

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
NOVEMBER 17, 2020

FINAL

Mayor Arave called the meeting to order at 6:00 p.m.

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

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dee Lalliss, resident, Court Huish, John Logan, Golf Course Oversight Committee; Gary Cooper; Wilford Cannon, Eaglewood Investment LLC.

Mayor Arave stated that as Mayor of the City of North Salt Lake and Chair of this public body have determined that due to the COVID-19 pandemic and the physical distancing needed to prevent the spread of infection public meetings pose a substantial risk to the health and safety of those who may be present. That risk could be substantially mitigated by holding City Council meetings through electronic means that allow for public participation without an anchor location. A copy of this determination is available at www.nslcity.org.

1. DEPARTMENT REPORT: GOLF DEPARTMENT

Tyler Abegglen compared the 2020 fiscal year to the 2019 fiscal year. The first comparison was golf rounds, with a round being nine holes, with 2020 right on the five year average at \$46,814 compared to \$44,459 in fiscal year (FY) 2019. He showed a golf revenue comparison with a total of \$991,450 for FY2019 and a total of \$1,026,561 for FY2020. This total did not include food and beverage, banquet, or rents. Typically, the busiest months were May through August with June and August with the highest revenue in 2020.

Mr. Abegglen reported on revenue and expense history related to the golf course fund from 2013 through 2020. He spoke on the growing deficit when comparing the operating expenses to the operating income. There was some headway gained in the past fiscal year in reducing the deficit

to \$344,500 for FY2020 and noted that a large amount of equipment was purchased in 2019 which contributed to the \$473,000 deficit that year. He said that the goal was to bring revenue up and expenses down. For FY2020 there was a 43% decrease in corporate tournaments from FY2019, pro shop merchandise sales increased 2% but were slowed down by COVID, rounds increased 5.3% from the previous fiscal year, revenues increased 3.54% from the previous year and rates increased in June 2020, a new points of sale (POS) system was implemented in February, and the Toro maintenance system was updated.

Tyler Abegglen reported on the severe windstorm and said 96 trees were lost on the golf course. He said thanks to golf and public works staff that they only lost one day of golf play. There were plans to replant some of the trees. Mr. Abegglen then compared the FY2019 to FY 2020 rounds for July through November with 25,926 total rounds in FY2019 to 39,642 in FY2020. Revenue comparisons were \$557,277 in FY2019 to \$958,580 in FY2020. He explained that one of the differences between July 2020 and July 2019 was that there was no discount this year, the greens were aerated differently, and COVID had an impact. In the current fiscal year, more people were playing golf with a 53% increase in rounds and a 72% increase in revenue. There was a decrease in weddings and events due to gathering restrictions per COVID and office rentals were difficult to fill.

Tyler Abegglen commented that the National Golf Foundation reported that golf was up 26% this year while food, beverage, and events were significantly down. He was hopeful that there would be the opportunity for more events and tournaments in 2021. Mr. Abegglen then spoke on tournaments including the Rockstar Scramble, Freaky Friday Scramble, NSL Family Scramble, etc. He provided a brief overview of 2021 goals including five new corporate tournaments, increase the Men's and Seniors Associations players each week, sell course and tournament sponsorships, have 100 participants in junior camps, have two full PGA Jr. League teams, exceed \$100,000 in surplus, re-do the current website, update the pro shop interior, install a new clubhouse audio system, and implement a merchandise buying plan.

Council Member Gordon asked in regards to the goal to exceed \$100,000 in surplus. Tyler Abegglen replied that this was his projection and said that while expenses would go up that he hoped to offset that with revenue. He projected \$1.45 million in 2021 with expenses under that amount which was based off the historical average of January through June.

Council Member Mumford commented that it appeared expenses were increasing per the presentation with a slight decrease in 2020 and projected decrease in 2021. He said it was remarkable to see a decrease in one year. Tyler Abegglen responded that he would attribute this to some redundancy, bills like DirecTV, and less temporary employees. He said he was not 100% responsible for the decrease as COVID had impacted golf nationwide. He also contributed the reduction to customer service, certain programs, etc.

Ken Leetham thanked Tyler and said he was being modest. He said COVID did have an impact on golf but did not feel that as much progress could have been made without Tyler's innovation and management. Mr. Leetham and Mayor Arave thanked the golf course committee as well for their efforts.

John Logan, Golf Course Oversight Committee, said he could not speak highly enough about Tyler and said that many improvements had already been made including to the exterior of the building and the attitudes of the employees. He felt that good customer service, renovations, new management, and the other committee member's input would continue to result in successes going forward.

Mayor Arave commented that it had been a good experience with both golf course committees and thanked those involved.

Court Huish thanked the City and Council for hiring Tyler Abegglen and allowing the changes to take place as he felt the golf course could be a long-term income generator.

2. APPROVE CITY COUNCIL MINUTES

The City Council minutes of October 20, 2020 were reviewed and approved.

Council Member Porter moved to approve the amended City Council meeting minutes of October 20, 2020. Council Member Gordon seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

3. ACTION ITEMS

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

Mayor Arave commented on property near Tunnel Springs Park that was being cleared and what would be done with it. He suggested the use be reviewed by the Parks and Arts Board. Ken Leetham replied that the Parks and Open Space element of the General Plan would be amended which included Tunnel Springs Park and said the amendment would be reviewed by the Parks and Arts Board.

Council Member Gordon asked for a copy of the final redevelopment agency report related to new action item number three. She also reminded Chief Black about new action item number ten related to implicit bias training for the police department.

Council Member Gordon then invited the City Council to tour the development projects in the City on November 19th at 3 p.m.

4. COUNCIL REPORTS

Council Member Gordon reported that the Youth City Council (YCC) would not be meeting during the two weeks that the Governor had encouraged limiting social interactions. She said they would potentially meet at the end of November but were keeping in touch.

