



# CITY OF NORTH SALT LAKE

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CITY COUNCIL MEETING  
NOTICE & AGENDA  
January 15, 2019  
\*Amended\*

Posted January 14, 2019

Notice is given that the North Salt Lake City Council will hold a regular meeting on **JANUARY 15, 2019** at City Hall, 10 East Center Street, North Salt Lake, Utah. A work session will be held at 6:00 pm in the Council Conference Room followed by the regular session at 7:00 pm in the Council Chambers. Some members may participate electronically. The following items of business will be discussed; the order of business may be changed as time permits.

**WORK SESSION –6:00 p.m.**

1. 2019 Utah Legislature Review with Senator Todd Weiler and Representative Melissa Ballard
2. Approve City Council Minutes – November 20, 2018
3. Action Items
4. City Council Reports
5. Adjourn

**REGULAR SESSION - 7:00 p.m.**

1. Introduction by Mayor Len Arave
2. Invocation and Pledge of Allegiance ~ Council Member Ryan Mumford
3. Citizen Comment
4. Introduction of New Employee – Gary Kobzeff
5. Submittal of the Fiscal Year 2018 Audit by Ryan Child, Child Richards CPAs & Advisors
6. Presentation by Ryan Andreason regarding Dark Sky Designation
7. Consideration of Reappointment of BreAnna Larsen to a full term on the Planning Commission
8. Consideration of Reappointment of Alisa VanLangeveld to a full term on the Parks and Arts Committee
9. Consideration of **Resolution 2019-01R**: A Resolution Regarding the Legacy Highway Truck Ban
10. Discussion pertaining to Williamsburg Development and UDOT Parcel Access, Chris Artell, Pendleton Construction
11. Consideration of a General Development Plan for Hepworth Townhomes at 155 North Main, Knowlton General, applicant
12. Discussion and Presentation of an amendment to the Foxboro Marketplace Concept Plan, Chris Robinson
13. Consideration of **Resolution 2019-02R**: A Resolution Designating a Recycling Market Development Zone in the City of North Salt Lake, Jeff Witbeck, Wasatch Resource Recovery
14. Consideration of **Resolution 2019-03R**: A Resolution Appointing Councilmember Lisa Baskin to the Great Salt Lake Scenic Byway Committee
15. Consideration of **Resolution 2019-04R**: A Resolution related to Housing Affordability, Utah Housing Coalition

16. Consideration of **Ordinance 2019-01**: An Ordinance amending Title 6, Motor Vehicles and Traffic, pertaining to on-street parking regulations, and Title 7, Public Ways and Property
17. Consideration of **Resolution 2019-05R**: A Resolution amending the Consolidated Fee Schedule related to the collection of impact fees at building permit, road cut fees, golf course fees and establishing civil parking violation fines
18. Consideration of **Resolution 2019-06R**: A Resolution Approving the City Council and Planning Commission 2019 Meeting Schedule
19. Mayor's Report
20. City Attorney Report
21. City Manager Report
22. Adjourn

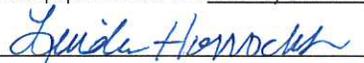
**CLOSED SESSION\***

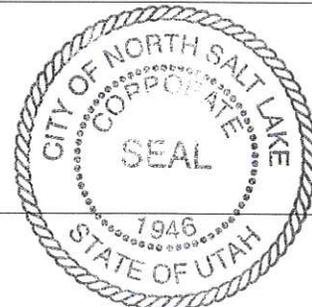
1. Closed Session to Discuss the Purchase or Sale of Real Property

The public is invited to attend all City Council meetings. If you need special accommodations to participate in the City Council meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers. Dated this 14th day of January, 2019.







# CITY OF NORTH SALT LAKE

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## CITY COUNCIL MEETING NOTICE & AGENDA January 15, 2019

Posted January 10, 2019

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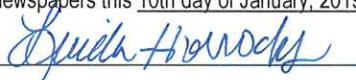
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Notice of Posting:

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1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL MEETING-WORK SESSION  
3 NOVEMBER 20, 2018

4  
5 **DRAFT**  
6

7 Mayor Arave called the meeting to order at 6:07 p.m.

8  
9 PRESENT: Mayor Len Arave  
10 Council Member Stan Porter  
11 Council Member Ryan Mumford  
12 Council Member James Hood  
13 Council Member Lisa Watts Baskin  
14

15 EXCUSED: Council Member Brian Horrocks  
16

17 STAFF PRESENT: Ken Leetham, City Manager; Paul Ottoson, City Engineer; David Frandsen,  
18 Public Works Director; Janice Larsen, Finance Director; Craig Black, Police Chief; David  
19 Church, City Attorney; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community  
20 Development Director; Andrea Bradford, Minutes Secretary.  
21

22 OTHERS PRESENT: Andrew Gruber, WFRC; Bob Stevenson, Layton City Mayor; Grace  
23 Bronson, Tanner Woodruff, Ashlyn Otis, Cameron Marx, Kylie Nelson, Seth Woodson, Rachel  
24 Drinkall, Abby Ebert, Youth City Council.  
25

26 1. REPORT ON 3<sup>RD</sup> QUARTER CENT SALES TAX FOR TRANSPORTATION-  
27 ANDREW GRUBER, WFRC  
28

29 Ken Leetham reported that staff had been working on road maintenance issues which included a  
30 road inventory study and implementation of a five-year plan. The third quarter cent sales tax  
31 discussion evolved from that process and staff then involved the Wasatch Front Regional  
32 Council (WFRC). He explained that this would be another way to potentially fund projects such  
33 as bus rapid transit (BRT), a Salt Lake City connector project, the grade separation on 1100  
34 North and potential bridge. Mr. Leetham said that there may be an amendment to the current  
35 statute that would expand the possible uses including reconstruction and resurfacing of roads  
36 which are shortfalls in the City's five-year plan.  
37

