

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
AUGUST 17, 2021

FINAL

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

PRESENT: Mayor Len Arave
Council Member Lisa Watts Baskin (arrived 6:15 p.m.)
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; Sherrie Pace, Community Development Director; Todd Godfrey, City Attorney; Linda Horrocks, City Recorder.

OTHERS PRESENT: Dee Lallis, (Dee's son), Tammy Clayton, Alisa VanLangeveld, Dave Tolman, Steve McCutchan, Developers, Jeffrey Richardson, Kristine Robison, Land Form Design Consultants.

1. PRESENTATION AND DISCUSSION OF PROPOSED RIVER RANCH (FORMERLY MISTY RIVER) ANNEXATION

Dave Tolman and Steve McCutchan presented a slide presentation related to their proposed River Ranch development (formerly Misty River). The project is proposed for land currently in Salt Lake County.

They began by discussing the housing crisis in Utah and the need for affordable housing and then specifically addressed the "workforce" demographic and stated that this group is often not typically the target of government affordable housing programs. They said these were gainfully employed individuals such as police officers, firemen, teachers, nurses, medical personnel and service sector employees that most often required two incomes to qualify for financing in today's market. Mr. McCutchan stated that they believed River Ranch was an opportunity to provide workforce affordable housing in proximity to the Wasatch Front's five largest employment centers and accessibility to public transit.

Council Member Gordon asked about the purchase price of these homes and what income level would qualify. It was stated that the homes would start around \$350,000. Council Member Gordon stated that she felt it was disingenuous to present something under the guise that it was

affordable housing when the proposed housing was still unaffordable to those in this workforce demographic on a single income.

Mr. McCutchan continued and stated that North Salt Lake had an important role in promoting workforce affordable housing as it was contiguous to Salt Lake County and close to regional employment centers. He also added that the City had shown support for reasonable growth that benefited the City's residents and fiscal base.

Mr. McCutchan said River Ranch would bring streets, potable water lines, secondary water lines and sewer lines across the Jordan River that would service both Cross E Ranch and River Ranch. Infrastructure improvements (roughly \$3.5 million) would be paid by the developer up-front and then be reimbursed from development fees.

The developers presented slides showing the breakdown of housing units on the property totaling 1,396. Types of housing included single-family homes on 4,500 SF lots (71), single-family homes on 3600 SF lots (193), single-family PUD homes (343), single-family (91), twin homes (252) and townhomes (446). They said the development also included 37.34 acres of open space consisting of parks and trails, tot lots, clubhouses, pools, loop road trail, the canal and Jordan Riverbank area. Parking was discussed and the developers said this project's parking spaces were in excess of the City's required amount. Mr. Tolman stated the 75% of the homes would have rear-entry garages that improve street appearance and walkability (and that no garages would have tandem parking).

Mr. McCutchan added that they had also secured space for a charter school on 6.93 acres that would hold 1,000 students from grades K-8, built in three phases.

Council Member Gordon expressed concern over the issues relating to schools and the years spent trying to get North Salt Lake to feel like a community due to the east and west being divided by the industrial park. She reported that kids in the City attended many different schools and it had always been a divisive issue. She stated that to further divide the kids between Granite School District in Salt Lake County and the Davis School District in Davis County would only make things worse.

The developers showed examples of their other projects in Bluffdale, UT to provide some details of how River Ranch would look.

Mr. McCutchan showed a slide about offsite improvements and said they estimated about \$3.5 to \$4.0 million in costs that would be fronted by the developer and reimbursed through fees. He said these included improvements to Center Street and 2200 West, culinary and secondary water lines, as well as sewer lift stations and a 12" line to the South Davis Sewer District treatment plant.

Mayor Arave asked if the developers had been working with the Sewer District and other local districts about servicing this area. Mr. McCutchan stated that they had met with Dal Wayment of the South Davis Sewer District many times through this process and that there would not be an issue with the south plant servicing this development. Council Member Gordon said she believed the Sewer District had told the Council something different, and the Mayor also said that may not be correct.

Jeffrey Richardson then addressed the Council as a consultant with Landform Design Group who had been working with the developers on the open space design of the River Ranch development. He showed design concepts of the primary entrance to the community on 2200 West with monument signs, landscape, etc. and plans for improvements along the Jordan River including a loop trail with trail markers, benches and trail entry monument. He said a large community park would be included in the project and showed a concept with a community pool, playground area, etc., and some smaller neighborhood/pocket parks with sport courts.

Mr. Richardson talked about revitalizing the area along the Jordan River with landscaping, active recreation areas, trail connections, and nature appreciation areas. He stated that there was a huge demand in communities these days for pet areas, and that dog parks would be included as well.

After the presentation, Mayor Arave stated that he believed this was a good project for the City as it was well-designed and would help with the housing crisis. He also said this development would help the newer businesses along Redwood Road, including Lee's Marketplace, on the west side of the City.