Council Member Mumford reported on the Parks and Arts Halloween event and said there was a fantastic turnout with over 430 participants. He said due to COVID the event was a drive through event with no in person interaction, which included photo opportunities, treat bags, and doughnuts. Due to the success of this event and the ability to cater to more participants they may incorporate these elements into the Halloween event next year. He said the Board would not meet again this year but several members would like to meet with David Frandsen to go over the events for 2021.

Council Member Mumford then provided an update on sewer smells and said there have been several episodes in the last two weeks. He spoke with Dal Wayment who said everything was operating normally.

Council Member Mumford said it had been over one year since the odor events began occurring. Mayor Arave replied that the process to put an element into the air to absorb the odors had been approved but was not sure on the status of implementation.

Council Member Mumford spoke on the Davis Clipper newspaper closing on December 4th. He asked about the process for public noticing of meetings per State code. Linda Horrocks replied that this item would be discussed during the legislative session in January.

Council Member Horrocks reported that the Golf Course Oversight Committee was doing well and were pleased with what Tyler Abegglen was accomplishing. He said some exciting things related to the course would be coming before the City Council.

Council Member Horrocks spoke on mosquitos and said there were two positive cases of West Nile in Davis County this year.

Council Member Horrocks commented on complaints that had been received related to the Williamsburg property and asked that the Code Enforcement Officer review that area. Sherrie Llewelyn replied that action had been filed against the property owners for violations and a hearing would be held. The City would be requesting an order for them to tear down the buildings.

Chief Black said that the hearing would be held on the third Wednesday in December. He said in the meantime that the police department would continue to work with them to come into compliance.

Council Member Mumford asked about the graffiti on the building and what could be done in the meantime before the code enforcement hearing. Ken Leetham replied that City staff could reach out to the property owner.

Chief Black said that the property owner would have to give permission for someone to paint over the graffiti. He also expressed concern about the graffiti on the UDOT sound walls as well.

Mayor Arave asked if UDOT would remove the graffiti on their property. Chief Black replied that they would on their own time schedule.

Council Member Baskin commented that other buildings were vacant and did not get vandalized and destroyed. She said this development was an eyesore.

Council Member Baskin asked when the senior citizens last met. She asked if any of the seniors had been inflicted with COVID. Dee Lalliss replied that he thought it was in January when the senior citizens last met. He said he did not think any of the seniors were sick.

Council Member Baskin said she was having trouble with her laptop and may need it repaired.

Council Member Baskin also reported that the 2020 census was successful. She said there were jobs available for those who would like to survey projects particularly related to the reservations.

Council Member Porter shared a picture of construction at the boat takeout on the Jordan River. He said it would be completed by next spring.

5. MAYOR'S REPORT

Mayor Arave said the Recreation District budget would show a large revenue loss due to COVID as well as necessary repairs to the roof and HVAC system. He said the master plan showed a facility on the west side.

Mayor Arave reported that Chief Bassett had retired and Dane Stone was the new fire chief. He said the South Davis Sewer District passed the mercury test and would be able to sell gas. Their office had multiple COVID cases.

6. CITY ATTORNEY'S REPORT

David Church had nothing to report.

7. CITY MANAGER'S REPORT

Ken Leetham reported that a joint meeting with the Planning Commission would be held November 24th. This meeting would include the annual Open and Public Meetings training as well as a review of the form based code.

Mr. Leetham said the City was successful in obtaining a \$25,000 UDOT grant for a traffic circulation study in the Town Center with a 10% City match. He then spoke on action item number eight related to the Marv Hendrickson property purchase and said he received three approvals from Council Members in August to proceed with the purchase.

Ken Leetham commented that the 75th anniversary of the City was next year. He said the Parks and Arts Board could assist in helping to plan the event as well as incorporating an element into the July 3rd celebration.

Mr. Leetham spoke on the need to finding a replacement for the City attorney as David Church was retiring. He said the City could select someone or solicit interest from available attorneys. Mayor Arave suggested advertising the position and setting up a screening committee.

Council Member Porter suggested that Council Members Baskin and Gordon as well as David Church could be on the selection committee.

Council Member Gordon suggested former Council Member Stewart Harmon provided municipal services and may be interested. Ken Leetham replied that staff would work on forming a committee and soliciting applications.

Council Member Baskin commented that she had previously applied for the position and could not be on the selection committee if she was interested in applying for the position again.

Mayor Arave asked in regards to the annual Christmas party. Ken Leetham replied that a nice gift would be put together for those that usually attended the dinner. He did not think that a gathering would be able to occur this year.

Council Member Horrocks commented that the Mosquito Abatement Board met remotely and had the Pledge of Allegiance. He asked if the City Council would like to resume this practice.

8. ADJOURN

Mayor Arave adjourned the meeting at 7:00 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
NOVEMBER 17, 2020

FINAL

Mayor Arave called the meeting to order at 7:00 p.m. and Council Member Brian Horrocks 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 Lisa Watts Baskin
Council Member Natalie Gordon

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David Church, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Ali Avery, Long Term Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dee Lalliss, Andrea Johnson, Rosemarie, residents, John Logan, Golf Course Oversight Committee; Lela Machado, Ryan; Wilford Cannon, Shandell Smoot, Scott Kjar, Eaglewood Investment LLC; Michael Macfarlane, Leading Tech Development.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF PRELIMINARY PLAN APPROVAL FOR EAGLEWOOD COVE P.U.D. PHASES 13-15 LOCATED AT APPROXIMATELY 600 SOUTH TANGLEWOOD LOOP, EAGLEWOOD INVESTMENT LLC, APPLICANT

Sherrie Llewelyn reported on Eaglewood Cove Phases 13-15, located at approximately 600 South Tanglewood Loop, which consisted of 75 lots and would be completed in three phases. The City Council approved the concept plan for the development on July 19, 2016. Since that approval, the developer has conducted an extensive geologic hazards investigation of the property leading to numerous changes in layout design and a reduction from 75 lots to 72 lots. The subdivision would be a planned unit development (PUD) subdivision to provide for common ownership of the private streets, the HOA maintained storm water detention facilities, and for architectural review prior to building permits.

