

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-WORK SESSION
MARCH 1, 2022

FINAL

Mayor Horrocks welcomed those present at 6:02 p.m.

PRESENT: Mayor Brian Horrocks
Council Member Lisa Watts Baskin
Council Member Natalie Gordon
Council Member Ted Knowlton
Council Member Stan Porter
Council Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Wendy Page, City Recorder; Ali Avery, Long Range Planner.

OTHERS PRESENT: Len Arave, Dee Lalliss, Karen Mills, Angie DeLeon, residents; Mike Wonenberg, G. Brown Design.

1. PRESENTATION BY G. BROWN DESIGN OF THE HATCH PARK CONCEPTS

Ali Avery provided a timeline of the Hatch Park expansion. In 2013, the General Plan update included plans to expand Hatch Park, which was added to the 2016 Town Center Master Plan. From 2016-2022 the City purchased nine homes/properties on Main Street and 150 North and entered into lease agreements with the tenants. In 2016-2017, two homes on 150 North were demolished. The Hatch Park Committee met several times from January through March 2021 to brainstorm ideas about the redesign of the park. From April to August 2021 the City hired and worked with G. Brown Design on the redesign of Hatch Park. Staff was contacted by the South Davis Recreation District (SDRD) to locate a satellite recreation center facility within Hatch Park. From September to December 2021 the Hatch Park subcommittee, comprised of City staff, met several times to refine the consultant plans. In October 2021, the plans were presented to the Parks and Arts Committee for feedback. The original Hatch Park Committee then reviewed the plans in January 2022.

Ms. Avery spoke on special considerations including limitation such as the Land and Water Conservation Fund (LWCF) property constraints, a location for the South Davis Recreation District satellite facility, and the purchase of the two remaining residential properties. She showed a map of the property and explained that the area in red was purchased using LWCF

funding. This funding mechanism was administered by the National Park Service, which put many constraints on how the property could be used. She said the proposed community center and electric vehicle charging centers could not be located in that area.

Council Member Baskin asked how many square feet were included in the restricted area. She also asked where electric vehicle (EV) charging could be located. Ali Avery described the restricted area which included the original Hatch Park area with the baseball fields, playground, and volleyball courts but not the newly purchased residential properties. She said there was a plan to place electric vehicle parking elsewhere in the park.

Ali Avery spoke on the Land and Water Conservation Fund constraints and said that approval was required if the City wanted to place a recreation center on that property. There were two conceptual plans including one with a rec center located within the LWCF property and one plan with a rec center outside of that property. South Davis Recreation District would prefer the proposed rec center outside of the LWCF property.

Mike Wonenberg, G. Brown Design, spoke on the aspects that factored into the design including the LWCF property and preserving the existing walking path/storm drain basin. The overall design included walking paths, plaza/event space, urban street atmosphere, public gardens, electric charging stations, interactive features such as interactive or kinetic art, pickle ball courts, basketball courts, recreation center, and softball field. He showed examples of general materials in a modern industrial style that included wood and metal. Mr. Wonenberg shared a rendering of Concept 1, which included a water feature, event space, park structures, and active recreation. He said there would be a strong connection with City Hall. He said there was an existing pipe for storm water and perennial spring water that could be utilized as a water feature throughout the site.

Mike Wonenberg focused on the plaza area, which could include gas fireplaces, a stage, focal point/sculptural element, and trees.

Council Member Knowlton asked if the water feature would cause separation issues in the plaza area. Mike Wonenberg replied it was one potential disadvantage but gave the example of City Creek Center and how the water feature was utilized there.

Council Member Baskin mentioned the spring and water retention basin and wondered if it would consistently be full of water. Mike Wonenberg responded an engineer could design it for continuous flow and additional space to handle storm water and prevent flooding.

Council Member Porter commented the basin always had good flow from the springs on the hill. Paul Ottoson said staff measured the basin at about 90 gallons per minute, which was good flow.

