

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-WORK SESSION  
OCTOBER 2, 2018

**FINAL**

Mayor Arave called the meeting to order at 6:02 p.m.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood  
Council Member Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Kory Holdaway, Ranked Choice Vote; Houston Naegle, Tessa Parkinson, Youth City Council.

1. RANKED CHOICE VOTING PRESENTATION

Kory Holdaway, explained that he became involved with Ranked Choice Voting (RCV) as a result of his involvement with the non-profit board, Voterise, which was created to involve young voters. This led to Mr. Holdaway providing support testimony during the legislative session for House Bill 35 (HB35), a bill to create a municipal alternate voting method pilot program.

Mr. Holdaway said he now provides presentations to municipalities regarding RCV which would permit a municipality to conduct nonpartisan races using an instant runoff voting system. He explained that Ranked Choice would help cities to save money, offer more civil campaigns, and provide greater voter engagement by allowing the focus to be on the issues.

Kory Holdaway then presented a sample ballot and showed how Ranked Choice Voting worked. He said that voters would rank the candidates in order of preference and then the choices would be counted to determine if any candidate had more than 50% of the votes after the first round of counting. If no candidate had more than 50% of the votes cast, then additional rounds of counting would be needed to reach the majority winner. This process of eliminating the

candidate with the fewest votes and adding the votes to remaining candidates would continue until a candidate received more than a majority of the remaining votes cast.

Mr. Holdaway then explained what would be involved in implementing RCV and said that the basic package would include the software or voting equipment/system upgrades and additional ballot costs such as coding and larger ballots which could increase postage costs. The supplemental package would include outreach and education for voters and poll worker training. He showed ballot examples from Santa Fe, San Francisco, and Maine.

Council Member Horrocks asked if there could be unintended consequences such as the votes being skewed a certain way. Kory Holdaway used the last presidential election as an example and said that many Utahns favored Evan McMullin. He explained that if RCV had been used at that time, when McMullin lost the 50% vote, all the second place/choice votes on those ballots would have most likely gone to Clinton or Trump.

Council Member Baskin commented that the RCV system may encourage more individuals to run for office as it would eliminate the need for a primary election and the associated time/costs.

Council Member Mumford asked if the voting results of each round would be released publicly. He also asked for examples of multiple-seat voting that had already occurred. Kory Holdaway replied that the results would be made public. He also said he would provide examples of multiple-seat voting to the City.

Council Member Baskin commented that as the entire state of Maine had already adopted and implemented Rank Choice Voting that they should have plenty of election data to review, including examples of multiple-seat voting.

Mr. Holdaway then presented a video by FairVotes showing an example of how Ranked Choice Voting would work.

Council Member Baskin asked who was on the Utah Ranked Choice Voting board and how the board was established. Kory Holdaway replied that the board consisted of several other members and that the board was put together by Ranked Choice Voting.

Kory Holdaway said that if the City was interested in implementing the RCV system that notification would need to be sent to the Lieutenant Governor's office by January 1, 2019.

## 2. APPROVE CITY COUNCIL MINUTES

Mayor Arave commented that the September 18<sup>th</sup> City Council minutes would be tabled until the next Council meeting.

**Council Member Horrocks moved to table the September 18, 2018 minutes until the next City Council meeting. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Hood and Baskin.**

## 3. ACTION ITEMS

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

Ken Leetham commented on the action item regarding the ads being placed in residential roads/gutters and said a formal complaint letter had been sent to Media One today.

Council Member Horrocks said he was open to suggestions for filling Bruce Oblad's vacancy on the Parks & Arts Committee. Mayor Arave suggested that an advertisement could be placed on the City's social media channels and in the newsletter.

Council Member Baskin commented on the action item regarding contacting the homeowner located across from the proposed cell tower and said that Sherrie had followed up on this item. Sherrie Llewelyn reported that the homeowner preferred the mono-pine design for the cell tower.

## 4. CITY COUNCIL REPORTS

Council Member Mumford reported that the Parks & Arts Board fall event for NSL Reads had a fantastic evening that included an author presentation, treats, a reptile display, and inflatable swords. He said that the Board discussed how to more accurately gauge the success of these events and determined that attendance may not always be the best indicator. As the Board offered a variety of events geared towards multiple interests they planned to view success based on other factors such as attendance by the intended or target group.