The full geologic hazard study has been completed, reviewed and conditionally approved by the City's geotechnical consultant. The Development Review Committee (DRC) and the Planning Commission have recommended a condition related to six lots in phases 14 and 15 to ensure that the mitigation solution for soil issues be approved by our consultant prior to final plat. If a mitigation cannot be agreed upon, then the lots would be removed from the subdivision.

Mayor Arave asked if the area of the landslide affected any existing lots outside of this development. Sherrie Llewelyn replied that she could show the areas on a map.

A conditional use permit was approved by the Planning Commission for the proposed flag lots in the development on July 12, 2016. The exception to cul-de-sac length was approved as part of the concept plan approval. Previously the fire district had required that the homes on the loop road be fire sprinkled or the road widened but since that time the number of lots on the loop road had been reduced to less than 30 and the requested restriction was no longer necessary.

Sherrie Llewelyn reported that the development was divided into 3 plats with 52.7 acres in plat 13 and contained 39 lots with lot sizes varying from 0.60 acres to 6.34 acres. Plat 14 was 14.36 acres and contained 13 lots with lot sizes varying from 0.67 to 2.03 acres. Plat 15 was 26.62 acres and contained 20 lots with lot sizes varying from 0.56 and 2.82 acres.

The preliminary plats have been reviewed by the Planning Commission on November 10th and have been recommended for preliminary plan approval. The DRC recommended that sidewalks be added to one side of the private street. The developer requested that no sidewalks be required in the PUD due to the large nature of the lots, double frontage, the responsibility and expense of maintaining sidewalks, and the desire to further limit the cuts and fills on the site. They proposed that one side of the roads be striped for a five foot pedestrian walkway with no parking allowed on that side of the street. The Planning Commission made this recommendation to the City Council for review.

Sherrie Llewelyn showed a map of the property with light and dark green shading related to the slope of the lots. She said the second item for review was the building envelope, which had been established to limit improvements to the portions of the lots with a slope less than 30%. Some of the accesses were restricted based on slope as well and were noted on the plat.

The third item was fire sprinkling and due to the size of the water tank and the required fire flow for structures over 10,000 square feet the developer agreed to limit homes sizes to 10,000 square feet unless an automatic fire suppression system was installed in the home. She showed an image of the plats and said that in Phase 13 Tanglewood Loop would connect to allow for access to the new water tanks.

Ms. Llewelyn explained that there were actually three geotechnical experts involved in this process and said while the original geotechnical report was over 800 pages long that she had

included a summary for the City Council's review. She said that Table H included a lot specific table with recommendations on each lot. Two points of interest were areas with QLSY or fat clay, which were areas that could have a landslide. The study recommended that this soil either mass graded or removed from the site. Staff was supportive of mass grading to ensure the area was removed at the same time. For areas with foundations and footings, the fat clays would be removed and replaced with engineered fill.

Council Member Porter asked about the existing vegetation in the areas that would be mass graded. Paul Ottoson replied that most of the site was native grasses.

Council Member Baskin commented on the sites that were to be evaluated for the presence of active faults. She asked what would happen if active faults were found. Paul Ottoson replied that the design of the foundations and footing may have to be revised or the use of deep pilings but said it would be up to the engineer and the geotechnical consultant to decide.

Council Member Mumford asked for clarification on the six lots. Sherrie Llewelyn clarified that if the lots did not meet the safety factor in the ordinance then they would be removed from the development.

Council Member Baskin asked in regards to the active faults. Paul Ottoson said that those homes in the yellow area would have to be graded and may lose some of the buildable area or combined together.

Council Member Mumford asked about the active faults and who had authority to approve or deny those lots based on the results. Paul Ottoson replied that each lot would require a geotechnical report and if a problem was found then it would have to be mitigated or would be found unbuildable.

Sherrie Llewelyn said that the geotech report would be reviewed by the City's geotechnical consultant and the building official for compliance based on the seismic fault location.

Council Member Baskin clarified that if there was an engineering solution for an active fault then construction would be approved. She asked who determined if the active fault was not an issue. Sherrie Llewelyn said if the City's consultant did not agree with the developer's consultant then a third party would be consulted.

Council Member Baskin asked if any of the problematic lots had been sold. Mayor Arave commented that the lots were not recorded lots yet.

Shandell Smoot, Eaglewood Investment LLC, commented that while the lots had not been sold they had a list of interested buyers. Council Member Baskin asked the developer if they anticipated that every lot would sell. Shandell Smoot replied affirmatively.

Sherrie Llewelyn showed a map of the property in response to Council Member Porter's question about native vegetation and said that the area to be graded had some existing oak brush. She explained that all of the development would not be mass graded but just the areas with the fat clay.

Mayor Arave asked if there would be significant import and export of fill for this project. Paul Ottoson replied that they would reuse the soil while removing the fat clays. He said the main reason for the mass grading was to break up a sheer plane.

Ken Leetham commented that the DRC had the concern about installing sidewalk on one side of the street. He said snow on the streets would make it difficult for pedestrians to use the proposed five foot striped area on the road. Chief Black was in agreement and said sidewalks were essential for safety.

Council Member Porter suggested an asphalt trail away from the road could be installed rather than a sidewalk and park strip.

Mayor Arave asked if the City would have any enforcement on snow removal with the private streets in this development. Chief Black replied that the City could require that the HOA rules include this.

Council Member Baskin asked for clarification on the five foot leeway on the road for pedestrians. Wilford Cannon replied that the walking path could be situated away from the curb. He said the private snow removal would clear the roads before a sidewalk or path. Mr. Cannon said that while safety was a big concern that the tradeoff was a sidewalk would result in increased cuts and fills and removal of vegetation.

Council Member Gordon asked if a PUD had to be approved by the Planning Commission or City Council. Sherrie Llewelyn replied that a PUD was a type of subdivision with variation that had to be approved. She said this was originally a standard subdivision which was changed to a PUD due to the open space and the requirement for ownership by an HOA.