Mike Wonenberg shared an example of vertical playground equipment that would take up less room. He showed other ideas including zip lines, table tennis, corn hole, ping-pong, pavilions, etc. The proposed recreation center would be 39,000 square feet with an indoor lap pool. There was also proposed a separate community center, commercial space, and outdoor stage.

Council Member Knowlton asked about the main differences between the two concept plans. Mike Wonenberg replied there were similar programmed elements on both such as the ballfields and parking, but the smaller activity spaces would be easy to interchange such as a horseshoe pit, pavilions, etc. He explained there had been time spent in working with the design flow and how each of the concepts was laid out.

Ali Avery commented the biggest differentiator between the two plans was the location of both the community center and the recreation center. She clarified the community center could not be located within the LWCF property, but the City might be able to get approval for the recreation center to be located there. She mentioned pickle ball courts, playgrounds, and ball fields would need to be included within the LWCF area so it had an outdoor recreation element in order to obtain approval from the National Parks Service.

Council Member Knowlton questioned how much residents would use the ball and soccer fields. Mike Wonenberg replied he understood the fields were being utilized now, but it would be an easy element to remove or repurpose in the future.

Mayor Horrocks commented on the flood plain and how that was an ideal location for the sports fields.

Mike Wonenberg said Concept 2 had a radial pattern as well as more parking with 335 stalls versus 210 included on Concept 1.

Council Member Porter asked how many parking stalls were currently at Hatch Park.

Mayor Horrocks responded either concept plan had significantly more parking than what was currently available at the park.

Mike Wonenberg continued to present Concept 2 and said the entry to the park would have raised reflecting ponds and archways to define the area. There would be a pathway to an art/tower and water feature. Design features could include banners, paving patterns, and water features such as water runnels and a reflecting pond. Other amenities included shade sails, fire pit, community center, commercial space, step down water feature, pickle ball, zip line, playground, full-size foosball, half-court basketball, pavilions, restrooms, horseshoe pit, and recreation center.

Council Member Porter asked about the current elevation and preserving existing trees. Mike Wonenberg replied they would try to preserve existing trees but would have to work around the fields and proposed community and recreation centers.

Mike Wonenberg reported on the cost for Concept 1 which was \$16,592,648 excluding the recreation center, community center, and concession building or the cost to purchase the remaining two properties on 150 North. He estimated it would be \$20 million total with the community center or \$45 million with the inclusion of the recreation center.

Ken Leetham clarified the City would not be paying for the recreation center.

Mike Wonenberg said there was a 10% contingency in the design for any undefined elements. He also said Concept 2 would cost approximately \$2 million dollars more than Concept 1 due to earthwork.

Mayor Horrocks commented there was a preference from staff for Concept 2. He asked which plan the Committee preferred. Ali Avery replied there was not a full consensus, but it seemed like the Committee preferred Concept 1.

Mayor Horrocks preferred Concept 1 including the water feature plus the fact that it had less parking. Council Member Porter agreed and said he was a little shocked at the cost.

Mark Wonenberg commented costs had gone up 38% in the last year. Mayor Horrocks said the City should design what they want and then cut items as necessary.

Ken Leetham thanked G. Brown Design and the volunteers who had worked on the plans. He said staff would present funding options to the City Council in the future.

Council Member Van Langeveld commented she preferred Concept 1. She said she was part of the Committee and there had been a discussion about the option to decrease some of the parking in Concept 2.

Council Member Baskin also preferred Concept 1.

Ken Leetham said staff would let the Recreation District know that the City preferred Concept 1 in relation to discussions about the potential recreation center.

Ali Avery stated the architect for the Recreation District preferred Concept 1 as it had the option to expand into the existing duplexes in the future.

Sherrie Pace noted there were currently 147 parking spaces at Hatch Park.

Council Member Porter spoke on acquiring those remaining properties. Ken Leetham replied the property owners wanted full market value. He said the City had purchased some of the other properties with the option for the homeowners to stay.