38 Ken Leetham said that he, along with other local City managers, had provided letters of support  
39 to the County Commission for adoption of the tax. He said there were some concerns about how  
40 the money would be distributed and a process for the distribution of those funds to the cities in  
41 Davis County would have to be implemented.  
42

43 Andrew Gruber, WFRC, said that Mayor Arave and Mayor Stevenson were long time members  
44 of the WFRC. He explained that WFRC was made up of local officials such as mayors and  
45 county officials who worked together to plan for and fund transportation projects within the  
46 context of land use, economic development and housing. Mr. Gruber said the focus of the WFRC

47 was to review issues at a regional level and help cities achieve their objectives. He said the key  
48 area of focus was funding for transportation projects to allow cities to invest in transportation  
49 priorities. Part of this included working with the legislature to authorize funding sources with the  
50 primary source of funding being sales tax.

51  
52 Andrew Gruber then explained local option sales tax which is authorized by the legislature and  
53 then imposed across the county. He said that there were four quarters and that the first, second  
54 and fourth quarter had already been imposed or was allocated towards transit services, cities, and  
55 the county respectively. The .25% of the sales tax for the third quarter was authorized by the  
56 legislature but had not yet been imposed. Last year Senate Bill 136 made an adjustment which  
57 authorized the third quarter be imposed by action of the County Commission. Several counties  
58 have since imposed the third quarter to take advantage of this funding source.

59  
60 Andrew Gruber said that in Davis County the .25% local option sales tax would generate 12.5  
61 million dollars. Under the current statute these funds could be used for some transportation  
62 investments, including new capacity projects such as new roads or transit project but could not  
63 be used for basic maintenance or upkeep of existing transportation facilities. He explained that in  
64 some communities there were needs to enhance the transportation system and needs for basic  
65 maintenance on existing roads. As many cities want more flexibility on the use of these third  
66 quarter funds, a task force was created to review and seek an amendment to the statute. This  
67 amendment would make the uses of the third quarter more flexible including the use of the funds  
68 for maintenance projects.

69  
70 Council Member Baskin asked what the policy was for not allowing the funds to be used for road  
71 repair and maintenance. Andrew Gruber replied that the intent of the legislature was that funds  
72 be used for projects to deal with growth as Utah had been one the fastest growing states in the  
73 country.

74  
75 Mayor Arave also commented that in the past UTA had been protective of the funding generated  
76 by sales tax and preferred that cities use property taxes for road maintenance.

77  
78 Andrew Gruber then reviewed the process for deciding which projects were selected and stated  
79 that cities want flexibility for those funds. If the funds are imposed it would require that the  
80 Council of Governments (COG) work together to develop a process to evaluate and prioritize  
81 projects. This would require a written process with weighted criteria and application procedures  
82 that the COG would use. After COG had determined the most important priorities for Davis  
83 County each year, these recommendations would then be taken to the WFRC for the final  
84 decision on which projects were funded. This process would mean that every community would  
85 have the ability to submit a project and be a part of the decision making process even though  
86 they may not have a project funded each year. Communities may also work together on certain  
87 projects such as a connecting road, etc.

88  
89 Council Member Mumford asked if this process was enacted if it would only be active until  
90 2020. Andrew Gruber replied that there was a deadline of 2022 on when the third quarter cent  
91 sales tax could be imposed. He said if it was not imposed by 2020 this option would disappear

92 and those counties who did not take advantage of the local options would lose control of how the  
93 money was spent.

94

95 Council Member Mumford asked how the imposition could be removed such as through a  
96 referendum. David Church commented that the legislature could remove the authority given to  
97 enact the sales tax.

98

99 Council Member Baskin asked how transportation facilities would be defined. Andrew Gruber  
100 replied that the current definition was limited to include regionally significant facilities such as  
101 collectors, arterial highways, and fixed guideway transit such as BRT. He said the modified  
102 definition would be much broader to include any transportation such as a city, county, or state  
103 road, trail, or bus stop.

104

105 Council Member Baskin commented on the COG recommended projects and said that the  
106 County Commission could only approve or disapprove the recommendation. She asked what  
107 would happen to the funding if a decision was not made. Andrew Gruber replied that this was  
108 correct but said the process was designed to have the County engaged with the cities to promote  
109 a consensus development before the project list was sent to the County. He explained that it  
110 would be a list of priority project created by the cities and County.

111

112 Mayor Arave commented that the State had struggled with funding road projects with gas taxes  
113 due to the fact that gas mileage was improving and alternate fuel sources were being used. He  
114 said that sales tax would be a good supplement.

115

116 Andrew Gruber said that the gas tax would not be adequate going forward and that UDOT would  
117 be looking at the way gas taxes are collected. They would also review user fees, sales tax, and  
118 private sector contributions.

119

120 Mayor Bob Stevenson said that a road usage study would be put into place to review electric  
121 vehicles with the focus on road usage. He said he was in favor of the third quarter cent sales tax  
122 implementation and that if it had been implemented ten years ago, the County would have had  
123 \$125 million more to spend on transportation.

124

125 Andrew Gruber clarified that he was not here to advocate for the implementation but to explain  
126 the facts so the City could understand and develop an opinion.

127

128 Ken Leetham said that the purpose of this presentation was to ensure that the Council was on the  
129 same page and supportive of staff's continuation to work on this project. He said that if the  
130 Council was willing then the Mayor would sign a letter in support of the implementation of the  
131 tax.

132

133 Mayor Stevenson said that the funds needed to be invested in the roads throughout the county.  
134 He invited the Council to the COG meeting being held the following week.