Council Member Gordon stated that she felt there needed to be sidewalks in this development. Council Member Baskin also felt there needed to be sidewalks.

Council Member Porter said that the sidewalks would require more cuts and fills and felt a trail system would look better and be safer than sidewalks in some areas. Council Member Gordon said that whether it was a sidewalk or trail that there needed to be a requirement that it was cleared from snow.

Council Member Baskin said that a meandering trail may be more coherent with the design of the property. She felt it was irresponsible to not require a place for people to walk that was off the road. Council Member Mumford was in agreement.

Wilford Cannon said he would install the sidewalk if required but said a meandering trail was not practical with the terrain. He said the reason why it moved from a standard development to a PUD was for the HOA who would be taking the liability for road maintenance from the City.

Mayor Arave asked if the property would be gated. Wilford Cannon replied they would gate the community would allow them not to install sidewalks.

Council Member Gordon asked where the mailboxes would be located and if people would be walking or driving to them. Wilford Cannon assumed that it would be the cluster mailboxes.

Council Member Porter recommended a mixture of sidewalks and walking paths. Wilford Cannon replied that it would be less expensive to put in a sidewalk.

Wilford Cannon said that he watched individuals walking in the street versus using the sidewalk all the time. He said the average frontage of these lots was 200 feet and people would not be walking to their mailboxes or neighbors. The school buses would not use the private streets so parents would have to drive them down to the bus stop. Mr. Cannon said it was a destination location with little through traffic.

Council Member Horrocks commented that he saw both sides and liked the idea of a path. He said that while Mr. Cannon had made some valid points he was in agreement with the rest of the City Council.

Council Member Horrocks said he viewed this property several years ago and saw a canyon that would require 60 feet of fill. He asked if that canyon was included in this plan. Paul Ottoson replied that the canyon was not part of this development as the largest cut and fill here was twenty feet. He showed the location of the canyon and said it was not located by the road.

Council Member Mumford commented that he saw areas in Park City that had asphalt trails and suggested that the developer come back with a safe alternative. Wilford Cannon said that if they were required to have a sidewalk or trail then they would just install a sidewalk so they did not interfere with the nature of the lots.

Council Member Mumford then spoke on the fault lines and expressed concern that in the future someone would determine a lot was safe but wanted more reassurance.

Sherrie Llewelyn asked if there known faults in the area. Paul Ottoson replied that he would speak with the geotechnical consultant about this concern.

Ken Leetham commented that being on or near a fault line did not disqualify a lot from being buildable. He said there were quite a few homes in the foothills that were near fault lines. Mr. Leetham clarified that each lot would be reviewed by geotechnical engineers when a building permit was applied for.

Sherrie Llewelyn clarified that everything would be triple checked including a study now and then a review when someone applied for a building permit to ensure the home was properly designed with whatever was found. She said the geotechnical consultant would be onsite every time a foundation was dug. The City would not issue a permit until a report was completed.

Wilford Cannon said their intent was to provide each property owner with a copy of the geotechnical reports for their builder and engineer.

Council Member Mumford asked in regards to the process when someone purchased a lot and it was determined that the property was not safe to build on. Shandell Smoot replied that the geotechnical engineers who created the study and were familiar with the property would be onsite doing the reports on a lot by lot basis. He said he did not believe any of these lot were unbuildable.

Mayor Arave clarified that the City Council would most likely require sidewalks for the development. He said that the property had been studied very intensely for several years with three separate engineers who felt the property could be built upon. Sherrie Llewelyn replied affirmatively.

Council Member Gordon moved that the City Council approve the proposed preliminary plan for Eaglewood Cove Subdivision, phase 13-15 located at approximately 600 South Tanglewood Loop, subject to the following findings and conditions:

Findings:

- 1) **The proposed preliminary plan meets the minimum standards of the land use code for preliminary plan approval;**
- 2) **The proposed layout minimizes the necessary cuts and fills and provides an efficient design;**
- 3) **The exception to maximum length of a cul-de-sac is warranted based upon the following:**
 - i. **Physical conditions exist which preclude the ability to establish any other means of access, namely topography.**
 - ii. **Construction of a through street will result in undesired cuts and fills, affecting natural drainage patterns and existing vegetation.**
 - iii. **The exception has received favorable recommendation from the Fire District and Development Review Committee**

Conditions:

- 1) **Phases 14 and 15 may not proceed to Final Plat approval until final determination on the mitigation solution for lots 1407-1411 and 1505, if a mitigation solution cannot be approved those lots shall be removed from the plat(s);**
- 2) **In lieu of sidewalks, the develop shall install and the HOA shall maintain a minimum 5 strip portion from the edge of asphalt on one side of the private roads. The HOA will be responsible for enforcing no parking on the same side of the road as the striped walking path;**
- 3) **Any remaining engineering redline corrections be completed prior to final plat approval.**

Mayor Arave clarified that condition two would be excluded as the City Council would be requiring sidewalks on one side of the road at the discretion of the builder as long as the sidewalk was consistently on one side of the road.

Wilford Cannon stated that they would install sidewalks.

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

3. CONSIDERATION OF A PLAT AMENDMENT FOR EAGLEWOOD VILLAGE, LOT 1B LOCATED AT 290 SOUTH ORCHARD DRIVE, LEADING TECH DEV., APPLICANT

Sherrie Llewelyn reported that this property was located between the Quick Quack and Stop Gas Station and was currently 4.04 acres in size. The property would be divided into two lots that would each be 2.02 acres in size. Lot 1B would be the site of a commercial office building and lot 1C would be retained by Brighton Development. The Planning Commission held a public hearing and recommended approval of this item. The DRC recommended the following conditions which included dedication of access easement as a future public right of way to allow for street widening in the future as well as completion of any engineering redlines.

Mayor Arave asked what businesses would occupy the building. Sherrie Llewelyn replied a coffee shop and a law firm.

Council Member Porter moved that the City Council approve the plat amendment for Eaglewood Village Subdivision at 244 South Orchard Drive with the following conditions:

- 1) **Dedication of access easement as a future public right of way;**
- 2) **Completion of engineering redlines**

Council Member Baskin seconded the motion.

