

NORTH SALT LAKE CITY
CITY COUNCIL MEETING-WORK SESSION
FEBRUARY 3, 2015

FINAL

Mayor Arave called the meeting to order at 6:10 p.m.

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

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; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Becky Edwards, State Representative; Todd Weiler, State Senator; Marty Peterson, Emergency Preparedness Manager; JR Hood, resident.

1. ACTION ITEMS

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

2. CITY COUNCIL MINUTES-JANUARY 20, 2015

Amendments and revisions are to be made to the City Council minutes before they are approved.

3. COUNCIL REPORTS

Council Member Mumford introduced the amendment and the new Mixed Commercial zoning that has been discussed by the Planning Commission and forwarded to the Council for review.

Council Member Jacobson reported that the Youth City Council (YCC) attended Public Officials Day at the Legislature. The next activity will be their Youth Leadership Conference at USU in March with approximately 20 youth attending. The YCC has tentatively scheduled three movies for the summer to be held July 31st, August 7th and August 14th. He reported that the NSL Reads program has an event scheduled for October 1st which will feature local author Dan Wells and a science fiction/fantasy writing contest for residents.

Council Member Jensen reported that the NSL Live survey received approximately 30 responses and most had indicated the July 3rd celebration as their favorite event.

4. MAYOR'S REPORT

Mayor Arave reported that the Redwood Road interchange was moved up to Phase 1 on the Wasatch Front Regional Growth Plan and is second in line. He also said the grade crossing for the railroad tracks is now at Phase 2 which means that the commencement date is 10-20 year away.

Mayor Arave reported that Questar Gas and Kern River Gas may be willing to help with the landslide mitigation. The mitigation plans should be back next week and will go out to bid after that.

5. REPRESENTATIVE BECKY EDWARDS AND SENATOR TODD WEILER- LEGISLATIVE UPDATE

Becky Edwards asked for suggestions on how to empower a city and offer assistance in a circumstance like a natural disaster. Mayor Arave responded that the biggest problem the City has faced is that insurance policies exclude landslides and earth movement and that in the future the City may require the developer to have insurance that would cover those types of issues.

Representative Edwards asked if the City would like to put in a request for State funding to help assist with the landslide mitigation plan. Mayor Arave responded that the City hopes to receive funds from involved entities to fund the mitigation plan. He also mentioned that the City had still not received the State's reimbursement funds for the Springhill Landslide.

Mayor Arave stated that Questar and Kern River have reported that their pipelines are currently safe in the area of the Eaglepointe landslide. The City believes that the pipelines should be moved if the area is not remediated.

Rep. Edwards said a request would be put in for funding to help with the mitigation plan. She also said she would look into why the City had not received the promised \$300,000 in funding for the Springhill Landslide.

Mayor Arave asked if Rep. Edwards would help with transportation funding and mentioned that the gas tax had not been raised since 1997. He mentioned that the City would like to have a bus rapid transit system along Highway 89 and that the City could use funding for sidewalks and road maintenance as well. Mayor Arave also asked Rep. Edwards and Senator Weiler for assistance with a bridge on the 1100 North over the railroad tracks.

Senator Weiler reported on the legislation regarding police body cameras and said that the bill has flaws and would be revised. Chief Black commented that the City's police have been wearing body cameras for three years and that extensive work had been done on the City's police body camera policy.

Senator Todd Weiler reported on a database that contains resident's prescriptions. He said that currently only a case number is required to login to this database and that he is supporting a bill

that would require a court order to access the database. He also said he is supporting a domestic abuse bill that would ensure the judge has the offender's complete history when reviewing cases and issuing sentences.

6. 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
FEBRUARY 3, 2015

FINAL

Mayor Arave called the meeting to order at 7:13 p.m. Council Member Stan Porter offered the invocation and led those present in the Pledge of Allegiance.

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

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; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Leslie Putnam, Lance Putnam, Claudia Gregerson, JR Hood, residents.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF ORDINANCE 2014-04 AMENDING THE CITY OF NORTH SALT LAKE LAND USE ORDINANCE DEFINITIONS AND CREATING A NEW ZONING DISTRICT ENTITLED "MIXED COMMERCIAL" AND ESTABLISHING AN EFFECTIVE DATE

Ken Leetham reported on the goals and solutions of the amendments to the ordinance and said that the Planning Commission had spent seven meetings reviewing and amending this ordinance and creating the new Mixed Commercial (MXC) zoning. The proposed revisions allow a variety of uses in the General Commercial (CG) zone including outdoor storage in exchange for quality development. The goals for the new zone currently include quality development, maximizing economic opportunities for the Redwood Road and I-215 intersection, creating a village identity to tie into the Foxboro area, improving the appearance of Redwood Road, increasing transportation access to the area and addressing incompatibility between buildings and land uses. The current developmental tools are an economic discouragement and do not allow flexibility. The proposed zoning would improve urban design, simplify development, allow additional uses and find ways to economically benefit landowners and developers.