135

136 Council Member Mumford asked Mayor Stevenson and Andrew Gruber if they would share their  
137 opinions on the Legacy truck ban. Mayor Stevenson replied that he would like the speed to be  
138 increased and that the truck ban be continued along Legacy. Andrew Gruber said that he could  
139 see both sides, but the ability to move freight was important especially with the new inland port.  
140

141 **Council Member Baskin moved that the Mayor write a letter to endorse this project and**  
142 **the process of using COG and the sales tax funding for transportation. Council Member**  
143 **Porter seconded the motion. The motion was approved by Council Members Porter,**  
144 **Mumford, Hood and Baskin. Council Member Horrocks was excused.**  
145

146 2. UPDATE AND DISCUSSION OF CONTINUING TRUCK BAN ON LEGACY HWY  
147

148 Ken Leetham reported that the Council had discussed this item last year, and since then Woods  
149 Cross and Farmington had passed resolutions for the continuation of the truck ban. He said that  
150 legislative leadership viewed this highway as an important piece for moving freight through the  
151 state. The City had a large section of Legacy Highway adjacent to residential development, and  
152 allowing truck traffic would affect those residents. If the ban was lifted in 2020 these residents  
153 may approach the City and ask what had been done to discourage lifting the ban. Mr. Leetham  
154 said that while the City may not win the fight in continuing the truck ban that they could work  
155 with the legislature on mitigating ideas such as increased landscaping, sound walls, or even  
156 lowering the truck lanes in the center of the highway. He explained that staff would continue to  
157 research the topic as many residents would prefer that the truck ban continue.  
158

159 Mayor Arave commented that truck traffic on Legacy Highway may reduce congestion on other  
160 roadways. Council Member Porter said that a study could be done to show the impact especially  
161 in comparison with I-15.  
162

163 Council Member Mumford said that many of the people he had talked to in the Foxboro area had  
164 expressed concern with the potential sound and other impacts. He said he enjoyed driving  
165 Legacy and that if the City does not join with other cities to support the continued truck ban, then  
166 the City should work to minimize its impact on residential neighborhoods.  
167

168 Ken Leetham commented that staff would continue to work with other cities and the legislature  
169 on sound barriers and other ways to mitigate the impact.  
170

171 3. ADJOURN  
172

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

CITY OF NORTH SALT LAKE  
CITY COUNCIL MEETING-REGULAR SESSION  
NOVEMBER 20, 2018

**DRAFT**

Mayor Arave called the meeting to order at 7:08 p.m. He offered the invocation and led those present in the Pledge of Allegiance.

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

EXCUSED: Council Member Brian Horrocks

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; Brent Moyes, Golf Course Director; Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: McKenna Rodarte, John Tobin, Abby Ebert, Anabelle Ballard, Justin Tobin, Mary Lynn Kinsel, George Iongi, Tonya Iongi; residents; Ed Grampp, Parker McGarvey, CW Land; Jessica Dunn, Woods Cross resident; Alex Guzman, UHCC; Mark Greenwood, Granite Construction.

1. CITIZEN COMMENT

Jessica Dunn, 1244 West 1975 South Woods Cross, commented that she was there to discuss the 1100 North and Main Street intersection. She said that while the intersection was redone several years ago and the stop signs had been moved and improved there were still several issues. Ms. Dunn said that people struggled to know when it is their turn to go, with the stop sign visibility, and with passing semi trucks. She said her husband was recently in an accident at that intersection and then described several other near misses.

Ms. Dunn said that the intersection was hazardous and asked the City to consider other options including a roundabout, a stop light, or right turn only lanes. She said she would be presenting her concerns with the Woods Cross City Council as well.

2. PRESENTATION BY THE UTAH HOSPANIC CHAMBER OF COMMERCE, ALEX GUZMAN

Alex Guzman reported that he represented 454,000 Hispanic residents and 35,000 Hispanic business owners in the State. He shared how other cities supported the Hispanic community

219 through the contribution of space, time, and knowledge from non-Hispanic business owners on  
220 local rules and regulations.

221

222 Mr. Guzman said the goal of the Hispanic Chamber of Commerce was to help the business  
223 community. He said he was unsure of the amount of Hispanic businesses registered in the City  
224 and would like this information as well as ways in which they could help.

225

226 Mayor Arave thanked Mr. Guzman for coming and said that the City's Economic Development  
227 Department would be happy to meet and work with the Hispanic Chamber of Commerce. He  
228 also suggested that the Hispanic Chamber reach out to the Davis County Chamber of Commerce.

229

### 230 3. REQUEST TO PURCHASE CITY PROPERTY-RULON CROSBY

231

232 Ken Leetham reported that Mr. Crosby previously made the request to purchase City property  
233 adjacent to his subdivision lot. At the time of the request the City did not have a written policy in  
234 place for that type of request. The City now has a specific request and a formal policy for  
235 evaluating these types of requests.

236

237 Mr. Leetham presented a map showing the buildable area of the lot as it was subdivided and  
238 approved. He also showed a map with Mr. Crosby's property in relation to the requested  
239 property of 40 feet by 60 feet and how the applicant would like to incorporate the requested  
240 property into his existing lot for the placement of a home.

241

242 Staff reviewed the application and determined that there were several problems with the request  
243 per City policy. These issues included that the purchase of the proposed property was not  
244 necessary for Mr. Crosby to accomplish what he needed as the home could still be placed on the  
245 buildable area of Lot 1 and that selling the property would create a new physical boundary line  
246 that would be difficult to monitor and protect from future encroachment and damage to City  
247 property. Mr. Crosby's proposal for placing the home on the lot would create a minimum setback  
248 problem on the southwest corner of the building footprint. Based on these reasons the  
249 Development Review Committee (DRC) recommended denial of the request by Mr. Crosby to  
250 purchase City property on Lacey Way.