Council Member Horrocks commented that the Board should take the soft costs for events into consideration as well. Mayor Arave also said that number of attendees may be important to consider when events required shutting down the regular use of the golf course, for example, causing lost revenue.

Council Member Mumford said that the Parks & Arts Board would consider multiple factors including advertising, location, cost, target attendees, etc. Mayor Arave suggested that the Board

also review how events were advertised and to utilize resources such as the Davis Clipper and the Recreation District newsletter.

Council Member Mumford said that the Parks & Arts Board would be presenting infrastructure recommendations to the City Council in the near future.

Council Member Hood reported that the Youth City Council (YCC) executive committee retreat was held September 28<sup>th</sup> and said that the focus was on bullying. He said that YCC leaders would be in charge of setting up future YCC events and would be asking the City Council to attend some of these events as guest speakers.

Council Member Baskin asked if Council Member Porter had the opportunity to present City history to the Senior Lunch Bunch. Council Member Porter replied that he would be able to present after the first of the year.

#### 5. ADJOURN

Mayor Arave adjourned the meeting at 6:58 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
OCTOBER 2, 2018

**FINAL**

Mayor Arave called the meeting to order at 7:07 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 Stan Porter  
Council Member Ryan Mumford  
Council Member James Hood  
Council Member Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, City Manager; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Houston Naegle, Tessa Parkinson, Kristian Wang, Rachel Drinkall, Bruce Oblad, Nan Oblad, Justin Tobin, Christian Cueva, Sam Wang.

1. CITIZEN COMMENT

There were no citizen comments.

2. PRESENTATION TO OUTGOING NSL PARKS & ARTS COMMITTEE MEMBER  
BRUCE OBLAD

Mayor Arave commented that Bruce Oblad had served the City for many years by serving on the Planning Commission and the Parks & Arts Committee and thanked him for his service and efforts. He said that Bruce was heavily involved with establishing and running the Festival of Speed car show each year.

Mayor Arave then presented Bruce Oblad with a plaque in recognition of his service to the City.

Bruce Oblad thanked City staff for their help and support and said that the success of the car show was a result of those efforts.

Council Member Baskin thanked Bruce and said his service to the City was appreciated.

3. CONSIDERATION OF ORDINANCE 2018-11: AN ORDINANCE AMENDING THE CITY CODE, TITLE 10, LAND USE AND SUBDIVISION ORDINANCES RELATING TO THE COMMERCIAL SHOPPING ZONE, P-DISTRICT, AND HEIGHT REGULATIONS

Sherrie Llewelyn reported on three components to the ordinance including height regulations, the Planned (P) District, and the Commercial Shopping (C-S) Zone. She said that the current code defined height as the “vertical distance from the average natural grade to the highest portion of the roof” and explained that natural grade could be hard to determine. The change in the ordinance would clarify that the height was measured from the foundation with the highest point of finished final grade to the highest point of the building roof or coping. Buildings constructed on a hillside could have a maximum of one basement story fully exposed on the downhill side, adding an additional ten (10’) feet of maximum height for that side.

Mrs. Llewelyn then presented a diagram which would be added to the code to illustrate how to determine the maximum building height measurement as well as several examples of different properties with exposed basements, a garage adjacent to the basement with two stories above it, and lower side/rear elevations.

Mayor Arave asked if the proposed changes would cause problems for existing or potential property owners. Sherrie Llewelyn replied that the Planning Commission reviewed the proposed changes and determined that the maximum height should be 35 feet which should not be an issue for homeowners.

Council Member Porter commented that steep vacant lots may have issues conforming to the proposed amendments. He asked if exceptions could be granted based on those issues. Sherrie Llewelyn replied that extreme slopes or topography of the lot would allow property owners to apply for a variance.

Sherrie Llewelyn then reported on the maximum height for residential accessory structures and said that the current code allowed for one-story structures, with a maximum height of 20 feet, which must be smaller than the home. She said that the proposed amendment would allow for a one-story building with a maximum wall height of 14 feet, a maximum roof height of 20 feet, and a maximum size of 50% of the home footprint.