2. ADJOURN

Mayor Horrocks adjourned the meeting at 7:11 p.m. to begin the regular session.

CITY OF NORTH SALT LAKE
CITY COUNCIL MEETING-REGULAR SESSION
MARCH 1, 2022

FINAL

Mayor Horrocks called the meeting to order at 7:11 p.m. Angie DeLeon offered the invocation and Council Member Alisa Van Langeveld led those present in the Pledge of Allegiance.

PRESENT: Mayor Brian Horrocks
Council Member Lisa Watts Baskin
Council Member Natalie Gordon
Council Member Ted Knowlton
Council Member Stan Porter
Council Member Alisa Van Langeveld

STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen, Public Works Director; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; Todd Godfrey, City Attorney; Tyler Abegglen, Golf Course General Manager; Sherrie Pace, Community Development Director; Wendy Page, City Recorder; Ali Avery, Long Range Planner.

OTHERS PRESENT: Len Arave, Dee Lalliss, Karen Mills, Angie DeLeon, residents.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF AWARD OF BID FOR THE NORTH SALT LAKE FY2021-22
CRACK SEAL PROJECT IN THE AMOUNT OF \$236,134.42

Jon Rueckert reported on the Street Preservation Plan that included the types of preservation, approach, and a year-by-year plan. The plan for crack seal in 2022 included budgeting and contracting all preservation funds in FY2022 for crack seal only. This meant having a contractor apply a crack seal to all roadways identified in the preservation category. City crews would then touch up crack seal on roadways, before scheduled surface treatment, after 2022. He showed an overview map of all the roads scheduled for preservation, which was 64% of the roads. Mr. Rueckert explained since it was impossible to review every inch of roadway, staff measured out known areas at 100 locations and classified all sizes of cracks in those areas. Then staff collected survey data and processed measurements into 1/4 inch cracking equivalents that were calculated and applied to pavement areas to be treated. He showed reconstruction and surface treatment costs by year.

Jon Rueckert said CKC Operations LLC was the lowest responsible bidder and recommended the bid was awarded for the FY 2021-2022 crack seal project at \$236,134. The project could start as soon as weather/temperature permitted with the project to have significant completion in 60 days after commencement. All work must be completed before June 15, 2022.

Council Member Baskin moved the City Council approve the bid award of the FY2021-2022 Crack Seal Project to CKC Operations LLC for \$236,134.42. Council Member Gordon seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

3. CONSIDERATION OF AMENDMENTS TO THE CITY'S ATHLETIC FIELD USE POLICY, FACILITIES USE AGREEMENT, AND PARKS RULES AND REGULATIONS

David Frandsen reported on the Athletic Field Use Policy. He said there were no fundamental changes to the policy since the last time it was reviewed with the Council on February 15, 2022. The changes included grammatical errors, updated contact info, updated mayor information, and minor updates to the Facilities Use Agreement. Mr. Frandsen reviewed the City of North Salt Lake Parks Rules and Regulations. Changes included exclusion of volleyball court from Hatch Park 1 reservation, addition of no pets allowed on the splash pad, addition of City website information to make and pay for reservations, addition of timeframe (May through October) of when reservations could be made, addition of bullet points to emphasize key points and create better flow, updated verbiage and contact information, and updated "no pets" at the park to "dogs must be on a leash." Updates were also made to the Comprehensive Fee Schedule which included 10.2 Park Bowery Reservation fee had a correction of price for non-residents on Legacy Park #3. This was comparable to nearby cities. Proposed changes to the 10.3 Playing Field Reservations fee schedule included updated two hour weekday block from \$6 to \$10 for residents, updated two hour weekday block from \$10 to \$12 for non-residents, updated rates match the current weekend rates, and the addition of a \$200 refundable cleaning deposit for ball fields as stated in the Athletic Field Use Policy. This was comparable to nearby cities.

