

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-WORK SESSION  
MAY 20, 2014

Mayor Arave called the meeting to order at 6:02 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: 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: Laura Horrocks, James Hood, Jen Hood, Stewart Harman, residents.

1. POLICE DEPARTMENT REPORT-CHIEF BLACK

Chief Black reported on the eight baseline crimes that communities across the country use for comparison. He said that these types of crimes are reported through incident based recordings and he then compared the City's increases and decreases for these types of crimes. With the exception of vehicle thefts which are up 14%, there was very little increase in these types of crimes in the City. Robberies went from five in 2012 to eight in 2013 with a majority of those being bank robberies and five of the eight being cleared with arrests. Residential burglaries saw a decrease from 54 in 2012 to 41 in 2013. Chief Black stated that one reason for the decline was that officers had been making a concerted effort to patrol the neighborhoods and deter any suspicious activity. A majority of the vehicle thefts occurred when residential garage doors were left open and keys left in or near the vehicles. The June Uniting Neighbors meeting will focus on being aware of your garage and your neighbors' garages and whereabouts.

Chief Black also reported on quality of life crimes, including traffic accidents, and said that there has been an increase in traffic accidents and a decrease in traffic offenses. The department will start reviewing traffic accidents to see if there is any type of a pattern. It appears a lot of the accidents are not speed related or occurring in high frequency at the same locations. They will

also be updating the current record management system, which reports accident locations as the City offices since that is where the reports are being completed and submitted.

Mayor Arave asked if the new police dog and the license plate reader were being used effectively. Chief Black replied that the department has been able to participate in several stolen car operations with Salt Lake County and had found three to four stolen cars using the Automatic License Plate Recognition (ALPR) license plate reader. He said they use the ALPR several times a week and that it has been effective in identifying cars that have registration violations. Chief Black also reported that the police dog was injured about a month and a half ago but that he was back in service and doing a great job in locating drugs and is being utilized quite often throughout the South Davis area. The dog was also just recertified and had some of the highest rankings of police dogs throughout the State.

Council Member Mumford commented that there had been a lot of accidents on Center Street and Redwood Road during the construction. He also asked if the number of auto accidents overall would be down this year. Chief Black replied that there was a significant increase in accidents at those locations but that there was also a considerable increase in enforcement as well. The number of auto accidents last year to date was 110 and this year the number is 112 accidents so far. The intersection at 2600 South and UT-89 and the intersection at Redwood and Center Street are still some of the highest areas for accidents in the City.

Mayor Arave asked if the speed signs were being employed. Chief Black replied that most of the signs were currently set up in Foxboro with one set up on Eagleridge Drive. They also use a radar reader that is usually more accurate.

Council Member Horrocks asked about the recent turnover in the police department, and what the experience level for the recently hired officers was. Chief Black responded that the newest officer Tyler Weir had little experience and had just completed training, but Officer Benedict had six years experience with the Davis County Sheriffs' office when he joined the department. They try to keep a mix of experienced and less experienced officers.

## 2. GOLF COURSE REPORT-BRENT MOYES

Brent Moyes reported that the fiscal year to date (YTD) golf revenue for Eaglewood Golf Course was down \$30,000 last year partly due to the heat in July and August. Rounds and revenue this year are very close to the 2012/2013 Fiscal YTD due to the good spring weather. They have also had a few tournaments this year already which helped sell merchandise from the Pro Shop resulting in an increase of \$3000 in merchandise sales YTD. June is booked with tournaments with only a few weekdays open in the month. Promotions include twilight rates, senior discounts

and a text message service which includes text discounts. The irrigation system at the course is not 100% operational but is working well enough to water everything, and after the self-cleaning intake screen at the pond is replaced it will be complete.

Mayor Arave asked how the reception center reservations and revenue were. Brent Moyes replied that there were a few less events so far this year, but the revenue was about the same.

### 3. ACTION ITEMS

Mayor Arave asked for the status on Wild Rose Trail as far as maps and trailhead markings. Residents have commented it was confusing to hike. Paul Ottoson replied that the trail names are marked. The "You Are Here" signs still need to be installed but are pending the Bonneville Shoreline Trail completion.

Council Member Mumford said that it would be nice to have a comprehensive map of all the trails at the trailhead and completion of the Center Street Trail connection.