Council Member Baskin commented that the 50% footprint requirement may cause an issue when trying to accommodate Americans with Disabilities Act (ADA) standards. Sherrie Llewelyn replied that any ADA issues would fall under the reasonable accommodation section of the ordinance.

Ken Leetham said that some residents with larger lots might try to build large structures which could be a nuisance to their neighbors. He said that the amendments were just to regulate the scale of how people use their lots.

Sherrie Llewelyn clarified that there were several things which would restrict the size of the accessory dwelling in that it could only be 50% of the footprint of the home and it would need to meet setbacks and other requirements.

Council Member Mumford commented that the current code did not allow individuals to live in accessory buildings. He asked about using flat roofs as useable space and office spaces built into the rafters of sheds. Sherrie Llewelyn replied that the code did not currently allow for office space in sheds or detached garages.

Sherrie Llewelyn then reviewed the Commercial Shopping (C-S) Zone and proposed changes to allow certain uses with a P-District rezone. The current ordinance allowed multi-family as a permitted use with no required public hearing, no limit on density, a 10% landscaping requirement, a maximum height of 30 feet, 2.25 parking stalls per unit, and no discretion on approval. The proposed ordinance would require a public hearing, negotiated density, negotiated regulations including height, parking, landscaping, fences, architecture, signage, etc., and full discretion on approval in that the City Council could deny a P-District based on size, location, or even timing.

Council Member Baskin commented on the Development Review Committee (DRC) and their authority in the situation of an applicant appealing a P-District decision. She asked if several City Council members should then be present during that appeal for greater accountability in the event of controversy.

Sherrie Llewelyn then presented the Use Regulations table and the proposed changes to the C-S Zone.

Council Member Mumford commented on the Use Regulations table and said that in theory a property owner could request a rezone to a P-District from any zone. However, the table seemed to be setup to signal to developers that only the C-S Zone could be rezoned to a P-District. He asked for clarification on the removal of the five-acre minimum lot size for a P-District. Sherrie Llewelyn replied that the five-acre minimum requirement for a P-District rezone was removed from all zones.

Council Member Hood said that the wording of the proposed amendment to allow P-Districts on parcels of land which are suitable for and of sufficient size was confusing if the five-acre

minimum was removed. Sherrie Llewelyn replied that this wording would give the City discretion to deny parcels that may be too small for a P-District.

Council Member Porter commented that the City previously set the acreage size at five acres because many developers would come in with small lots and would request a rezone to a P-District to get around setback requirements. Sherrie Llewelyn replied that another tool to help with these issues were the guidelines set up for the Town Center Master Plan.

Sherrie Llewelyn then presented a map of areas that were currently zoned C-S including locations east and west of 1100 North, the Winegar's property, and three acres near the Town Plaza. She then reported on the last portion of the ordinance amendments for the P-District process. The current two-step process included an application for a General Development Plan, Planning Commission review and recommendation, and then City Council approval followed by the second step which consisted of an application for a rezone to a P-District, a public hearing, Planning Commission recommendation on land use regulation and a zone change, and then City Council approval of the zone change, land use regulations and development agreement.

The proposed restructured process would also be two steps with the first step to include an application for the General Development Plan and the rezone to a P-District, with the a public hearing scheduled prior to the Planning Commission's recommendation of the general development plan and the draft land use regulations. The City Council would then approve or deny the general development plan. Step two would include the application for a final rezone to the P-District, the Planning Commission's recommendation on the land use regulations and zone change, and then the City Council's approval of the zone change, land use regulations, and development agreement.

Mrs. Llewelyn explained that the changes would allow for public input on density, height, materials, and overall appropriateness of the development earlier in the process, help to eliminate frustration and allow for better engagement.

Additional proposed changes to the P-District included the removal of a minimum lot size, requirements for the application including a site plan, traffic/street plan, pedestrian/trails plan, and building setback diagrams, and the process if a developer fails to complete the development including the reversal to the previous zone.

Council Member Baskin said that per her earlier comment that the section she would propose to change to the language was 10-13-3-General Development Plan and P-District Application subsection B and the addition of "and two Council members as appointed by the mayor on a case by case basis" after "The applicant may request a meeting with the DRC or staff" for an appeal to the proposed General Development Plan. Sherrie Llewelyn replied that the concern with

adding two Council members to that part of the process would be that they would direct their opinion to the Planning Commission.