251

252 Rulon Crosby, 510 Lacey Way, said that the purpose of the land was the best use which in this  
253 case was residential. He said that he wanted to purchase a small corner of land that the City  
254 would never really use and there was precedent for using City land for that purpose. Mr. Crosby  
255 then gave the example of his friend who purchased land from the City in the past to build his  
256 home. He asked if the home or even the setback could be on City property.

257

258 Mr. Crosby then reviewed the letter sent to him by the City that detailed why the request for  
259 property did not meet the criteria found in the City's policy. He refuted the findings from Staff  
260 and said that there was no pending plan for additional water tanks, the disposal of City property  
261 would not be detrimental to future public purpose, that it was not creating an incompatibility  
262 between landowners, and that a precedent should be set in regards to residents being able to  
263 purchase City property.

264

265 Rulon Crosby said that the land purchase would facilitate the building of a home which would  
266 add to the tax base. He said the City wouldn't make use of the property and that as a law abiding  
267 citizen he would like to purchase the property which would be a benefit to both himself and the  
268 City.

269

270 Mayor Arave asked where retaining walls would need to be built around the property. Rulon  
271 Crosby replied that he would not be installing retaining walls as he was not building to the edge  
272 of the property. He said he would like the proposed 40 x 60 foot property as a setback buffer.

273

274 Mayor Arave asked if the City could possibly waive the setback requirements. Ken Leetham  
275 replied that this may be a possibility through the code enforcement process.

276

277 Council Member Mumford asked about the fencing along the City property line and asked if  
278 there was a fence along the north side. Ken Leetham replied that there was not a fence on that  
279 side.

280

281 Council Member Baskin asked for clarification on whether the applicant wanted the property for  
282 a setback or to put the footprint of the home on that portion of City property. Rulon Crosby  
283 replied that originally it was for the setbacks but if he were able to purchase the property he may  
284 move the corner of his property three to four feet.

285

286 Mayor Arave asked how big the proposed parcel of land would be. Rulon Crosby replied that he  
287 would be happy with 1,000 square feet. He asked why the City would want to retain developable  
288 land.

289

290 Mayor Arave asked if the City could create a developable lot there and sell it. Ken Leetham  
291 replied that there appeared to be a bench on the property and it would be difficult to develop due  
292 to the elevation change.

293 Rulon Crosby then said he purchased and developed two lots and resold them. He said one lot  
294 had a water line across it but that it could be developed for residential use.

295

296 Paul Ottoson commented that City staff knew where the water line was located and showed those  
297 present where it was located on a map. He said that these lots were not developable as they were  
298 too low for sewer lines.

299

300 Ken Leetham commented that it was beautiful open space and could be better utilized by the  
301 public in the future. He explained that the property was accessible from Lacey Way and Center  
302 Street.

303

304 Council Member Mumford suggested that as the City already maintained the frontage that the  
305 property could be useable open space for camping or other recreational purposes. Rulon Crosby  
306 replied that the property past the maintained grass area would need some improvement by the  
307 City first.

308

309 Ken Leetham said that he did not want to discuss the future of property but that it could be the  
310 type of open space that the City would find valuable. Rulon Crosby said that if he were able to  
311 purchase the proposed section of property that it would still leave plenty of property for a park or  
312 open space.

313

314 Council Member Porter commented that he would be more in favor of the City allowing Mr.  
315 Crosby to have a zero setback rather than purchasing City property.

316

317 Council Member Mumford said that if the adjacent property was ever improved that a zero  
318 setback could cause issues with placing a fence and that it would also cause natural  
319 encroachment. He suggested a three foot setback instead. Ken Leetham said that staff could  
320 study the issue and a variance could be processed.

321

322 Council Member Porter commented that the bigger concern for selling the property was the  
323 precedence it would set. Council Member Mumford said that while he did not see an immediate  
324 use for the property he would like to walk the area.

325

326 Council Member Hood said that he had been to this area many times and the gully was walk-  
327 able. He said that this property was beautiful open space and could be utilized as a park and did  
328 not feel that the property should be sold at this point.

329 Council Member Baskin commented that the best circumstance would be for the City and Mr.  
330 Crosby to work together to place the home in a way that additional property did not need to be  
331 purchased. She said she was familiar with the property and that per a policy standpoint the  
332 applicant should work with staff.

333

334 Rulon Crosby invited the Council to view the property and said he was happy to conduct a tour.

335

336 Ken Leetham said that the applicant could build within eight feet of the property line at this time  
337 without changing any regulations or the purchase of City property. He said there were concerns  
338 about impacts such as runoff from the home or improvements and the possible impacts to City  
339 property.

340

341 Rulon Crosby said that the rear setback was twenty feet and the side setback was eight feet and  
342 asked if the corner of the home was considered the rear or the side. Ken Leetham suggested that  
343 he could place any side of his property eight feet from that property line.

344

345 **Council Member Hood moved to deny the request to sell City property. Council Member**  
346 **Porter seconded the motion.**

347

348 Council Member Mumford expressed his desire to view the property before any potential sale  
349 was made.

350

351 **The motion was approved by Council Members Porter, Mumford, Hood and Baskin.**  
352 **Council Member Horrocks was excused.**

353

354 Mayor Arave clarified that the motion was for denial for the request to purchase of City property.  
355 He said that the applicant could work with staff.