Mayor Arave asked for an update on the homes in the flood zone. Paul Ottoson replied that there are approximately 27 homes in one zone and 12 homes in the other, but there is no way to know if these homeowners are paying for flood insurance. There would have to be a LOMAR study done in both areas at the cost of \$15,000 each but the City would hire a consultant to advise the City before the survey was started.

Mayor Arave asked if there had been any progress on the former skateboard park and asked City staff to price out basketball standards and striping for a pickleball court at that site.

### 4. DISCUSSION OF BONNEVILLE SHORELINE TRAIL-DAN COTTAM

Dan Cottam reported on the Bonneville Shoreline Trail and said that Davis County paid for a landscaping company to map out the trail from Tunnel Springs Park to the Bountiful bench. A NEPA study will need to be performed near Tunnel Springs Park which costs \$250,000. Davis County will provide some of the funding but would need additional funds from the participating cities including North Salt Lake.

Council Member Jensen asked what the NEPA study would entail. Dan Cottam replied it is an environmental, cultural, and landscape review.

### 5. ADJOURN

Mayor Arave adjourned the meeting at 7:03 p.m. to begin the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-REGULAR SESSION  
MAY 20, 2014

Mayor Arave called the meeting to order at 7:15 p.m. Council Member Horrocks 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: Michael Nielsen, Jared Neville, Lance Hori, South Davis Recovery Club; Curtis Barnett, Steve Israelsen, Sky Properties; Robert Harrison, MaryAnn Harrison, Ryan Ahlstrom, Lance Engberson, James Hood, Jen Hood, Jennifer Callum, residents; Joe McAllister, Tyler Dehaan, Scott Hughes, Hughes General Contractors; Emma Dugal, Bountiful Davis Art Center.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF A DONATION TO SOUTH DAVIS RECOVERY CLUB INC.,  
AKA BACKSTREET CLUB-MICHAEL NIELSEN AND CADE DILLREE

Michael Nielsen reported that the South Davis Recovery Club (The Backstreet Club) is a nonprofit organization that sponsors 12-step alcohol recovery programs and commented on how the South Davis Recovery Club had personally benefited him and the Club's involvement with the Davis County Drug Court to help individuals with felony charges. They have been in operation for 14 years and are leasing a building in Bountiful which they plan to purchase in four years.

Lance Hori, Chairman of the Board, for the South Davis Recovery Club, said that the landlord of the building is setting aside a portion of the rent payment towards a down payment on the building. They have installed a kitchen and large meeting area and are now repairing the roof and fencing. They have a small membership base which constitutes their income but they are in need of donations and are requesting \$2500 from each municipality in the area.

Mayor Arave asked why the Backstreet Club had not applied for CDBG grants. Lance Hori replied that they are applying for a couple different grants.

Council Member Horrocks asked if the price for the building is set even with the improvements that are made. Michael Nielsen responded that it is set and that many of the members are donating their time and skills to perform the work themselves.

Michael Nielsen also said that they use the building every day and have 13 meetings per week with an average of 30 people attending each meeting. This building is not used for any other purpose besides the 12-step meetings and that they also provide a meal to those who attend the meetings.

Barry Edwards reported that the City receives funds from the alcohol tax that could qualify to be used for this program.

Council Member Jacobson asked how the club is organized and if the City did donate it may be seen as contributing to the after hour activities that some of the members participate in. He asked if a group that rented the facility could be participating in these negative activities as well. Lance Hori replied that the club is organized as a 501c3 corporation. He said that the policy of the club is a zero tolerance policy. Those who rent the club are Alcoholics Anonymous groups and other 12-step program groups.

**Council Member Jensen moved to assign \$2500 of the alcohol tax funds to assist the Backstreet Club with the purchase of a new roof. Council Member Porter seconded the motion.**

**Council Member Jensen moved to amend the motion to assign the \$2500 of the alcohol tax funds to assist the Backstreet Club with general building improvements. Council Member Porter seconded the amended motion. The motion was approved by Council Members Jensen, Horrocks and Porter. Council Members Jacobson and Mumford voted in opposition to the motion.**

3. CONSIDERATION OF A REQUEST FROM THE DIVISION OF FORESTRY, FIRE, AND STATE LANDS TO PARTICIPATE IN THE CREATION OF THE JORDAN RIVER COMPREHENSIVE MANAGEMENT PLAN-FUNDING REQUEST FOR \$7,727 IN THE 2014-2015 FISCAL YEAR BUDGET

Ken Leetham reported that he had tried to make contact with the individuals at the State who had requested this and had been unsuccessful. He recommended that this request be continued at a future meeting.

