKE CITY

Mayor Arave read Resolution 2014-11R a Proclamation declaring May 2014 as "Foster Care Month" in North Salt Lake City.

Council Member Porter moved to pass Resolution No. 2014-11R a proclamation declaring May 2014 as "Foster Care Month". Council Member Mumford seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

5. CONSIDERATION OF A REQUEST TO ENCROACH UPON A NORTH SALT LAKE EASEMENT ON LOT #822 EAGLEWOOD ESTATES, PHASE 8- ROBERT HARRISON

Ken Leetham reported that City staff did some research on this property and found that in 1987 the City Council, at that time, had set up a no build easement to protect the homes from stray golf balls. The current City attorney has advised that an exception could be made in this instance for the placement of a swimming pool to be built partly on the 30' easement. City staff also recommends that a waiver of liability be signed by the owners of the property to protect the City from any possible accident.

Council Member Jacobson asked what type of fencing is required by City code around the pool. Ken Leetham replied that a 6' fence with self latching mechanism either right around the pool or around the backyard per the homeowner's preference.

Barry Edwards commented that this area seems prone to stray golf balls and that the waiver would only indemnify the City and not the golfers. David Church replied that the waiver would

be written as broadly as possible but that it is difficult to protect those who are not a party to the agreement such as individual golfers. This encroachment and waiver would also remain with the property regardless if it is sold.

Council Member Jensen commented that other homeowners in this area have a sports court and other structures and asked if they would be required to indemnify the City in the event of stray golf balls, etc. David Church responded that most of those items are either built without permission or do not require a permit from the City. The purpose is to protect the City from liability and that it would be hard to protect individual golfers.

Robert Harrison, 475 Dorothea Way, 1161 East Eaglewood Loop, commented that his pool will sit 22' from the property line and that he will be putting a 6' wrought iron fence around the property to match the neighbor's fence. Mr. Harrison asked if the waiver would transfer if the home was sold. Mayor Arave responded that the waiver would be recorded on the property and the buyer would receive a copy when they purchase the home.

Council Member Horrocks moved that the City Council allow the proposed swimming pool structure on Lot 822 to encroach upon the 30' easement belonging to the City of North Salt Lake adjacent to the golf course property subject to the current owners signing a waiver of liability acceptable to the City Attorney. Council Member Jacobson seconded the motion.

Mayor Arave commented that with the homeowner signing the waiver they understand there is a reasonable possibility that golf balls will land on their property.

Council Member Jensen said that the motion references a "swimming pool structure" and wanted the record to show that this would only consist of an in ground pool and would not include a pool house, tall diving board, above ground pool, etc.

Mayor Arave commented that the homeowner can build the pool per the specification in the plan referenced in the motion which would be from "water's edge" of the pool and no further than a 15' encroachment into the 30' easement.

Council Member Horrocks moved to amend the motion to include a maximum 15' encroachment into the 30' easement and to include the drawing submitted by the applicant.

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

6. DISCUSSION OF POSSIBLE ZONING DISTRICT PROVISIONS WITHIN THE REDWOOD ROAD CDA PROJECT AREA

Ken Leetham reported that there is an area of the City north of Center Street and west of Redwood Road that is now zoned General Commercial (CG). Most of the properties there were developed when the zoning was Manufacturing Distribution (MD) which causes difficulty for City staff in processing land development applications. There are existing building and property types which don't match the zoning provisions, outdoor storage is not allowed and many uses are prohibited or conditional. There are currently 91 individual spaces in these buildings with only half being utilized with active business licenses. City staff believes the high vacancy rate is partly due to the current zoning. City staff recommends an alternative zoning approach which would include land uses approved based upon standards rather than specific land use and would allow outdoor storage with conditions, flexible uses within buildings and smaller parking areas. There would be an emphasis on quality site design standards and architecture with increased use of landscaping for aesthetic and buffering purposes. A property owner approached City staff with a proposal for Safway Services to include outside storage, warehouse and office space in this area.

Council Member Horrocks asked for clarification on the proposal and if this would be creating a new zone or modifying the existing zone. Ken Leetham replied that it would involve modifying the current Land Use Ordinance to create a new zone for adoption by the City Council. He said the zoning in this area is currently an economic development barrier especially in an area with newer buildings.

Mayor Arave commented that this is a great solution for a current problem.

Barry Edwards replied that this would not be a free for all and that there would need to be a list of prohibited activities and restrictions.

John Zarbock, who currently owns the proposed property, said that he has owned this property since 1998 and has put the property up for sale several times as there are currently 30% vacancies at this property. He said he rents property in West Valley to Safway Services and that they would bring approximately 200 jobs to the City if they were able to rent this property.

Matt Hedrick, Safway Services, said that the company does scaffolding and insulation and that they are merging two companies so they need a larger location.

Barry Edwards commented that this type of operation would help build credibility in getting the school district to be responsive to the Redwood Road CDA project and would be a great addition to the City.