David Frandsen spoke on the addition of bounce house placement maps and rules including no water slides, requirement for generator, and no stakes. He talked about new signage at the parks that would include QR codes allowing residents to upload photos/parks concerns or to submit pictures of clean bowery after reservation directly to Public Works. He mentioned there were some additional revisions staff had noticed since the last meeting which would also be updated such as the City's name and the no pets rule would be changed to allow for dogs on a leash.

Council Member Porter asked if the latest revisions were included in the meeting packet. David Frandsen replied they were not.

Council Member Gordon questioned if the current iteration of the resolution would allow for the deposits to be made when renting a pavilion. Council Member Porter said the issue he had seen was that most people were planning ahead when renting a pavilion and could be charged the fee several months before their event. He felt the \$200 reservation fee was too high compared to other cities even if the amount encouraged residents to clean the facility.

Council Member Gordon commented Draper City based their reservation fees on the size of the facility to be rented.

Council Member Porter said it cost the City to process and refund the deposits. He felt the \$200 fee would discourage residents from reserving the facilities and was out of line.

Wendy Page clarified the agenda item was to consider the amendments to the Athletic Field Use Policy, the Facilities Use Agreement, and the City's Parks Rules and Regulations. She said the fees which would be adopted by Resolution would be considered during the next agenda item.

Council Member Baskin asked if pets were allowed or not or if it was only dogs on a leash that were allowed. David Frandsen replied the "no pets" language should remain as there had been incidents with petting zoos, etc. in the past. He said it was proposed to say that dogs would be allowed if they were on a leash except at the Legacy Park splash pad.

Council Member Baskin recommended a grammatical correction to the City's Parks Rules and Regulations to have a period after etcetera. She also spoke on Section 2, Part 4 – Notices and the loss of field use for the upcoming season for those who failed to attend orientation. She suggested this be removed. There was a discussion about the impact to teams if they did not attend orientation. Council Member Baskin requested the language be revised in that section from "the upcoming season" to "the current season" for better clarity.

Council Member Gordon moved to approve the changes to the City's Athletic Field Use Policy, Facilities Use Agreement, and Parks Rules and Regulations. Council Member Knowlton seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

4. CONSIDERATION OF RESOLUTION NO. 2022-07R: A RESOLUTION AMENDING THE CITY'S COMPREHENSIVE FEE SCHEDULE FOR BUILDING LICENCES AND PERMITS, GENERAL RECORDS REQUESTS, AND PARK BOWERY AND FIELD RESERVATIONS

Sherrie Pace reviewed the proposed changes for the City's comprehensive fee schedule. She spoke on Section 1.1 Business License and the addition of a short-term rental category, removal of asphalt plant and frame shop categories, and the addition of solicitor license fees. Ms. Pace reviewed changes to Section 4.1 Building Permits which included replacing the 1997 UBC

Valuation Table, the addition of the current ICC Valuation Table, and establishing plan check fees for duplicated plan reviews. Changes to Section 9.1 General Records Request included the removal of the option to purchase copies of oversized documents that needed to be copied by a third party and instead providing an electronic file on request.

David Frandsen reviewed the proposed changes to correct the error at Legacy Park #3 in Section 10.2 Park Bowery Reservation in the comprehensive fee schedule. Changes to Section 10.3 Playing Field Reservations included increasing the two hour weekday block from \$6 to \$10 for residents and \$10 to \$12 for non-residents. The new rates would match current weekend rates. Other changes included the addition of a \$200 refundable cleaning deposit for playing fields. He spoke on how staff felt the \$200 cleaning deposit fee on park boweries discouraged messes and the deposit had only not been refunded twice since 2017.

Mayor Horrocks said that while he was a strong proponent of the higher cleaning deposit fee, Council Member Porter's point was worth considering and the fee may be too high for smaller facility rentals.

Council Member Baskin commented most cities charged a deposit of \$100 or less. She felt the \$200 was unwelcoming and a deterrent to renting the parks. She suggested amending the fee to \$50 for small and \$100 for larger facilities. Council Member Porter was in favor with this suggestion.