**Council Member Jacobson moved to continue this to a future meeting. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford, Porter and Jacobson.**

4. PUBLIC HEARING TO CONSIDER RESOLUTION 2014-13R: A RESOLUTION ADOPTING THE PROPOSED AMENDED FISCAL YEAR 2103-2014 BUDGET

Barry Edwards reported that with the new state auditor requires the budget to be amended any time the budget is close to exceeding an appropriation of funds.

Janice Larsen said that the most significant change is seal coating amount that would be moved to the Road Capital Fund. The other large change would be transferring \$230,000 from the General Fund to the Fleet Fund for next year's vehicle purchases. The Capital expenditures also include the 1100 North road project and the contribution of Woods Cross funds for that project. There is also \$5000 left in the 2010 water bond fund proceeds which will be moved to the Storm Water Fund to finish financing the Deer Hollow Reservoir project.

**Mayor Arave opened the public hearing at 7:46 p.m. There were no comments, and he closed the public hearing at 7:46 p.m.**

5. CONSIDERATION OF RESOLUTION 2014-13R: A RESOLUTION ADOPTING THE PROPOSED AMENDED FISCAL YEAR 2013-2014 BUDGET

Council Member Mumford asked for clarification on the process of adopting the tentative budget. Mayor Arave replied that this would not be a tentative budget but the budget for the 2013-2014 year with some adjustments.

**Council Member Jacobson moved to approve Resolution No. 2014-13R: A resolution adopting the proposed amended fiscal year 2013-2014 budget. Council Member Porter**

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

6. PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2014-2015 BUDGET

Barry Edwards reported that the budget has not changed from previous discussions and recommended that the public hearing be held open until the proposed budget is adopted in June 2014. Mayor Arave said that the budget had been published on the City's website.

**Mayor Arave opened the public hearing on the proposed fiscal year 2014-2015 budget at 7:49 p.m.**

7. CONSIDERATION OF RESOLUTION 2014-12R: A RESOLUTION ADOPTING THE TENTATIVE FISCAL YEAR 2014-2015 BUDGET FOR ALL FUNDS.

Council Member Mumford asked what steps would occur now with the tentative budget for 2014-2015. Barry Edwards replied that tonight the City Council would adopt the tentative budget, and then the announcement would be made that the public hearing would remain open until June. The Council would then review and make recommendations to be discussed at the City Council meeting in June.

Council Member Horrocks commented that he is impressed with the City staff and the progress that has been made in the last seven years with the budget process since he has been involved with the City Council.

**Council Member Jacobson moved to approve Resolution 2014-12R: A resolution adopting the Tentative Fiscal Year 2014-2015 Budget for all funds. Council Member Horrocks seconded the motion.**

**Council Member Jacobson moved to amend the motion to include: "with public hearing continuing until June 3<sup>rd</sup> when the budget would be up for final consideration." Council Member Horrocks seconded the amended motion. The motion was approved by Council Members Jensen, Horrocks, Jacobson, Mumford and Porter.**

8. PUBLIC HEARING ON ORDINANCE NO. 2014-06: AN ORDINANCE VACATING A PORTION OF THE EAGLEWOOD VILLAGE SUBDIVISION AND RE-SUBDIVIDING THE SUBJECT PROPERTY LOCATED IN NORTH SALT LAKE, DAVIS COUNTY, UTAH

Ken Leetham reported that this item also requires a public hearing and that the purpose of this ordinance relates to Phase 3 of the Views at Eaglewood Village which has been approved with 110 single family homes on the property. Originally the subdivision plat was divided into large lots with a portion of Lot 6 to be vacated.

**Mayor Arave opened the public hearing involving Ordinance 2014-06 at 7:56 p.m.**

Lance Engberson, 439 South Parkview Drive, said that he lives in this development and asked if it was a plan to condense or expand how many home lots would now be in Lot 6. Ken Leetham replied that the previous plan approved 160 attached condominiums and 2-3 building homes but that the current plan approved 110 detached single family units which would be consistent with the current subdivision.