Mayor Arave clarified that the correct address was 290 South Orchard Drive.

The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

4. CONSIDERATION OF SITE PLAN APPROVAL FOR EAGLEWOOD PLAZA
OFFICE BUILDING AT 290 SOUTH ORCHARD DRIVE, LEADING TECH DEV.,
APPLICANT

Sherrie Llewelyn reported that the proposed office and retail building would be located on lot 1B of the Eaglewood Village Subdivision that was discussed in the previous agenda item. She showed a rendering of the building and said the main floor was divided by a drive thru access for a Beans and Brew coffee shop. The proposed building would be 37,500 square feet. The remainder of the main floor could be used as office space or additional retail. The second and third floors would be designated office space. The building is setback approximately 60 feet from Highway 89. All parking would be located to the side and rear of the building with access from Orchard Drive. There is a shared parking agreement between lots 1B and 1C, which would allow the residential parking to use the office parking on nights and weekends. The site met the minimum parking requirements, which was three stalls per 1,000 square feet of office with a requirement of 104 stalls for 34,860 square feet and 126 stalls, provided. One stall per 1,000 square feet for retail with two stalls required for 2,640 square feet with two stalls provided. ADA parking requirements would be one stall per every 25 spaces for a required total of five stalls. Overall parking requirements would be 106 stalls with the applicant to provide 128 total stalls.

The site had 21,168 square feet (24%) landscaping with a minimum required landscaping under the development agreement of 25%. Per the development agreement, the Planning Commission could reduce the required landscaping to 20% with the improvement and maintenance of the right of way along Highway 89. The proposed landscaping consisted of lawn, trees and shrubs. Additional improvements to the site include a five-foot sidewalk and park strip along Orchard Drive as well as connections from the office building to the trail and the apartments at Eaglewood Lofts.

Sherrie Llewelyn explained that the building met all of the standards for design except for the requirement that the first story of a structure that faces a public street have 65% glazing. She showed two renderings, which included a drawing that met the requirement and one that did not. The developer was proposing a design with 30% glazing on the first floor. The Planning Commission did not have an issue with the design that featured less glass. The City Council would need to make a determination on the percentage of glazing as the 65% requirement was part of the development agreement.

The development agreement set forth certain architectural guidelines for the development including 65% transparency on the ground floor with the developer providing 65%, 25% transparency on the upper stories with the developer providing 30%, and requirements for horizontal and vertical division as well as covered or recessed entrances which the developer has met.

The only other required change would be the replacement of the Hornbeam trees in the park strip with approved street trees. The Planning Commission made a recommendation of approval for the request to reduce the landscaping requirement.

Council Member Horrocks asked if the request for reduced glazing was for economic reasons. Sherrie Llewelyn replied that the reduction was to allow for more interior wall space to install cubicles and outlets.

Council Member Horrocks commented that he was not opposed to less glass. Council Member Baskin commented that it was a beautiful building and would look nice in the City.

Council Member Baskin moved that the City Council approve the site plan for Eaglewood Plaza Office Building at 290 South Orchard Drive with the following conditions:

- 1) Replace street trees (Hornbeam) along Orchard Drive with an approved street tree and separation;**
- 2) Complete any of the outstanding engineering redlines.**

Council Member Mumford seconded the motion.

Sherrie Llewelyn asked if the motion should include the specification that the applicant could construct the design with less glass.

Council Member Baskin amended the motion to say “with the specifications for the amount of glass to be determined by the developer or owner of the building.”

Sherrie Llewelyn suggested the wording for the amendment be “the reduction in glazing of the first story as shown on the example in the packet.”

Council Member Baskin amended the motion to allow for “the reduction in glazing of the first story as shown on the example in the packet.”

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

5. CONSIDERATION OF RESOLUTION 2020-34R: A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT AN APPLICATION TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES GRANT (BRIC) FOR THE PURCHASE AND INSTALLATION OF WELL AND PUMP HOUSE GENERATORS

Ali Avery reported on the September 8, 2020 windstorm that caused much of the City to lose power for several days. In order to provide uninterrupted culinary water service to the City's residents during that time, City crews had to transport a portable generator to each of the well and pump houses to ensure that they would continue to operate without power service. Prior to that event, City staff had identified that there was a need to have a permanent generator at each of those ten facilities in order to make the culinary water service more efficient and make the City's infrastructure more resilient to natural disasters that may cause a loss of power.

FEMA has a competitive grant program called "Building Resilient Infrastructure and Communities" (BRIC), formerly known as the Pre-Disaster Mitigation Grant. The City has applied for this several times in the past, and this was the grant program that funded the Springhill Landslide project. City staff has consulted with the State, who administers the program for FEMA, and have identified the purchase and installation of generators at all ten of the culinary water facilities to be a good project for this grant.

Mayor Arave clarified that the price was \$1,634,850 for all ten generators and the City's contribution would be \$408,712, which would come from the Water Fund. He asked about the power source for the generators. David Frandsen replied that the power source was diesel fuel.

Council Member Horrocks said running the generators could be disruptive. David Frandsen said the generators near any residential area were very quiet.

Council Member Horrocks moved that the City Council approve Resolution 2020-34R authorizing the submittal of a FEMA BRIC grant application seeking funds for the purchase and installation of generators for the City's culinary water facilities and authorizing matching funds. Council Member Porter seconded the motion.

Council Member Gordon commended staff for finding this grant and said it was a great use of City funds.