356

357 4. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR THE RIDGE  
358 PLANNED DEVELOPMENT LOCATED AT 650 SOUTH EDGECREST LANE, CW  
359 LAND, APPLICANT

360

361 Sherrie Llewelyn reported that this property, owned by Granite Construction, was determined by  
362 the hearing officer to be zoned Special Use Restricted (SR). The property had since been put  
363 under contract with CW Land for residential development and they had requested a rezone to a  
364 Planned (P) District. The proposal included a total of 102 single family lots with lots ranging  
365 from 80 feet wide to 50 feet wide as well as 51 townhomes. The applicant also proposed to assist  
366 with the trail completion to Eaglewood Lofts. Some of the amenities for the property would be  
367 the trail head with a small parking lot and two tot lots. The 50 acre development would have an  
368 access point through Edgecrest and a second access through Parkway Drive. She explained that  
369 there was initially a road extension to Pace Lane via the Lakeview Rock property but the  
370 developer determined that this access was not feasible and the access was replaced with a 600  
371 foot cul-de-sac. The Planning Commission advised the developer to consider extending the cul-  
372 de-sac to the property boundary in the event a future extension was needed. The DRC disagreed  
373 as this would allow residential access to the Lakeview Rock Products property.

374

375 Mrs. Llewelyn then discussed the reclamation plan for Lakeview Rock Products and said that  
376 staff recommended a setback from the edge of the property on the west side between the back of  
377 the lot and the edge of the property line for a barrier wall. She also noted the requirement that  
378 signage would be placed warning of active mining in the area, notification requirements for  
379 potential property owners, and architectural recommendations.

380

381 Sherrie Llewelyn reported on the parking for the development and said that the townhomes  
382 would have two car garages as well as two car driveways to help prevent street parking issues.  
383 The Planning Commission held a public hearing and while residents raised concerns about  
384 potential traffic issues on Parkway and Eagleridge Drive, many residents were supportive of  
385 residential versus continued mining of the property.

386

387 Mrs. Llewelyn said the Planning Commission made a favorable recommendation of the proposed  
388 general development plan, and per the new process, the public hearing had already been held.  
389 She explained that if the Council approved the general development plan that the rezone would  
390 occur at a later date. Per the Geological Hazard Ordinance the applicant already started their  
391 geologic hazards study and a favorable recommendation would need to come from the City's  
392 geotechnical expert or the applicant would not be able to proceed to preliminary plat.

393

394 Mayor Arave asked about the proposed trail and if it would be paved. Sherrie Llewelyn replied  
395 that the interior trails may be paved but the main spine was a natural trail so it would be a natural  
396 gravel surface for biking or hiking.

397

398 Council Member Mumford asked which areas would be HOA maintained. Sherrie Llewelyn  
399 replied that the open space would have an easement over it but it would be maintained by the  
400 HOA. She explained that there should not be landslide land in this location as there was a  
401 different rock formation here but the formal geological report would show more information.  
402

403 Council Member Mumford also asked about the grade on the upper connection to Parkway  
404 Drive. Paul Ottoson replied that the developer would need to flatten the area as they could not  
405 exceed 12% grade.  
406

407 Sherrie Llewelyn then showed architectural examples and said it would be similar with timber  
408 frame and Hardie board. She said staff had discouraged the applicant from using stucco due to  
409 potential vibrations.  
410

411 Council Member Baskin asked what percentage of the 102 single family homes would be located  
412 on the 1/8 acre lots. Sherrie Llewelyn replied that there would be sixty of the smaller lots at 50  
413 feet wide and forty-four at 80 feet wide. She said this was similar to other developments in the  
414 area.  
415

416 Council Member Baskin commented that the geotechnical was very critical but since it was a  
417 condition that must be met before the development could move forward that she would be  
418 willing to vote for approval. She said that some of the previous issues such as proper notice of  
419 blasting and the barrier wall would need to be addressed by the developer and asked if a notice  
420 would be on record at the County Recorder's office. Sherrie Llewelyn replied that notice would  
421 be on record at the County Recorder's office and recorded on the deed as well so that each  
422 property owner would have notice that they were buying adjacent to active mining.  
423

424 Council Member Baskin asked if Lakeview Rock Products would work with the developer to  
425 notify residents of upcoming blasting. Sherrie Llewelyn replied that there would be an email  
426 notification system that residents could sign up for to be notified of blasting.  
427

428 Council Member Mumford commented that he felt this project would be a great benefit to the  
429 residents and the City.  
430

431 **Council Member Mumford moved that the City Council approve the proposed general**  
432 **development plan for The Ridge located at 650 South Edgecrest Lane with the following**  
433 **conditions to be incorporated within the final zone change and development agreement**  
434 **approval:**  
435

- 436 1) **Subject to geotechnical approval by City Geotech Consultant, per Chapter 12,**  
437 **Sensitive Lands Overlay Zone;**
- 438 2) **Final architecture design, materials, colors which match the aesthetics, style and**  
439 **quality of the surrounding dwellings;**
- 440 3) **Final layout, including entry landscaping, building setbacks and sufficient guest**  
441 **parking;**

- 442       **4) Amenities to include privately owned and HOA maintained pocket park/tot lots be**  
443       **located within the single family neighborhood and townhome neighborhoods;**  
444       **5) Addition of a small trail head area at the development entrance, including parking**  
445       **for a minimum of four vehicles;**  
446       **6) The perimeter of the development shall be fenced with a suitable non-climbable**  
447       **material, of a height to provide adequate protection from access to the mining**  
448       **operation, with appropriate signage related to the mine proximity;**  
449       **7) Final engineering which adequately addresses any issues that may be raised as part**  
450       **of the geotechnical review;**  
451       **8) Submittal of a required developmental agreement; and**  
452       **9) Final approval of the P-District Rezone.**

453  
454       **Council Member Baskin seconded the motion.**

455  
456       Council Member Porter asked if the extension of the cul-de-sac to the property boundary for  
457       future extension needed to be addressed. Sherrie Llewelyn replied that staff wanted the Council's  
458       opinion on whether the cul-de-sac could be extended or left at the 600-foot proposed length.

459  
460       Mayor Arave commented that this was the first step in the process but that he was all for better  
461       connectivity. Council Members Mumford and Baskin were in agreement.