There were no other comments, and **Mayor Arave closed the public hearing at 7:58 p.m.**

9. CONSIDERATION OF ORDINANCE NO. 2014-06: AN ORDINANCE VACATING A PORTION OF LOT 6, EAGLEWOOD VILLAGE SUBDIVISION, AND RE-SUBDIVIDING THE SUBJECT PROPERTY, JOHN KOLLAM, HENRY WALKER HOMES, APPLICANT

**Council Member Jensen moved to adopt Ordinance No. 2014-06 vacating a portion of Lot 6, Eaglewood Village subdivision, and re-subdividing the subject property located in North Salt Lake. Council Member Porter seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Jacobson, Mumford and Porter.**

10. CONSIDERATION OF PRELIMINARY AND FINAL PLAT APPROVAL OF THE VIEWS AT EAGLEWOOD VILLAGE PUD PHASE 3, JOHN KOLLAM, HENRY WALKER HOMES, APPLICANT

Ken Leetham reported that this Phase 3 area of The Views at Eaglewood Village contains 31 lots and that all the construction plans are approved and the final documents are in order.

Council Member Porter asked if this would affect the trail. Ken Leetham replied that the trail is not on this parcel so it would not be affected at this time. There is a recommended condition from the concept plan approval regarding an existing arrangement with Henry Walker Homes that they will build a pocket park in the neighborhood. The City will donate \$10,000 of the park impact fees generated within The Views project for that park which is to be built this summer.

Council Member Horrocks commented that he is concerned with the steep slope of Eagleridge Drive and the entry road in that area, and asked if there had been any discussion on adding a berm or doing something else to help prevent accidents in that area. Barry Edwards replied that there is currently a berm there but that City staff would look into adding boulders or some other option there.

**Council Member Porter moved to approve the proposed preliminary design plan and final plat for the Views at Eaglewood Village P.U.D. Phase 3 subject to the following condition:**

- 1) That Henry Walker Homes shall work with City staff regarding a possible rebate of park impact fees to be applied to a pocket park/tot lot within the Eaglewood Village subdivision not to exceed \$10,000.**

**Henry Walker Homes will be required to bond for the park improvements as part of the agreement. Council Member Jensen seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Jacobson, Mumford and Porter.**

**11. CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN FOR THE VILLAS AT BELLA VIDA –PHASE 3, CURTIS BARNETT, BVE LLC, APPLICANT**

Ken Leetham explained that the location of this project is up the hill from The Views at Eaglewood. The developers of the Villas at Bella Vida have altered their general development plan several times. This change will eliminate building #2 consisting of 36 condominium units and replace them with six single family home villas. A public hearing was held by the Planning Commission, and they recommended approval to the City Council with no conditions.

Council Member Horrocks asked about the hole that had already been dug for building #2 of the condo units. Steve Isarelsen, Sky Properties, replied that one of the reasons for the change is that Brighton Homes is looking to develop property on the west side and needed to align projects and add a sewer line. The intent would be to fill in the hole, finish the road and clean up the site for finished lots by the end of this year.

**Council Member Porter moved to approve the proposed amendment to the Bella Vida at Eaglewood general development plan to remove Building #2 and add six units to the Villas at Bella Vida Phase 3 with no conditions. Council Member Horrocks seconded the motion. The motion was approved by Council Members Jensen, Horrocks, Mumford and Porter. Council Member Jacobson voted in opposition to the motion.**

12. CONSIDERATION OF A SITE PLAN APPROVAL FOR HUGHES (LRP) TRUCK SHOP LOCATED APPROXIMATELY AT 900 NORTH REDWOOD ROAD #200, TYLER DEHAAN, HUGHES GENERAL CONTRACTORS, APPLICANT

Ken Leetham reported that the truck shop building is proposed on the portion of the property fronting Redwood Road with a proposed storage area in the back. The Planning Commission recommended approval with the following conditions: that the applicant provide written acknowledgement from UDOT that the site plan has been reviewed, that the lighting plan must be updated to include lights to illuminate the two driveways off Redwood Road, and that the sidewalk must be stubbed on the north and south side of Redwood Road.

Council Member Jensen asked why less landscaping was allowed. Ken Leetham replied that the applicant applied for a reduction in landscaping from 10% to 5% and that the Planning Commission felt that this was sufficient landscaping for the size of the frontage. The applicant would also be required to put a dustless surface in that storage area.