Council Member Gordon stated that this would be a great project for Salt Lake County, rather than North Salt Lake and reconfirmed that she did not like the division of North Salt Lake children between different schools and school districts. She said the county line would need to be moved for her to look at approving an annexation. She added that she had not found one resident who wanted this development in the City. She also expressed concern about the developers saying they were "working with the City on the annexation policy plan" as this would be a conflict of interest.

Council Member Mumford said he was very concerned about any annexation proposal that did not include moving the county line as well, and the issues of having the City in two different counties. He mentioned a recent visit from the Davis County Clerk/Auditor and said that the problems with elections and voting would also be a big problem. He said he had concerns where the developers showed they would be paid back from fees and wondered how that would work exactly. Council Member Mumford then stated that he believed the K-8 charter school was not an adequate solution to the overcrowding of schools in the City.

Dave Tolman said he had contacted Foxboro Elementary and they still had room for about 43 more students this year, so he questioned whether the schools were beyond capacity.

Council Member Porter said he liked the project and the housing elements proposed. He mentioned the history of Foxboro and how many residents did not want that development built in the City, but what a great addition Foxboro and its residents and businesses were to North Salt Lake.

Council Member Horrocks said he liked the design and especially incorporating the river element and the proposed improvements along the Jordan River. He mentioned the previous council members' comments and said he also had a real concern about the annexation not involving a county annexation as well.

Council Member Baskin stated that she always viewed developers as having a community's best interests in mind in providing homes and not just doing it for the money. She said she felt that this project needed more review and discussion and expressed concern specifically about the location to the Salt Lake International Airport, the silica dust and other air quality issues. She said she did like the open space areas incorporated into their design.

Mr. McCutchan said they had reached an agreement with the airport and would be including verbiage on every plat about the proximity to the airport, etc. Council Member Baskin asked that a copy of this agreement be sent to the Council.

Council Member Gordon commented that she would like to see the proposed ownership of the parks and open space so that the City could evaluate the benefits and costs to the current residents.

2. ADJOURN

Mayor Arave adjourned the meeting at 7:40 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
AUGUST 17, 2021

FINAL

Mayor Arave called the meeting to order at 7:55 p.m. Council Member Baskin offered the invocation and led those present in the Pledge of Allegiance.

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; Sherrie Pace, Community Development Director and Deputy City Recorder; Todd Godfrey, City Attorney; Linda Horrocks, City Recorder.

OTHERS PRESENT: Dee Lallis, (Dee's son), Tammy Clayton, Alisa VanLangeveld, residents.

1. CITIZEN COMMENTS

There were no citizen comments.

2. REVIEW AND APPROVE THE 2021 MUNICIPAL PRIMARY ELECTION
CANVASS INFORMATION PROVIDED BY DAVIS COUNTY AS THE BOARD OF
CANVASSERS

Sherrie Llewelyn, Deputy City Recorder, presented the 2021 Primary Municipal Election information received from Davis County, including vote totals, ballots cast, ballots not counted, and election equipment audit. She reported that the precinct report would be available from the County as soon as all other Davis County cities had completed their canvasses.

Council Member Mumford, representing the City Council as the Board of Canvassers, moved to accept the 2021 Primary Municipal Election Canvass as presented. Council Member Gordon seconded the motion. The motion was approved by Council Members Gordon, Mumford, Porter, Horrocks and Baskin.

3. CONSIDERATION OF RESOLUTION 2021-28R: A RESOLUTION APPROVING A CDBG CONTRACT WITH DAVIS COUNTY FOR THE OVERLAND ROAD SIDEWALK (2021-26A)

Ken Leetham said there were some engineering concerns that had arisen with this item that warranted further review and that it would be postponed until the September 7, 2021 meeting.

4. CONSIDERATION OF RESOLUTION 2021-29R: A RESOLUTION APPROVING AN INTER-LOCAL COOPERATION TRANSPORTATION PROJECT REIMBURSEMENT AGREEMENT BETWEEN DAVIS COUNTY AND THE CITY OF NORTH SALT LAKE AUTHORIZING THE MAYOR, OR MAYOR PRO TEMPORE, TO SIGN AND EXECUTE THE AGREEMENT (2021-27A)

Ken Leetham reported that with the authorized 3rd quarter cent sales tax for transportation projects, Davis County was now collecting over \$11 million annually to fund local transportation projects. In 2020, the City submitted an application to the County for its final engineering feasibility study and design for the 1100 North bridge project. Mr. Leetham stated that ultimately, the County Council of Governments recommended approval of that application and the County Commission approved the City's request up to \$1,000,000 in reimbursement for project-related costs. The resolution being considered approved an interlocal agreement to facilitate the reimbursement to the City after the project is complete.

For further information, Ken Leetham reported that the City recently published an RFP (Request for Proposals) for qualified engineering firms to perform the project study. He also stated that he, along with Mayor Arave and Craig Peterson, met with UDOT on the project and learned that UDOT had assigned a project manager to assist with the project review phases, consultant selection and project oversight.