462  
463       Ken Leetham clarified that it would be a stub street with a temporary turnaround. He said the  
464       only issue the DRC had was be the potential use of public streets by Lakeview Rock Products  
465       and if they had a right to access their property if there was a stub. David Church said that a stub  
466       street should be created and left for continuance in the future which would then be up to the  
467       Council and the landowners.

468  
469       Council Member Baskin asked if part of the development agreement could detail an agreement  
470       with Lakeview on how they would use Pace Lane. She said that a condition of the development  
471       agreement could be an understanding that Pace Lane and public roads not be used for truck  
472       traffic.

473  
474       Paul Ottoson commented that City Code required that stub streets could only be created when  
475       there was a master plan showing where they would connect in the future.

476  
477       Council Member Mumford commented that the non-climbable wall would be placed around the  
478       property and then the stub street could be placed. This would allow for future connectivity and  
479       access but there would be not current access due to the fence.

480  
481       Council Member Hood asked that a sign be placed at the end of the stub street stating that the  
482       road would be continued in the future. This would notify residents of the future road connection.  
483       David Church commented that the purpose of those signs was to give notice to residents so they  
484       did not complain that they were unaware of the potential road continuation.

485       Council Member Mumford asked if the Council needed to hear from the applicant regarding the  
486       proposed conditions.

487  
488 Ed Grampp, CW Land, commented that there were already two accesses to the Lakeview  
489 property which should be sufficient if they decided to develop the property in the future. He said  
490 it was better for their development to have the cul-de-sac but this could be decided in the future.

491  
492 Council Member Baskin asked about possible negotiations with Lakeview and the use of trucks  
493 on public roads. Joe McAllister replied that he was the general counsel for Lakeview Rock  
494 Products. He said that he would not want to tell CW how to design their development but would  
495 be willing to work with them on a land exchange or access point if necessary. Mr. McAllister  
496 said that they had plenty of access to their property and that the grade change would not make it  
497 feasible to use the public street there. He also suggested that the fencing be a wrought iron or  
498 chain-link fence instead of a concrete wall as it would be unsightly and prone to graffiti. Overall  
499 Mr. McAllister said that this was a legitimate effort to develop the property and Lakeview fully  
500 supported it.

501  
502 **The motion was approved by Council Members Porter, Mumford, Hood and Baskin.**  
503 **Council Member Horrocks was excused.**

504  
505 5. CONSIDERATION OF A PRELIMINARY PLAT FOR WINEGAR'S TOWNHOMES  
506 AT 3400 SOUTH ORCHARD DRIVE

507  
508 Sherrie Llewelyn reported that the layout for the 54 townhomes had changed since the last  
509 review in July 2018. She said the previous layout for the units was north to south and the new  
510 layout had four buildings running east to west. This updated layout was more conducive to  
511 circulation and emergency access. The Planning Commission reviewed and made a favorable  
512 recommendation, as the subdivision plat met the minimum standards per the ordinance. Staff met  
513 with Bountiful City regarding this development, and sidewalks were added to the plan to connect  
514 with 3300 South in Bountiful.

515  
516 To accommodate the sidewalk connection the guest parking was moved to the south end of the  
517 property. The development met the parking requirement of 2.25 parking spaces per unit. Staff  
518 also requested that the developer move units 19-25 and 40-47 to the north to provide adequate  
519 distance from the curb.

520  
521 Sherrie Llewelyn reported on other details of the property including that the proposed building  
522 would be 29 feet tall and with the grade change only the top two stories would be visible from  
523 the street. The setbacks for the zone would be 20 feet from the front property line. Landscaping  
524 would consist of 21% of the site and as this development was not part of a P-District no  
525 amenities were required. She said that the detention area would be a grassy area and may include  
526 amenities in the future.

527  
528 Council Member Mumford asked about asphalt access on the north end of the property and asked  
529 if there was a cross access easement with the neighboring parcel. Sherrie Llewelyn replied that  
530 there would be an easement to the entrance.

531

532 Council Member Baskin asked for clarification on 550 West and what would be seen at street  
533 level. Sherrie Llewelyn replied that the two top stories would be visible at street level.

534

535 Council Member Porter asked about the future development area and what type of development  
536 it may be. Sherrie Llewelyn replied that it may be apartments or mixed use but that they would  
537 be required to go through a P-District rezone for that parcel.

538

539 Council Member Baskin asked if the existing stores would remain. Sherrie Llewelyn replied that  
540 the stores would remain and should not be affected by the demolition of the Winegar's building.

541

542 Council Member Mumford asked if the property could have a North Salt Lake address. Sherrie  
543 Llewelyn replied that staff would work with the applicant and post office to obtain an address in  
544 the City.

545

546 **Council Member Mumford moved that the City Council approve the preliminary plan for**  
547 **Winegar's Townhomes, located at approximately 3400 South Orchard Drive with the**  
548 **following findings and conditions:**

549

550 **Findings:**

- 551 1) **The proposed development meets the minimum standards for a PUD subdivision in**  
552 **the CS Zone, including lot size, height, landscaping, parking, and building coverage;**  
553 2) **The Planning Commission has the authority to authorize standards and**  
554 **requirements for PUD Subdivisions which may include lot area, width, yard, height**  
555 **and coverage**

556

557 **Conditions:**

- 558 1) **Connect the 550 West sidewalk to 3300 South sidewalk;**  
559 2) **Move units 19-25 & 40-47 approximately five feet to provide adequate distance from**  
560 **curb for building;**  
561 3) **Remove curbing on access drive between townhomes and Thyme & Seasons**  
562 **property;**  
563 4) **Add access easement to access on Orchard;**  
564 5) **Submittal of engineer redline corrections and hydrology calculations.**