Council Member Porter asked if the current storage area would be moved over or if this was an expansion. Tyler DeHaan, Hughes General Contractors, replied that they were moving their current operations as the current buildings were a little older and they needed more space.

Mayor Arave commented that Hughes could subdivide this lot into two lots and asked what the minimum lot size would be. Ken Leetham replied that the minimum lot size in the MD zone is two acres. The landscaping would be sufficient for a two acre parcel.

**Council Member Horrocks moved to approve the site plan for Hughes truck shop located at approximately 900 North Redwood Road Building #200 subject to the condition:**

- 1) The applicant must provide written acknowledgement from UDOT that the site plan has been reviewed. The site plan must be the same site plan approved by the City Council.**

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

13. BDAC PRESENTATION-EMMA DUGAL

Emma Dugal addressed the City Council and said that the Bountiful Davis Art Center (BDAC) is a 501c3 not for profit organization that was established in 1974 and that she has been with the organization since 1978. She thanked the City for the support they have given in the past for the

Summerfest event and that they are in the process of planning the event for this year. They provide art camps and other cultural and educational experiences for families and individuals.

Council Member Horrocks asked if it was hard to find host families and commented that transportation seems to be an issue. Emma Dugal replied that most people have a positive experience and will volunteer multiple times. She said that neighborhoods could volunteer together and share meals and transportation.

#### 14. CITY ATTORNEY'S REPORT

David Church reported that he is still working with the former IT employee and his attorney on the invoices that were submitted to the City for payment.

#### 15. MAYOR'S REPORT

Mayor Arave asked if there was a program to help residents with dead tree removal in the City. Barry Edwards responded that the City tries to refrain from removing dead trees on private property but would remove those that were in the public right-of-way.

Mayor Arave also reported that Jim Dixon would be resigning from the Sewer Board in June and would need to be replaced. He also mentioned that the ribbon cutting for the Veteran's Memorial Amphitheater at City Hall was very nice.

#### 16. CITY MANAGER'S REPORT

Barry Edwards reported that the Union Pacific Railroad just notified that City that they would be closing Center Street from June 1- 6 to reconstruct their crossing.

#### 17. COUNCIL REPORTS

Council Member Jacobson reported the Youth City Council (YCC) will be involved with the Three Kings Race on June 21<sup>st</sup>, the 5K on June 28<sup>th</sup>, and Movies in the Park on July 26<sup>th</sup> and August 15<sup>th</sup> as well as sponsoring a concessions table at the Festival of Speed car show on July 2nd. He also said the YCC were able to fill 17 bags of trash during the service cleaning project along Legacy Trail and Redwood Road.

Council Member Mumford commented on the irrigation & water meeting open house on Thursday and suggested that staff address questions from the residents including why the

proposed water blending only affects the west side of the City. They had also asked how Woods Cross treated the PCE in their water supply.

Council Member Mumford also suggested that a marketing plan be put in place to help spread the word about the RDAs and CDAs in the City, and also contact different grocery stores and provide information on traffic flow and other positive characteristics of the available development sites in the City.

Barry Edwards commented that RDAs, CDAs, etc. are all tools put in place to be utilized when needed. The methodology that the City uses is that most companies have certain site brokers out looking for locations. City staff has not stopped working on this issue but there are usually certain trade-offs, and in the past those tradeoffs were not well received. He also said that there were some additional opportunities that may be presented soon.

Council Member Porter reported that the first annual weed pull at Tunnel Springs Park was not well attended but that there is a need for volunteer service to pull weeds in City parks. He commented that he would like to contact scout groups to help and asked that the City provide garbage bags as well as picking them up after filled. He also reported that May 31<sup>st</sup> would be the Get into the River event in conjunction with Davis County and that he would help to provide canoe rides down the river.

Council Member Jensen reported that the NSL Live children's theater tryouts would be Thursday May 22<sup>nd</sup> for the lead roles in Beauty and the Beast. He also asked that City staff sweep the streets for the Three Kings race on June 21<sup>st</sup>. He then reviewed the upcoming events in the City including the PCE meeting on May 22<sup>nd</sup> at 6pm, the 5K race on June 28<sup>th</sup> and the NSL Reads book club and writing contest.

#### 18. ADJOURN

Mayor Arave adjourned the meeting at 9:00 p.m.

  
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Mayor

  
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Secretary