Council Member Horrocks stated that this was a project he felt strongly about and asked how the City could actually get this project done and what the funding mechanism would be. Mr. Leetham stated that the project had been placed as a higher priority by UDOT and that would help.

Council Member Baskin asked if the City could bypass UDOT and seek funding from the Federal Government and also questioned whether the City could use ARPA funds for this project. Mr. Leetham said he would look into whether or not ARPA funds could be used for this project.

Council Member Horrocks stated that Woods Cross will be benefiting from this project as well and perhaps should be more involved in helping get this project done, rather than just offering a letter of support.

Ken Leetham and Mayor Arave agreed that it may be time to discuss the project again with Woods Cross.

Council Member Horrocks moved to approve Resolution 2021-29 approving an interlocal cooperation transportation project reimbursement agreement between Davis County and the City authorizing the Mayor, or Mayor Pro Tempore, to sign and execute the agreement (2021-27A). Council Member Mumford seconded the motion. The motion was approved by Council Members Gordon, Mumford, Porter, Horrocks and Baskin.

5. CONSIDERATION OF ORDINANCE 2021-07: AN ORDINANCE AMENDING TITLE 8, SECTIONS 1-3 OF THE CITY CODE RELATED TO DELINQUENCIES AND DISCONTINUANCE OF SERVICE

Ken Leetham stated that this item had been presented and passed as a resolution in a previous meeting, but that it should have been adopted ordinance, as it was amending the City Code. No other changes were made to the supporting document.

Council Member Porter moved to approve Ordinance 2021-07 amending Title 8, Sections 1-3 of the City Code related to Delinquencies and Discontinuance of Service. Council Member Mumford seconded the motion. The motion was approved by Council Members Gordon, Mumford, Porter, Horrocks and Baskin.

6. COUNCIL REPORTS

Council Member Gordon referred to the September 11th service day and stated that none of the Youth City Council had been asked by their local congregations to be involved in that Day of Service. She said they would like to be involved and will be participating as their own group.

Council Member Mumford asked when the City would be getting the Hatch Park redesign concepts back from the consultants. Ken Leetham said the consultants were now increasing the scope of their designs to incorporate possible South Davis Recreation District facilities, but that they should be completed soon.

Council Member Porter mentioned that he was taking a group to Porter's Landing on September 11th for the service day to clean up that area. He also mentioned the "kayak courts" being held on the Jordan River to help people in encampments clear their court cases. He said public defenders paddle up to the banks and hold the court right there.

Council Member Horrocks stated that Representative Melissa Ballard told him that UDOT was ready to do the interchange at the south end of the City. Ken Leetham said the apartment project had not been built yet and that it was not too late. Mayor Arave said he and Ken Leetham were

meeting with UDOT the following week and would ask about their plans relating to an interchange in the City.

Council Member Horrocks also asked about the status of the 2020 Census as he had seen some posts about it. Sherrie Pace stated that portions of the results are being released at different times, but the main part was not expected until next August.

Council Member Baskin mentioned the Day of Service on September 11. David Frandsen said he was meeting with representatives from the Church in the next couple of days to firm up details.

7. MAYOR'S REPORT

Mayor Arave brought up the Hatch Park redesign and using part of the park for expansion of the South Davis Recreation facilities. He stated that the bond for the project may not pass in the upcoming election, but mentioned the District may still be able to consider the project if the City assisted with providing the land, but that they are still looking at options. The Mayor added that a decision would need to be made quickly if the City wanted to proceed working with the District on this project.

Ken Leetham said he would follow-up with the consultant on the Hatch Park concept designs.

Mayor Arave also asked about the Action Item pertaining to revamping the current NSL Uniting Neighbors charter to include more health aspects such as mental health, poverty, physical health financial needs, etc. He asked Ken Leetham to make that a higher priority as he would like to see that done before his term as Mayor ended.

Mayor Arave stated that the Golf Oversight Committee is short one member, as Ryan Curtis had moved. He suggested advertising to assess interest in serving on the committee.

8. ATTORNEY'S REPORT

Todd Godfrey said he had nothing to report.

9. CITY MANAGER'S REPORT

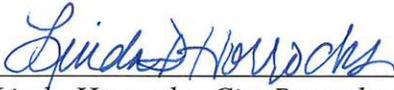
Ken Leetham reported that the most recent report from Weber Basin Water showed that water usage was at 75% compared to last year and that the City was below the water allotment from Weber Basin. He noted that secondary water would now be shut off September 20th.

Mr. Leetham stated that Weber Basin Water District would be hosting a watershed tour August 31st if the Council was interested in attending.

10. ADJOURN

Mayor Arave adjourned the meeting at 9: 30 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday September 7, 2021 by unanimous vote of all members present.



Linda Horrocks, City Recorder