565

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

568

- 569 6. **CONSIDERATION OF RESOLUTION 2018-30R: A RESOLUTION ENTERING**  
570 **INTO AN AGREEMENT FOR EAGLEWOOD GOLF COURSE RESTAURANT**  
571 **CATERING CONCESSIONS AND RECEPTION CENTER MANAGEMENT**  
572 **(AGREEMENT 2018-47A)**

573

574 Ken Leetham reported that George and Tonya Iongi responded to the City's request for catering  
575 and reception center management proposals. He said they have a lot of experience and had great  
576 recommendations including one from the Utah Pro Golf Association. He then reviewed the old

577 and new concession contract agreements and said that the previous contract was for four years  
578 while the new contract would be for five years. The new lease payment for the first year would  
579 be 10% of the gross revenues which staff supported as the Iongi's were proposing to make  
580 capital investments in the facility. The following years would have incentive lease payments with  
581 15% for the first \$200,000 and then 12% for the second \$200,000, 10% for the third \$200,000,  
582 and 8% for all additional revenue above \$600,000.

583  
584 George Iongi said that the 10% for the first year was due to having to pick up the slack from the  
585 last operator and also because they would be making some improvements to the interior of the  
586 building.

587  
588 Mr. Leetham explained that the incentive would help to motivate the operator to increase the use  
589 and market the golf course and reception center. He also said there would be a golf tournament  
590 finder's fee if the operator brought tournaments to the course and would exclude green fees. This  
591 would work out to approximately \$3 per golfer.

592  
593 Ken Leetham said that there was approximately \$10-15,000 worth of repair that needed to be  
594 made to the facility which would be documented and then staff could obtain cost estimates. The  
595 City would be responsible for paying these facility repair costs. He then discussed the changes  
596 that had recently been made to the agreement including paragraph 9F which stated that if the  
597 City terminated early the concessionaries would own all the furnishings and equipment they had  
598 purchased, and Exhibit A was changed to include the snack bar building between holes 7 and 8.

599  
600 Council Member Hood asked about the condition of the snack bar building. Brent Moyes replied  
601 that as it had not been used in many years that it needed a lot of repair.

602  
603 George Iongi commented that they would like to open the snack bar this upcoming spring and  
604 serve drinks, ice cream, etc.

605  
606 Council Member Baskin asked about the downstairs storage area and where this was located.  
607 Brent Moyes replied that the storage area was located below the pro shop and that about 60% of  
608 the space was used by the concessionaire.

609  
610 Ken Leetham reported that the last change to the contract would be Exhibit B, Paragraph F,  
611 which clarified that federal laws apply only to the concessionaire's operations and that this  
612 liability did not extend to City operations. He said that this partnership would be an improvement  
613 and would help to make a better impression during tournaments.

614  
615 Brent Moyes commented that this partnership was a long time coming and that the Iongis would  
616 help to create a change in attitude. He said George was genuinely kind and proud of his food.  
617 Mr. Moyes explained that the Iongis had a snack bar at the Manheim Auto Auction which was  
618 always very busy. He said this would be a night and day difference and everyone would benefit.  
619

620 Ken Leetham said that there was also a requirement in the contract that the café be open 30  
621 minutes prior to sunrise and 30 minutes after sunset. He said early closure had been an issue in  
622 the past.

623  
624 Mayor Arave asked if the chairs and tables would be replaced in both the clubhouse and the  
625 reception center. George Iongi replied that the tables and chairs would be replaced in the café  
626 area with metal furniture and that they would bring in wooden tables for events in the reception  
627 center.

628  
629 Council Member Mumford commented that the July 3rd events involved food trucks and  
630 suggested that the Iongis look into utilizing the clubhouse and café for that event. George Iongi  
631 replied that he had participated in the Thanksgiving Point luau and would propose the same type  
632 of event before the July 3<sup>rd</sup> fireworks.

633  
634 Mayor Arave asked about the beer and liquor license for the golf course. Ken Leetham replied  
635 that the Iongi's would be required to obtain that. He said that it would be a beer license but not  
636 hard liquor. He said that events would allow for the use of a licensed bartender.

637  
638 **Council Member Baskin moved to approve Resolution 2018-30R entering into Agreement**  
639 **2018-47A for the Eaglewood Golf Course Restaurant Catering Concessions and Reception**  
640 **Center Management. Council Member Porter seconded the motion. The motion was**  
641 **approved by Council Members Porter, Mumford, Hood and Baskin. Council Member**  
642 **Horrocks was excused.**

643  
644 **At 9:00 p.m. the Council took a brief recess and reconvened at 9:12 p.m.**

645  
646 7. CONSIDERATION OF ORDINANCE 2018:14: AN ORDINANCE AMENDING THE  
647 NORTH SALT LAKE CITY CODE FOR ACCESSORY DWELLING UNITS

648  
649 Sherrie Llewelyn reported that this proposal for accessory dwelling units (ADU) was in response  
650 to the adoption of the moderate income housing plan which had the goal to increase affordable  
651 rental opportunities. The current housing stock of 7,127 total housing units consisted of 2,090  
652 multifamily rental units and 439 owner occupied townhomes/condos with the majority of the  
653 housing stock as single family homes at 4,101. Per the analysis of the affordable housing plan  
654 1,347 housing units need to be added by 2020 to accommodate future growth with 130 units in  
655 the extremely low income category at less than 30% adjusted moderate income (AMI), 84 low  
656 income units between 30% and 50% AMI, and 209 moderate income units between 50% and  
657 80% AMI. She showed the housing need by 2030 with the need for an additional 1,704 units  
658 with 165 extremely low income units at less than 30% AMI, 106 low income units between 30%  
659 and 50% AMI, and 264 moderate income units between 50% to 80% AMI. She explained that  
660 this data was based on the population growth rate and that ways to add more units included  
661 tearing down units, building taller buildings, and land annexations.