The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

6. CONSIDERATION OF RESOLUTION 2020-35R: A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT AN APPLICATION TO

DAVIS COUNTY SOLICITING COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) FUNDS FOR THE INSTALLATION OF SIDEWALK ON OVERLAND
STREET ADJACENT TO COLONIAL WOODS MOBILE HOME PARK

Ali Avery reported that Davis County reorganized the Community Development Block Grant (CDBG) program so that funds were only available for infrastructure projects. The area would need to qualify as a low to moderate income area. It was determined that the Colonial Woods Mobile Home Park area would qualify and there was a need for a sidewalk on Overland Street. Staff proposed an application with a funding request for \$49,968 from Davis County's CDBG program. The total project cost would be \$66,624 with a City match (25%) of \$16,656. The application indicated the City's desire to construct sidewalk on Overland Street directly adjacent to the Colonial Woods Mobile Home Park. This section of sidewalk was on the City's recently adopted Active Transportation Plan. The income of the neighboring residents in the mobile home park would need to be verified by City staff through the completion of an income survey, which staff intended to begin collecting this week.

Council Member Mumford commented that there were rumors that this development would be phased out and the use of the land would be changed. Ken Leetham replied that the owner of the mobile home park was less willing to do anything with the property. He said that the sidewalk would not be installed and then removed anytime in the near future.

Council Member Porter moved that the City Council approve Resolution 2020-35R authorizing the City Manager to submit an application for the 2020 Community Development Block Grant program and authorizes matching funds. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

7. CONSIDERATION OF A PROPOSAL TO EXPAND THE EAGLEWOOD LOOP
SECONDARY WATER AND STREET RECONSTRUCTION PROJECT TO
INCLUDE THE NORTH PORTION OF EAGLEWOOD LOOP BETWEEN
ROCKWOOD DRIVE AND EAGLERIDGE DRIVE

Paul Ottoson reported that at the last City Council meeting on October 20, 2020, staff made a presentation on the state of the City's secondary water system on the east bench adjacent to the golf course and the need to expand this secondary water system. At the meeting, the City Council approved Phase 2 of the overall secondary water system and the accompanying street reconstruction. At the same meeting, the City Council also approved a budget adjustment for the Phase 2 improvements. The City Council also requested staff to look at the cost of both the secondary water and street reconstruction for Phase 3, which is the north part of Eaglewood Loop. He said staff reviewed the project and said the waterline portion would end at Elk Hollow Drive.

The cost estimates for the South Eaglewood Loop, Rockwood Drive and South Tanglewood Loop (Phase 2) would be \$950,000 for the secondary water line improvements and \$700,000 for the street reconstruction improvements for a total of \$1,650,000, which was already approved. The estimate to complete the North Eaglewood Loop (Phase 3) secondary water line improvements portion would be \$454,000 and the street reconstruction improvements would be \$484,000 for a total of \$938,000. This amount would need to be approved as a future budget adjustment item.

Council Member Baskin suggested that the motion should say, “to include the north portion of Eaglewood Loop between Rockwood Drive and Elk Hollow Road.” Paul Ottoson said that would be correct for the water line portion. He said the street reconstruction would extend to Eagleridge Drive.

Council Member Baskin asked when the proposed budget adjustment for the \$938,000 would occur. Paul Ottoson suggested combining phases 2 and 3 into one project as phase 2 was already designed. He said phase 3 would be completed quickly and go out for bid in January.

Ken Leetham said the budget adjustment would occur in January. The funds would come from the Capital Projects Fund. Janice Larsen said that before the item was budgeted there would be approximately \$1.2 million in the Capital Support Fund, which would leave about \$700,000 in 2021.

Council Member Horrocks said it did not make sense to divide Eaglewood Loop into two projects.

Paul Ottoson said the one disadvantage to combining the project was that it would take up to six months to complete the project. He said it would most likely not be completed by the July 3rd celebration so some specifications would need to be made in the contract to cover up certain areas.

Mayor Arave asked how much of the secondary water this project would use. Paul Ottoson replied that the proposed projects along with Wood Briar would use approximately 200 acre feet.

Council Member Baskin recommended the City Council approve extending the Eaglewood Loop Secondary Water and Street Reconstruction Project to include the north portion of Eaglewood Loop to Rockwood Drive and Elk Hollow Drive for the secondary water line and from Eaglewood Loop to Rockwood Drive to Eaglewood Drive for the street reconstruction improvements at a proposed total cost \$938,000 to be approved as a future budget adjustment item. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

8. CONSIDERATION OF RESOLUTION 2020-33R: A RESOLUTION ACCEPTING THE ANNUAL REVIEW OF THE ADOPTED MODERATE-INCOME HOUSING ELEMENT OF THE GENERAL PLAN AND AMENDING THE GENERAL PLAN TO UPDATE THE 5 YEAR ESTIMATES FOR MODERATE INCOME HOUSING NEEDS

Ali Avery reported that each year cities were required to update the five year estimates of moderate income housing needs, conduct a review of the moderate income housing element and its implementation, report the findings for updated planning to the Housing and Community Development Division of the Utah Department of Workforce Services and Wasatch Front Regional council, and post the report on the City's website. In the State code there are 25 strategies with at least three that are required to be included in the moderate income housing plan. A moderate income household in the City would be any household that made less than \$61,609 a year.

Ali Avery explained that after performing an analysis of available units there were many options in the 80 to 100% area median income (AMI) but not many options under the 30% AMI, which was \$578 per month for maximum monthly income spent for housing expenses or a mortgage loan amount of \$138,100. She then showed a graph with existing housing stock in the City, which included single family, apartment, and mobile homes. There were approximately 30% of the stock in apartment units and 70% in single family homes. The 2018 housing plan projected that from 2010 to 2020 an additional 1,347 housing units would be needed including 130 for extremely low income, 84 for low income, and 209 for moderate income households. Actual constructed units included 2,326 residential units constructed from 2010 to 2020 with 864 apartments for 2,326 units.

The 2020 plan projected that there would be a need for 1,704 additional housing units by 2030 including 165 for extremely low income, 106 for low income, and 264 for moderate income households. The 2020 update showed that the City needed an additional 725 housing units by 2030 including 70 for extremely low income, 45 for low income, and 112 for moderate income households. She said these numbers were provided by census data and given to the U.S. Department of Housing and Urban Development (HUD). She said providing more stock, the home repair grant program, and an affordable housing project at City's Edge seemed to be helping.