Council Member Gordon suggested reviewing this again in a year to see if the fee was effective.

Council Member Van Langeveld stated she had served on the Parks and Arts Board and heard many of the issues. She expressed her opinion the Parks Department should have retained the cleaning deposit more frequently for big messes/non-cleaning. She recommended adding language clarifying that the \$200 was a refundable deposit but the City might bill for additional costs if necessary.

Council Member Porter said many times the messes might not be made by those who had reserved the facility. Council Member Van Langeveld said the QR code with the ability to share photos was a great addition to the policy to help ensure the facility was cleaned up.

Ken Leetham asked when facilities were rented if Parks Department employees reviewed the facilities beforehand. David Frandsen replied affirmatively. He said the two instances when the deposit was retained was due to video evidence of the mess.

Mayor Horrocks commented it was his understanding there was a not an effective method to bill/collect more from those who did damage the facility.

Council Member Van Langeveld asked about the pricing for the business licenses. Sherrie Pace replied there was a base fee and a disproportionate cost for uses such as those that required more police/fire calls.

Council Member Van Langeveld questioned what a sexual oriented business would be. Sherrie Pace responded it would be something similar to an adult bookstore, etc.

Council Member Porter commented on the ordinance related to sexual oriented businesses. He said the City was one of the first to establish this type of ordinance to ensure there were policies in place to regulate those types of businesses. He mentioned some business owners had talked to him about the disproportionate fees and other required fees being too high. The City Council had a discussion on disproportionate fees and bonds required for certain businesses such as gas stations and liquor laws.

Sherrie Pace commented establishments had to receive local consent licenses and then apply for a license from the State. Council Member Porter wondered if the City had taken the cost that businesses had to pay for both of those licenses into account. Ms. Pace acknowledged the original study was completed before her employment with the City but it could be reviewed again to make sure costs were appropriate.

Council Member Baskin moved to amend the bowery reservation refundable amount to \$100 for a large bowery and \$50 for a small bowery with the understanding that this would be done as a study to see if it was effective and the results of it. Council Member Porter seconded the motion.

Council Member Porter moved to approve Resolution 2022-07R with Exhibit A and the minor changes that were presented with the exception to amend the bowery reservation refundable amount to \$100 for a large bowery and \$50 for a small bowery with the size of the pavilions to be determined by staff. Council Member Baskin seconded the motion.

Council Member Van Langeveld asked about a \$50 deposit for the small pavilions and the \$200 deposit for the large pavilions. Council Member Gordon agreed.

Council Member Gordon moved to approve Resolution 2022-07R with an amendment to Exhibit A for small pavilions to have a \$50 refundable cleaning deposit and large pavilions to have a \$200 refundable cleaning deposit with the size of the pavilions to be determined by staff. Council Member Van Langeveld seconded the motion. The motion was approved by Council Members Gordon, Knowlton, Porter, and Van Langeveld. Council Member Baskin voted in opposition to the motion.

5. CONSIDERATION OF APPOINTMENTS TO THE PARKS, TRAILS, ARTS, AND RECREATION ADVISORY BOARD

Mayor Horrocks proposed Ted Knowlton be appointed as the City Council representative on the Parks and Arts Board. He also proposed reappointing Tammy Clayton and Ron Gordon.

Council Member Porter moved the City Council approve Mayor Horrocks' appointment of Ted Knowlton and reappointment of Tammy Clayton and Council Member Gordon's reappointment of Ron Gordon on the Parks Trails Arts and Recreation Advisory Board. Council Member Van Langeveld seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

6. CONSIDERATION OF APPOINTMENTS TO THE GOLF COURSE OVERSIGHT COMMITTEE

Mayor Horrocks recommended appointing Lisa Baskin as the City Council representative on the Golf Course Oversight Committee. He also proposed reappointing Roger Graves, John Logan, and Karen Mills.