Council Member Baskin commented on the authority the DRC has at that stage of the P-District process. She stated that she felt an elected official should be present during that portion of the process.

Ken Leetham asked if Council Member Baskin's concern was related to having representatives of the City Council involved in the process earlier. Council Member Baskin replied that this was correct and that once the applicant appealed the decision made by the DRC, then there was a controversy, and that before the application came before the Planning Commission, City staff had already made a policy decision in terms of land use.

Council Member Porter commented that his concern was if a mayor had the power to appoint two Council members to be involved that they would most likely pick those who had similar opinions. Mayor Arave said that it was important to have true recommendations from the Planning Commission and City Council otherwise it may lead to issues of bias.

Council Member Mumford asked for clarification regarding Council Member Baskin's concern. Council Member Baskin replied that it was a policy determination and not just administrative. She said while the members of the DRC were the experts that any controversy may make the project more difficult for the developer and once the development plan reached the Planning Commission it would be too late.

Ken Leetham commented that this would apply to occasions when the DRC would need to use subjective judgment on a project. He said that while the P-District was an unusual development process it would help the City achieve certain goals. The DRC has a certain role to make sure that developments meet city codes but there might be a disagreement over things like number of units, architecture, etc. that are not specified in the code. Mr. Leetham suggested that the ordinance be amended to allow for earlier input from the City Council and that since the preference was for a separation of the roles of the DRC, Planning Commission, and City Council that there could be more of a blending of the roles.

Council Member Baskin commented that in the example of a developer asking for a white fence but the DRC requirement for a brown fence that the request for a brown fence would never go before the Planning Commission. Sherrie Llewelyn clarified that the fourteen days was not an appeal process but the ability for the developer to work with the DRC.

Council Member Baskin said that her point was that if the DRC made a subjective decision that seemed arbitrary it would not come before the City Council until the Planning Commission had

reviewed it. She said it seemed like an administrative power that might extend beyond what was anticipated.

Council Member Mumford reiterated that Council Member Baskin's concern was that even though the City code would allow an applicant to come before the City Council, even with a recommendation for denial from the Planning Commission, that this would discourage a developer from pursuing this option.

Ken Leetham suggested that if the City Council wanted to be involved in the process of a P-District sooner then there were a number of solutions including putting together a subgroup of Planning Commissioners, staff, and City Council to review a P-District application.

Mayor Arave said that his concern would be that some members of the Council or Planning Commission would have the opportunity to provide more feedback and have more power if they were involved from the start of the process.

Council Member Horrocks commented that this was the reason that many cities removed city council members from serving on planning commissions in other cities.

Ken Leetham said that the P-District approval was written to have a concept plan process first which allowed the City Council and Planning Commission to review the plan.

Council Member Baskin asked if certain items were ever brought before the Planning Commission and City Council during the concept plan process that had been denied by the DRC. Sherrie Llewelyn replied that it could and had happened in the past. She said that staff worked well with developers to bring certain items to the Planning Commission for review when there were disagreements or concerns.

Council Member Baskin asked that the suggestion of the addition of "and two Council members as appointed by the mayor on a case by case basis" after "The applicant may request a meeting with the DRC or staff" for an appeal to the proposed General Development Plan be removed.

Council Member Mumford asked if there were cases of the ancillary structures that were taller than the primary structure/home. Sherrie Llewelyn replied that the accessory structure could not be taller than the primary structure and that the proposed amendment should say, in section 10-1-28, "to the highest point of the building roof or coping, nor be higher than the primary structure."

Council Member Baskin asked about the requirement in section 10-13-4 if the two year timeframe for substantial completion of the development in a P-District was realistic. Mayor

Arave asked if the City required a bond for development. Sherrie Llewelyn replied that by the time the developer bonded for the project that construction had commenced.

**Council Member Horrocks moved that the City Council approve the proposed Ordinance 2018-11 with the following findings:**

- 1) The proposed amendments are in accord with the comprehensive general plan, goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendments reasonably necessary to carry out the “purposes” stated in the Land Use Code.**
- 3) The addition of the amendment that accessory structures cannot be taller than the main structure.**

**Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Porter and Mumford. Council Members Hood and Baskin voted in opposition to the motion.**

Council Member Horrocks asked that the agenda be reordered to accommodate the applicant for the general development plan for the Williamsburg Luxury Apartments.