The Planning Commission recommended several changes to the plan including a goal related to making transportation more affordable.

Council Member Baskin commented that there was a section on disabled individuals that showed that a disabled female lived on an annual income from 2012 to 2017 of \$20,000 where a disabled man's income was \$35,000, which was very troubling.

Council Member Horrocks commented that the report showed the need for an additional 1,704 housing units and questioned where to put these units as eventually the City would be built out.

Ali Avery stated that this projection was created by the State and projected to the year 2030.

Ken Leetham said there was currently no penalty if the City did not meet the projection but the State was grappling with these issues in every city. Mayor Arave said it was important to note that the City received kudos from UTA and the legislature for their efforts.

Mayor Arave asked about ADUs and if this contributed to the numbers. Ali Avery replied that the census data had not caught up to this yet. She said that the City kept track of the ADUs, which was included in the plan and may be included in the 2020 census data.

Ken Leetham said these numbers would probably be different after the 2020 census data was incorporated. He thanked Ali and Sherrie Llewelyn for helping the City to stay in compliance with housing mandates.

Council Member Gordon asked how often this plan would be utilized to help meet the needs of moderate and low income housing. Ali Avery replied that there were goals and strategies listed at the end of the plan. This included supporting the housing authority and implementation strategies.

Mayor Arave commented that there was a shortage of housing units and it would be very hard to fix this problem. He said there was not much more the City could do. Ken Leetham said if the City continued to carry out the land use plan for the Town Center as there were several hundred units in that plan that would be driven by the market.

Sherrie Llewelyn commented that some of the strategies could be helped with funds from the RDA that had to be used for affordable housing units. She said the City used this money on new or existing housing units. Ms. Llewelyn gave the example of assisting Knowlton General with burying power lines in exchange for median income housing units.

Ali Avery said that the housing funds generated by the RDA was not a strategy listed in the report but could be added at the City Council's request. Ken Leetham commented that there would be more funds available next year for this purpose. He said that the City may be able to partner with a developer on an affordable housing project in the future.

Council Member Mumford said he would like additional insight on the residents in the 30% AMI or less category. He asked what units in the \$500 range would look like or what it would take to provide those units. Ali Avery replied that she had some insight based on the home improvement grant program. She said Colonial Woods was one of the areas with low income residents or small basement apartments.

Ken Leetham said ADUs generally fell into that category of \$500 to \$600 a unit.

Council Member Baskin asked where a disabled woman making \$20,000 per year would live. Ali Avery replied that they lived in Colonial Woods.

Ken Leetham said there were many private/public partnerships that helped to provide some low income units. He said there was a desire to bring a program or project to the City Council. The price of housing was increasing so rapidly that there was a concern that the gap with affordable housing was getting worse. Mayor Arave commented that some subsidies for lower income individuals were available as well.

Council Member Porter moved that the City Council adopt RES 2020-33R amending the Moderate Income Housing Element of the General Plan, and approving the 2020 housing report with the following findings:

- 1) The State legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and**
- 2) The proposed draft meets the requirements of the State code to address moderate income housing.**

Ali Avery asked if the plan should be updated to show 725 housing units versus 1,704 units. Mayor Arave recommended updating to the most accurate numbers.

Council Member Porter amended the motion to adjust the numbers to reflect the most accurate counts. Council Member Horrocks seconded the amended motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

9. CONSIDERATION OF RESOLUTION 2020-36R: A RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EXECUTE DOCUMENTS RELATED TO THE SALE OF TWO PROPERTIES AT TUNNEL SPRINGS PARK

Ken Leetham reported that in June of this year the City Council authorized the sale of property at Tunnel Springs Park to three lot owners adjacent to the Park. He showed a map with lots 1511-1513 shown in yellow. The two property owners immediately west of these parcels have also expressed a desire to purchase property in the same manner and the attached resolution would approve those sales. He said the portions of Lot 1514 and 1515 proposed for sale were shown in red and blue, respectively. The sale price for these properties were the same as for the previous sales, which was \$3.50 per square foot. As the City policy governing these transactions requires, the buyers of these parcels will also pay 100% of the costs of completing the transactions, which include surveying costs and any title work and insurance needed.

Mr. Leetham explained that there were two reasons for the unusual triangular shape of the property being proposed for sale to the owners of Lot 1515 (blue) was created. First, City staff did not want to eliminate the option of one day extending to the west where we own approximately 8 acres of property that may be used for potential park expansion. Second, there was a storm drainage swale immediately adjacent to this area that City staff would recommend that we not sell or interfere with. The proposed sale has been created to preserve enough space around this drainage location so that it can be used without interference.

Council Member Horrocks moved that the City Council adopt Resolution 2020-36R: a resolution authorizing the City Manager and City Attorney to execute the documents related to the sale of the two properties adjacent to Tunnel Springs Park. Council Member Baskin seconded the motion. The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

10. CONSIDERATION OF RESOLUTION 2020-32R: A RESOLUTION AUTHORIZING ACTION TO ACQUIRE RIGHT OF WAY FOR A SIDEWALK BY USE OF EMINENT DOMAIN ALONG REDWOOD ROAD BETWEEN APPROXIMATELY 1000 NORTH TO 1200 NORTH

Sherrie Llewelyn reported that this item had been discussed in a previous meeting. The City obtained grant funding from UDOT for the construction of a sidewalk along Redwood Road between 1000 North and 1200 North. Unfortunately, there was not enough right of way for the required sidewalk. The sidewalk would be an eight-foot asphalt path against the curb. The improvement was being located to reduce the impact on the property owners from whom the City is requesting right of way. The City would need approximately 13 feet and any future redevelopment of the property. The sidewalk would not be placed or proposed within the required 24 foot landscaped area, and would require any future redevelopment of the properties to relocate the sidewalk and install the required street landscaping.

Notifications in accordance with State Code 78B-6-504 have been personally delivered by staff to the listed residential addresses of all property owners on November 3, 2020. The letter contained a purchase offer of \$7 per square feet of right of way necessary (approximately 3,000-3,500 square feet from each property owner). The letter also invited the property owners to attend the City Council meeting to discuss the offer and negotiate further with the Council.