Council Member Van Langeveld moved that the City Council approve Mayor Horrocks' appointment of Lisa Watts Baskin and reappointment of Roger Graves, John Logan, and Karen Mills to the Eaglewood Golf Course Oversight Committee. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

7. CITY ATTORNEY'S REPORT

Todd Godfrey had nothing to report.

8. APPROVAL OF CITY COUNCIL MINUTES OF FEBRUARY 15, 2022

The City Council minutes of February 15, 2022 were reviewed and approved.

Council Member Van Langeveld moved the City Council approve the meeting minutes of February 15, 2022 with the mentioned corrections. Council Member Porter seconded the motion. The motion was approved by Council Members Baskin, Gordon, Knowlton, Porter, and Van Langeveld.

9. ACTION ITEMS

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

Council Member Porter requested a closed session to discuss the security camera systems in the City parks.

10. COUNCIL REPORTS

Council Member Knowlton reported that he met with a UDOT committee related to equity for those with limited means. He asked for suggestions on ways to involve and reach out to vulnerable populations in the City. He clarified these individuals might be those who had transportation challenges.

Council Member Baskin reported she had been following the legislative session and there were several bills with overreach. She said cities may need to band together as the League of Cities and Towns had been ineffective on some items including eminent domain for parks, requirements for ordinances that would allow people to speak in public meetings, reporting on retail incentives, and affordable housing. Mayor Horrocks agreed and said this may be something to mention at the convention.

Ken Leetham commented on the line that the League of Cities and Towns walked. He said the League and other groups could pose more legislation. Mr. Leetham said he would raise the issue with the League of Cities and Town staff as well as other entities.

Council Member Baskin voiced her opinion that more former mayors and city council members and fewer developers needed to serve in the house and senate. She suggested the cities could band together to repeal any onerous bills that did pass.

Council Member Porter reported on improvements to the Jordan River trail in Saratoga Springs, Riverton and Lehi. He also said the Jordan River Commission had received more funding from the State to make further improvements. Tracy Aviary and Hogle Zoo had a presence at the Jordan River as well.

Council Member Gordon reported the Youth City Council was preparing for the leadership trip on March 17-19 as well as for the City Easter egg hunt.

Council Member Van Langeveld reported on the Health and Wellness Committee. She indicated the suicide prevention event proposed by Senator Weiler and Representative Ballard was on hold.

11. MAYOR'S REPORT

Mayor Horrocks noticed West Valley City was charging a water availability fee. He wondered what it was and if it was something that the City should implement as it updated its water fee

schedule. Ken Leetham said he had heard of this fee but would have to review their city ordinances to better understand how it was used.

Todd Godfrey commented the availability fee typically referred to the base fee for water use.

Council Member Baskin asked if the City ever used water dedications in lieu of impact fees. Ken Leetham replied the City could but had not done this.

Mayor Horrocks mentioned Mayor Arave had COVID recently but had since recovered.

12. CITY MANAGER'S REPORT

Ken Leetham reported City Council photos would be taken on March 15, 2022 at 6:00 p.m. and asked the Mayor and Council to let him know if that date was a problem for anyone.

Ken Leetham said a webinar was held on February 24th for the Eaglewood Loop project and another would be held on March 10th for the Eaglewood Drive Reconstruction project.

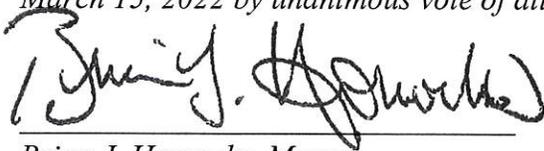
Ken Leetham reminded the Council the budget retreat would be held on March 26, 2022.

Mayor Horrocks recommended that any items of concern or note should be sent to staff prior to the retreat.

13. ADJOURN

Mayor Horrocks adjourned the meeting at 8:46 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday March 15, 2022 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder