

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-SPECIAL SESSION  
DECEMBER 2, 2014

**FINAL**

Mayor Arave called the meeting to order at 6:08 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 Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Patrick Scott, Nate Pugsley, Brighton Homes.

1. CONSIDERATION OF PROPOSED PROPERTY EXCHANGE WITH BRIGHTON HOMES

Barry Edwards reported that Brighton Homes has expressed interest in trading the Granite Ridge parcel of property (approximately 28 acres) for the City's acreage near Tunnel Springs Park. He said that the Granite Ridge property would not need to be developed by the City as extensively as if it were a subdivision and also that a public hearing would need to be held to move forward. The Tunnel Springs area would need to be rezoned to a Planned District (P-District) area as it is currently an R-1-12 zone. The City may be able to rehabilitate the Tunnel Springs Park spring to help with the groundwater issues there and also allow Brighton Homes secondary access through the trailhead parking area. Brighton Homes would need to provide an all-weather surface for that access.

City staff has looked at using the proposed property for a cemetery but there would be the issue of bedrock, under a portion of the parcel, which may need to be blasted. He said there would only need to be one circular road to access the cemetery.

Nate Pugsley, Brighton Homes, presented a conceptual cemetery plan and said that approximately 6,900 flat grave sites could fit on the Granite Ridge property. Barry Edwards commented that he believes 10,000 single stacked grave sites could also fit.

Nate Pugsley commented that the minimum lot frontage in the proposed development would be 60' and that the homes would have side entries. This would be a retirement-type gated community with single level homes in the \$450,000 to \$500,000 price range.

Mayor Arave asked if there would be a fence or other type of buffer between the homes and Tunnel Springs Park. Nate Pugsley replied that a wrought iron fence would be installed so that there is a barrier but that it would still feel connected to the park. The homes in the cul-de-sacs will have pathways to the park as well.

Mayor Arave asked how many homes would be in this development. Nate Pugsley responded that there would be approximately 45 to 50 lots which is less than the Granite Ridge development but that this would be a better location and much easier to develop. Patrick Scott commented that there were 61 home lots on the proposed Granite Ridge development.

Mayor Arave asked if the Tunnel Springs Park was big enough according to the master plan for the City's parks. Barry Edwards replied that everything had been built that was on the original park plan.

It was pointed out that the walking trail at Tunnel Springs Park is a well-used trail, as it is a nice flat trail and the only one on the east side of town. Many residents would like to see it extended to accommodate more users. Barry Edwards replied that the trail could extend along the eastern edge which Brighton Homes agreed would not be a problem.

Council Member Horrocks commented that the exchange may be worth looking at; however, people may complain about the lot size and density of the proposed subdivision at Tunnel Springs Park.

Council Member Porter commented that his concern was that the plan needs to go through the entire process from zone changes to a Planning Commission review before it was approved by the Council.

Council Member Jensen said that he did not really like the idea as there seemed to be a lot of open areas with weeds at the proposed cemetery. He also did not like the proposed home layouts at the Tunnel Springs development.

Nate Pugsley suggested that the City Council walk the Granite Ridge site to see how a cemetery would fit there. Council Member Jensen commented that the slope at the Salt Lake Cemetery was nice but that this area would have a much larger slope that would be difficult to deal with.

Paul Ottoson said that the average slope in the Granite Ridge area is 14% and that sod could be placed there.

Council Member Jacobson said that the value of the land there is the utility and that the City has been looking forward to having a cemetery. He also said that the plan needed to go through the usual process.

Council Member Mumford arrived at 6:39 p.m.

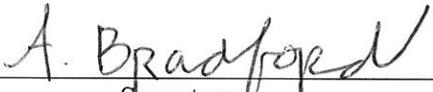
Mayor Arave asked for clarification on what the public hearing would be for. Barry Edwards replied that it would be for the land swap only. The City Council could vote after the public hearing on the exchange of property. It would then go to the Planning Commission and the cemetery plan could be approved or denied. The land swap would occur first and then an exchange agreement could be negotiated after that. Mr. Edwards said that the public hearing would be held as soon as the noticing period allows and that City staff would present a list of terms that would need to be met by the City and by Brighton Homes. He also said that the City could put together a cemetery plan for the Granite Ridge property.

**Council Member Jacobson moved to schedule a public hearing for the purpose of a discussion on the land swap. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford and Jacobson. Council Member Jensen voted in opposition to the motion.**

2. ADJOURN

Mayor Arave adjourned the meeting at 6:47 p.m.

  
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Mayor

  
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Secretary