**4. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR  
WILLIAMSBURG LUXURY APARTMENTS LOCATED AT APPROXIMATELY  
256 SOUTH HIGHWAY 89, BOB PENDLETON, PENDLETON CONSTRUCTION,  
APPLICANT**

Sherrie Llewelyn reported that the application for apartments at this location was originally approved in February 2016 with a different developer. Pendleton Construction reapplied for General Development Plan approval with the same architecture, design and layout. The property, located at 256 South Highway 89, would consist of four buildings, each five stories tall. The design included four stories of apartment units with underground parking.

Mrs. Llewelyn presented the landscape plan and discussed the requirement for the applicant to work with the neighboring City’s Edge development for the burial of power lines. The previous approval included a requirement for solid fencing along I-15 and decorative metal fencing along Highway 89. The Planning Commission recommended approval with nine conditions including providing access along the northwest corner of the property for connection to the trail system, that carports be added to 40 of the parking stalls, and that provisions be provided for a transit shelter.

Sherrie Llewelyn spoke on the architecture, open space, and parking on the site and said that the buildings were proposed to be colonial style with brick and stucco, the site would have 28% open space, and the parking ratio would be 1.86 stalls per unit with shared parking for residential and commercial. She then showed the residential floor plan layouts for the one, two and three bedroom units.

Council Member Mumford expressed concern with the slope of the driveway and crash gate entrances. Sherrie Llewelyn replied that final engineering had not been completed but once the project moved beyond the concept plan stage that the slope would have to meet City standards. The Council asked that staff provide the slope information and if it would be appropriate for emergency access.

Council Member Mumford asked about a response from UDOT regarding exit/entrance access on the neighboring Hugh's RV parcel. Sherrie Llewelyn replied that the developer intended to talk to UDOT and that staff would be willing to advocate for that access as well.

Council Member Mumford said that he would vote in favor of the development if the connection to the light was approved. Ken Leetham replied that the City Council could add any conditions for approval.

Mayor Arave directed staff to contact UDOT regarding connectivity, access, and a traffic light in connection with this project.

**Council Member Mumford moved that the City Council approve the General Development Plan for Williamsburg Luxury Apartments located at approximately 256 South Highway 89 with the following findings and conditions:**

**Findings:**

- 1) Commercial & Residential Sign Information (height, size, multi-tenant, design aesthetic) to be included in the development agreement;**
- 2) Fencing shall be solid fencing materials on the west side of the property adjacent to I-15 and on the east side of the property fencing shall be decorative metal fencing with masonry columns;**
- 3) Pedestrian access to the master planned trail shall be provided at the northwest corner of the property;**
- 4) Parking is approved at a ratio of 1.5 spaces to 1 bedroom unit, 2 spaces to 2-3 bedroom unit, and 0.25 spaces per unit guest parking;**
- 5) Carports be added to 40 spaces;**
- 6) Provisions for transit shelter/stop shall be provided to accommodate current bus routes and future Bus Rapid Transit; applicants shall expand access through the**

**south side of the development (UDOT property) to create an intersection with Eaglegate Drive and the potential for a street light and crosswalk in that area thereby eliminating the need for the crash gate;**

- 7) Burial of electrical power lines along Highway 89 shall be required;**
- 8) Coordination of the cross section improvements to park strip and sidewalk shall be made with City's Edge development to the north; and**
- 9) Successful negotiation of development agreement and final P-District zone change.**

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

Chris Artell, Pendleton Construction, commented that his only concern was that UDOT may not comply with the request which would be beyond their ability to control. He said he would be happy to meet the request as it made sense, but the restrictions may be too hard for them to meet. Ken Leatham replied that he believed the traffic light had already been approved.

Chris Artell said that he did not have any concerns with the conditions including the creation of the intersection and installation of the street light and crosswalk as long as they did not have to shoulder the cost of installation.