The MXC zoning would require a landscaping buffer between properties, allow outdoor storage when properly screened from view, require architectural elements on buildings, clarify new landscaping requirements, and require new design standards for parking lots. There would also be the option of building placement 10' from the street with no front parking or allowing two rows of frontage parking with landscape buffers. The new requirements vary from the current code in that more landscaping would be required and identifies areas on the plan that must be landscaped. Other features of the code would include walkways from the entrance of the building to the parking lot and landscaping in parking islands. Developers will also have the ability to ask for an exception, such as a reduction in landscaping, from the Planning Commission. Architectural standards were also added including up to 20% metal facades and other decorative features including two tone paint or other relief.

Mayor Arave asked what the percentage of buildings in the Redwood Road area currently meet this proposed code. Ken Leetham replied that approximately 20% of the buildings in the newer portion west of Redwood Road already meet the requirements.

Ken Leetham explained that if a property owner wants to rezone but had a non-conforming building that they could bring their project before the Planning Commission. Property owners could also bring properties into compliance through funding and incentives through the Redevelopment Agency or through amendments to the CG zone. Property owners will need to rezone their properties in order to take advantage of the outside storage provision.

The City Council recommended the following changes to the ordinance and use table including: prohibiting taverns and bars, eliminating residential use by removing section 10-24-11, addition of a minimum lot size and grammatical changes.

Mayor Arave asked staff to discuss the new zone with developers in the area.

Council Member Porter moved to table and revisit Ordinance 2014-04. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

3. AWARD BID FOR OVERLAND DRIVE CONSTRUCTION PROJECT

Paul Ottoson reported that the bid opening for the Overland Drive construction project was Thursday January 29th and that there were 12 bids submitted. The project includes demolition of the existing home on the property, removing the asphalt of the current Overland Drive, capping the utilities, installing a new water line and storm drain under the new Overland Drive and construction of the new asphalt and curb and gutter. Kapp Construction came in 16% under the second bid, and as the City has worked with them in the past City staff recommends awarding the bid to Kapp Construction for \$299,582.75. The Utah Department of Transportation (UDOT) will contribute \$225,000 to \$250,000 towards this project.

Council Member Porter moved to award the bid for the Overland Drive construction project to Kapp Construction for \$299,582.75. Council Member Horrocks seconded the

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

4. CONSIDERATION OF OVERLAND DRIVE COOPERATIVE AGREEMENT
BETWEEN THE CITY OF NORTH SALT LAKE AND UDOT

Barry Edwards recommended continuing this item at a later date as the information had not been received from UDOT.

5. CONSIDERATION OF A RESOLUTION NO. 2015-03R ENTERING INTO AN
EQUIPMENT LEASE AGREEMENT FOR STORM WATER FLEET CAPITAL
EQUIPMENT

Janice Larsen reported that a contract was presented to the City Council and approval was given to purchase a new street sweeper to be funded through a lease. City staff received information on the lease through Zion's Bank and Wells Fargo. The Zion's Bank lease information came in at 2.14% for the \$202,000 lease with \$33,000 to be paid upon signing of the three-year lease. City staff is requesting approval to give Barry Edwards, City Manager, authority to sign the lease when the equipment is delivered. This will be a capital lease with the City to own the equipment at the end of the lease.

Council Member Porter moved to adopt Resolution No. 2015-03R a resolution of the City Council of North Salt Lake authorizing the City manager to sign lease purchase documents paying for storm water fleet capital equipment. Council Member Jacobson seconded the motion. The motion was approved by Council Members Horrocks, Jacobson, Porter, Jensen and Mumford.

6. CONSIDERATION OF A RESTAURANT AND CATERING AGREEMENT FOR THE
EAGLEWOOD CLUBHOUSE

Barry Edwards reported that the lease extension with the current concessionaire at the Eaglewood golf course had been revised. Carmack's Catering had requested that at the end of the lease that the new concessionaire would be required to buy all the existing equipment. The lease has been rewritten to allow the City first right of refusal to the equipment instead. Other changes include a 90-day cancellation clause, defining where snow removal would take place and clarification of prior issues.

Council Member Jensen clarified that the current lease shows that this would be a four year agreement with the option to extend to eight years. City staff will remove the option to extend an additional four years at the Council's request.

Council Member Horrocks moved to renew the agreement for the Eaglewood Restaurant Catering Concession and Reception Center Management agreement with the exception that the renewal clause is struck from the agreement. Council Member Porter seconded the

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

7. CITY ATTORNEY'S REPORT

David Church had nothing to report.

8. CITY MANAGER'S REPORT

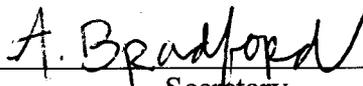
Barry Edwards had nothing to report.

9. ADJOURN

Mayor Arave adjourned the meeting at 8:52 p.m.



Mayor



Secretary