Sherrie Llewelyn said she was in contact with Daniel Hunter who owned the Armor parcels shown on the map and who indicated he was interested in negotiations. Daniel Hunter requested a survey of the requested property and appraisal prior to negotiating further. Staff has ordered the survey and appraisal. She said she has not heard anything from the other property owner, Paul Hunter.

The proposed resolution authorized City staff to negotiate with the property owners on the Council's behalf. In the event that an agreement could not be reached, the resolution authorized the City Attorney to begin the process to obtain the right of way easement via condemnation. No action could be filed until December 3, 2020, which was 30 days after the required notices were delivered to the property owners.

David Church commented the law required that before considering the resolution the property owners be allowed to address the City Council and discuss why or why not it was a good idea to use the power of eminent domain.

Rosemarie Hunter said that her husband went to City Hall and learned the meeting was online. She said their concern was having the opportunity to talk and obtain a better understanding before the City acquired the property through eminent domain. Mrs. Hunter said that one of the proposed reasons for the sidewalk was for children walking to Woods Cross Elementary for the Head Start Program. She questioned whether children were really walking the four miles to the school. She also asked about liability issues and snow removal.

Mayor Arave said his understanding was that staff had already tried to reach out. Sherrie Llewelyn replied that she was happy to meet with the Hunters and said that could continue regardless. She said snow removal would be the responsibility of the property owner.

Mayor Arave clarified that it was Odyssey Elementary in Woods Cross.

Rosemarie Hunter asked if the City Council would postpone the resolution related to eminent domain until the conversations had occurred. Mayor Arave replied that the City had to negotiate in good faith and did not want to go through the process of eminent domain. He said the City would go through the process if necessary but would prefer to proceed in the way that would least impact the property owners.

Rosemarie Hunter said her concerns were the liability issues on a busy road like Redwood.

David Church addressed the liability issue and said the City would acquire an easement or right of way and it would be a publically owned sidewalk. City ordinances required the property owner to perform snow removal. The liability for tripping on a sidewalk did not extend to the property owner other than snow issues. He explained the City owned all public sidewalks. Rosemarie Hunter asked for the opportunity to meet with City staff.

David Church explained that from the time the resolution passed nothing could be filed with the court for 30 days. He said the resolution was put on the agenda as there was a timeline for the grant money to build the sidewalk. Mr. Church said nothing would happen for at least 30 days.

Sherrie Llewelyn asked for Rosemarie Hunter's contact information to setup a meeting. Rosemarie Hunter replied that she was happy to setup a time to meet. She said 30 days may not be enough time during COVID and had concerns about the resolution being passed tonight.

Paul Ottoson stated that the project had to be completed by June 30th per the grant. Ken Leetham said that staff had been meeting with Daniel Hunter and agreed to pay fair market value per an appraisal. He said a condition could be made that staff had to obtain the City Council's approval before filing the request.

David Church said that he would not file anything until directed by the staff or City Council. He clarified that the City had to negotiate in good faith to both property owners with the fair market value of the property.

Sherrie Llewelyn said that the property was surveyed and the appraisal had been ordered so staff needed to sit down with both property owners. Mayor Arave said the condemnation process would be harder for the City. He recommended passing the resolution but said if both parties negotiated in good faith that there was no reason to condemn the property.

Mayor Arave asked Rosemarie Hunter if she had any issues with negotiating with the City and in timely manner. Rosemarie Hunter asked what the resolution would do.

Mayor Arave explained that the resolution would enable the City to move forward in 30 days with the legal process. He said this would only occur if the Hunters did not negotiate in good faith.

Council Member Porter asked if approving the resolution could be postponed until January. He asked about the process. David Church said if an agreement could not be made then the soonest things could be resolved would be 90 days. He said the City could not control the schedule of the court.

Sherrie Llewelyn said to the best of her knowledge full value offers had been made to the property owners. She said staff had been working with the property owners, including onsite, for over a year. Ms. Llewelyn said that Paul Hunter had told staff he was not interested in selling.

Mayor Arave commented that it would be prudent to pass the resolution tonight. He invited Rosemarie Hunter to reach out to him or Sherrie Llewelyn. He explained that it was important to install the sidewalk for the safety of the children.

Council Member Gordon said that the sidewalk was not only for the children walking to Odyssey Elementary and the residents in the neighborhood.

Council Member Mumford moved that the City Council approve RES2020-32R authorizing the acquisition of right of way along Redwood Road between 1000 North and 1200 North for a public sidewalk through negotiation or through use of eminent domain, with the following findings:

- 1) The proposed real property interests are required to construct a sidewalk along Redwood Road between approximately 1000 North to 1200 North;**
- 2) It is in the public interest that the City acquire the property for the public interest for the public purpose stated here.**

Council Member Gordon seconded the motion.

Mayor Arave clarified legal action would not be started tonight. He said the resolution would just ensure that this path was available if necessary.

The motion was approved by Council Members Horrocks, Porter, Mumford, Baskin and Gordon.

Mayor Arave commented that Ted Knowlton's term on the Planning Commission expired last year and said he had put off replacing him. He asked for feedback on potentially changing the ordinance to allow Mr. Knowlton to serve for another term.

Council Member Gordon stated that she would like to discuss changing the ordinance.

Council Member Baskin asked if Ted Knowlton could be retained without changing the ordinance. She said there was a reason for term limits and there were many individuals who would like the chance to serve.

Council Member Gordon clarified that the ordinance stated that an individual could only serve two consecutive terms. She asked if instead of changing the ordinance if Ted Knowlton could be released and then reappointed.

Sherrie Llewelyn said that two Planning Commissioners terms were set to expire in January.

Mayor Arave asked staff to obtain applications for new Planning Commission positions.

11. ADJOURN

Mayor Arave adjourned the meeting at 9:47 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday, December 15, 2020 by unanimous vote of all members present.



Linda Horrocks, City Recorder