**5. CONSIDERATION OF ORDINANCE 2018-12: AN ORDINANCE AMENDING THE CITY CODE, TITLE 10 LAND USE AND SUBDIVISION ORDINANCES RELATING TO THE REGULATION OF DOMESTIC FARM ANIMALS**

Sherrie Llewelyn reported that the current code permitted domestic farm animals in P-Districts and neighborhoods with single family detached dwellings on at least 7,000 square foot Lots. Properties up to a half acre allowed 45 animal points (15 chickens), and animal enclosures (coops/hutches) needed to be 50 feet from neighboring homes. The current ordinance also required obtaining a yearly licenses with annual fee and inspection.

The proposed code would permit domestic farm animals in any zone on single family or two family lots. Lots under 7,000 square feet would be allowed 18 animal points (6 chickens). Ostriches would be prohibited, and animal enclosures would need to be 35 feet from neighboring homes. Annual permits would not be required and inspections would be complaint based. She said the new ordinance clarified enclosure requirements, and added miniature pot belly pigs to the definition for household pets, with a maximum of two per residence.

Mrs. Llewelyn showed how the 50-foot requirement in the current code affected property owners by restricting where the enclosures could be placed or restricting which residents could have domestic farm animals such as chickens. The Planning Commission recommended approval of the ordinance related to domestic farm animal regulations with two findings.

Council Member Baskin asked if the City would create an ordinance regulating bees. Sherrie Llewelyn replied that per State code the Department of Agriculture was responsible for regulating bees and not individual cities.

**Council Member Baskin moved that the City Council approve the proposed Ordinance 2018-12 with the following findings:**

- 1) The proposed amendments are in accord with the comprehensive general plan, goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendments reasonably necessary to carry out the “purposes” stated in the Land Use Code.**

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

#### 6. HORSE DISCUSSION AT WILD ROSE PARK

Ken Leetham reported that due to the narrow trails at Wild Rose Park, hikers, bikers, and horses could not use the trail system at the same time.

Council Member Porter commented that the previous City Trails Committee recommended that horses not be allowed on the Wild Rose Trail. He said that the easiest solution would be to either ban horses or to make a horse trail while working with Salt Lake and the U.S. Forest Service on access. He also suggested that horses could access the forest service land via Woodbriar Way but was unsure where individuals could park horse trailers other than at Tunnel Springs Park.

Ken Leetham then presented a map of the City’s watershed and showed that it crossed Tunnel Springs Park.

Council Member Mumford commented that U.S. Forest Service may consider creating a parking area for horse trailers on Woodbriar Way. Ken Leetham replied that his concern with that location would be the proximity to residential homes. He said that if the Council was in agreement that staff would improve the prohibitive signage at Wild Rose.

#### 7. MAYOR REPORT

Mayor Arave reported that the NSL Reads event was enjoyable and well attended. He then said that staff met with the developers of the Granite parcel and were told that single family residential development on the south parcel would come before the Planning Commission soon.

Mayor Arave reported on the South Davis Bus Rapid Transit (BRT) meeting and asked that staff stay involved in the process and arrange for a presentation to the City Council in early 2019.

Mayor Arave also spoke on the status of the 1100 North bridge and said that it would be a \$50-60 million dollar project.

#### 8. CITY ATTORNEY REPORT

David Church was excused.

#### 9. CITY MANAGER REPORT

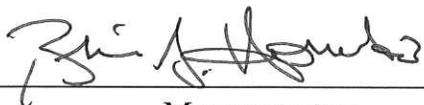
Ken Leetham reported that the City was not mobilizing as much as other cities for the upcoming storm but did have sandbags filled and available. He said that staff would be monitoring the storm and had reviewed the Colosimo property which had re-vegetation in place as well as a drainage ditch.

Ken Leetham then told the council about a website called Route Fifty which presented objective government news and said the articles were worth reading.

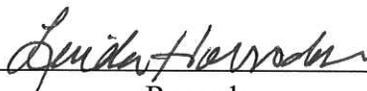
Council Member Baskin asked about a potential lawsuit regarding property in the Tanglewood area. Ken Leetham replied that there was not a lawsuit but an appeal process regarding geotechnical reports on property in the Cove area. He said that the developer's and the City's engineers both prepared reports that were not in agreement. The appeal process would consist of an outside firm reviewing both reports and determining which interpretation was correct.

#### 10. ADJOURN

Mayor Arave adjourned the meeting at 9:15 p.m.



Mayor pro-tem



Recorder