Mayor Arave asked how much traffic Safway Services would generate. Matt Hedrick replied that it would be employee trucks coming in and out in the morning and evenings. They cover the Wyoming, Nevada and Utah area and would have employees traveling to those areas for jobs. If the project is approved they would like to be in the building by April or June of next year.

Mayor Arave advised City staff to move the alternative zoning discussion through the Planning Commission process.

7. AWARDING OF BID FOR DEER HOLLOW PARK LANDSCAPING

Paul Ottoson reported that this bid would finish the beautification of the area around the Deer Hollow basin. There were three bidders with Star Landscaping as the lowest bid at \$49,718.00. Star Landscaping has done other projects for the City and provides professional and quality work. This project will include installation of an irrigation system, planting around the basin and landscaping around the pump station as well.

Council Member Porter moved to accept the bid for Star Landscaping at \$49,718.00. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

8. REVIEW AND ADOPT TENTATIVE FISCAL YEAR 2014-2015 BUDGET AND ESTABLISHING TIME AND PLACE OF PUBLIC HEARING (TO SET TARGET DATE FOR FINAL BUDGET ADOPTION)

Barry Edwards reported that State code mandates that the City Council must receive and acknowledge the budget by the first meeting in May and then a public hearing must be scheduled. This public hearing has been scheduled for May 20th.

Janice Larsen said that the budget must be available to the public by the first week of May, and then a tentative budget must be adopted by June 20th.

Council Member Porter moved to accept the tentative budget as given to the City Council tonight and set a public hearing for May 20th. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.

9. CONSIDERATION OF ORDINANCE NO 2014-04 CLARIFYING AND ESTABLISHING THE OFFICAL NAME FOR THE CITY

David Church reported that much of the official documentation of the city is inconsistent in its use of the City's name. Many places, including the City's logo and website, show "City of North Salt Lake," while the Articles of Incorporation show "North Salt Lake City" as the official name. He asked for clarification of the official name from the City Council.

Council Member Horrocks moved to officially adopt "City of North Salt Lake" as the official name of the City. Council Member Jacobson seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Porter and Jacobson. Council Member Mumford voted in opposition to the motion.

10. CITY ATTORNEY'S REPORT

David Church reported on a notice of claim for a golfer who rolled a golf cart on the course and was injured. There will be an injury and accident reconstruction by the insurance company to find out who/what was in error.

11. MAYOR'S REPORT

Mayor Arave reported that the City had received a \$30,000 grant from the Wasatch Front Regional Council to help revitalize Highway 89. He also said that City staff had met with the fire agency, Layton City and the Sheriff's department in regards to getting reimbursement from the County. He then reported that Wasatch Waste is applying for a 10 year contract with Hill Air Force Base.

12. CITY MANAGER'S REPORT

Barry Edwards reported that Springhill Park is almost complete and City staff would like to schedule the ribbon cutting for the opening of the park. The City Council determined that July 19th at 9am would be the best day for the ceremony.

13. COUNCIL REPORTS

Council Member Porter introduced Michael Piep, who is a botanist with the Utah State University and said that Mr. Piep was planning to help local Eagle Scouts with a project to plant native plants at the Springhill Park open space.

Michael Piep said that he is the assistant curator at Utah State University, is on the State board of Utah Native Plants Society and has been a botanist for 30 years. His nephew is interested in this

Eagle Scout project and would like to re-vegetate the area with native material and water the area for the first year. He said that there would be enough work for around 9 Eagle Scout projects.

Council Member Porter also commented that the City may want to participate in an NEPA study which is an environmental impact study for the purpose of identifying the Bonneville Shoreline Trail.

Council Member Jacobson reported that the Youth City Council will be doing a service project on Saturday May 10th at 10 am and would involve trash pick-up along the 1-215 on-ramp from Redwood Road to Legacy. He also reported that the Kite Festival and Easter egg hunt were successful.

Council Member Mumford reported that the Arbor Day event had a great turnout. He then thanked City staff for setting up the secondary water meeting.

Council Member Porter also reported that there would be a noxious weed removal project on May 17th from 8am-10am at Tunnel Springs Park. The Get into the River event will be May 31st at 9am with 6 canoes available for rides down the river.

Council Member Jensen reported on the upcoming events in the City including; the 3 Kings Bike ride on June 21st, a Children's theater on June 20-21st, the City 5K on June 28th, the NSL book club with an essay contest and event in the fall, and the car show on July 2nd. He also said that the City Hall Park ribbon cutting would be May 14th at noon.

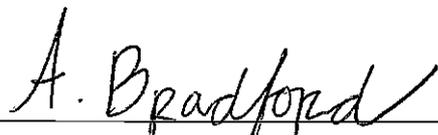
Council Member Jensen asked when the splash pad would be turned on. Jon Rueckert replied that it would be turned on the Friday before Memorial Day and shut down right after Labor Day. This year it will be kept open weather permitting.

14. ADJOURN

Mayor Arave adjourned the meeting at 9:26 p.m.



Mayor



Secretary