662  
663 David Church explained that this would be the demand created by natural growth whether the  
664 City could support it or not.

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Sherrie Llewelyn then reviewed the existing households by level of income and said that the median household income was \$71,758 per year in the City. 56.7% of residents met the AMI of \$71,758 per year, 11.9% of residents made \$57,406 to \$71,758 or 80% to 100% AMI, 15.5% of residents made \$35,879 to \$57,406 or 50% to 80% AMI, 6.2% of residents made \$21,527 to \$35,879 per year or 30% to 50% AMI, and 9.7% or residents made \$21,527 or less which would be less than 30% AMI.

Mayor Arave asked for clarification that 10% of the City's population had a household income of less than \$21,000. Sherrie Llewelyn responded that this data was for North Salt Lake and that this could include renters, senior citizens, etc.

Sherrie Llewelyn explained that housing affordability for those under the 30% AMI should have a maximum monthly housing expense of \$545 with a maximum mortgage loan amount of \$38,877. Between 30 to 50% AMI would be a maximum monthly housing expense of \$908, 50 to 80% AMI would be a maximum of \$1,453, and between 80 to 100% AMI would be a maximum monthly housing expense of \$1,817 or \$259,612 as a maximum mortgage loan amount. When reviewing the affordability of available units for sale in the City from April there were 67 units available over the 100% AMI limit from \$259,613 and up, 17 units in the 80% to 100% AMI from \$196,546 to \$259,612, and 16 units available in the 50% to 80% AMI category from \$101,846 to \$195,545. She reported that there were only 17 affordable rental units in the 50% to 100% AMI category with 0 units from the 0% to 50% AMI. She said that while this would not address all of the housing needs that it would help create a certain number of affordable or moderate income units as well as helping cost burdened homeowners.

Under the current City code ADUs are not permitted, duplexes are only conditionally permitted in the RM-7 zone, and permitted in the R1-7 zone. Under the proposed code, accessory dwelling units would be allowed on any single family lot as a permitted use. She said that the proposed code also addressed other requirements for an ADU including that one of the units must be owner occupied; one ADU per lot; definitions of the types of ADUs; definitions of setbacks; that the materials, colors, and appearance must be similar to the primary dwelling; size restrictions of a minimum of 300 square feet and a maximum of 1,200 square feet; lot coverage and rear yard coverage requirements; preservation of the single family character of the neighborhood; additional off-street parking for ADU tenants; the process for existing illegal ADU registration; and regulations for tiny homes.

Council Member Mumford asked how the 1,200 square footage maximum for an ADU was determined. Sherrie Llewelyn replied that this number was based on ordinances in other cities and information from the APA conference.

Council Member Baskin asked about the restriction for no more than two dwellings. Sherrie Llewelyn replied that this restriction only applied to detached structures. She explained that this was tied to the fact that generally the number of dwellings corresponded to the number of cars.

709 Council Member Baskin asked about the condition to allow four unrelated persons living in a  
710 unit. Sherrie Llewelyn replied that this was part of the current code.

711  
712 Sherrie Llewelyn presented images of different types of ADUs including granny flats/cottage  
713 homes, tiny homes, units over detached garages, units over attached garages, and basement  
714 apartments. She also showed examples and exhibits of the off-street parking/extra parking  
715 required for renters as well as hidden separate entries. The ADU parking exhibit detailed that  
716 extra parking could be provided to the side of the garage or property but not allowed in the front  
717 yard and a second driveway could not be added on the same street frontage to preserve the single  
718 family characteristic of a neighborhood. Mrs. Llewelyn then explained lot coverage and  
719 presented an exhibit, with the example of a 10,000 square foot lot, detailing the placement of the  
720 primary dwelling and the ADU with the required 35% total building coverage. She also showed  
721 examples of existing homes in the City and how the lot coverage requirement would affect the  
722 size of potential ADU.

723  
724 Ken Leetham asked about lawful parking on the example of the 10,000 square foot lot. Sherrie  
725 Llewelyn replied that additional concrete could be added to the side of the garage for an  
726 additional parking space.

727  
728 Council Member Mumford asked about tandem parking. Sherrie Llewelyn said that the extra  
729 parking space could not be in front of the two car garage as it would block the owner's car.

730  
731 Sherrie Llewelyn commented that the Planning Commission discussed reducing the off-street  
732 parking requirement for homes within one mile walking distance of transit.

733  
734 Council Member Mumford asked if this reduction would mean that a two bedroom unit would  
735 only be required to have one parking space. Sherrie Llewelyn replied that the Planning  
736 Commission proposed that the amendment be written to allow for zero spaces if the unit was  
737 within a quarter mile of any transit including bus lines. She said that the code already required  
738 two parking spaces for the residence.

739  
740 Council Member Mumford commented that he felt it should be written to allow a reduction to  
741 require one space for the property owner and one space for the renter. He felt that allowing it to  
742 be regulated to zero could result in on street parking. Sherrie Llewelyn replied that the  
743 amendment could be written to designate one space for the renter.

744  
745 Council Member Mumford said that he would like to see a map showing residences within 1,000  
746 feet from transit. He felt that this would allow most of the homes in Foxboro to reduce the  
747 parking requirement to zero spaces.

748  
749 Ken Leetham commented that the concern was a scenario where zero parking was required. He  
750 asked how the Council felt about zero parking required near BRT.

751  
752 Council Member Mumford said that if a unit was quarter of a mile from transit he may be okay  
753 with the zero parking requirement but felt that the City's bus service was not sufficient.

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Council Member Porter commented that the amendment could also include that no street parking would be allowed in the winter and no parking on the grass.

Council Member Mumford commented that he received multiple calls about street parking during the winter and asked staff to look at parking so that each unit would have one dedicated parking space.

Council Member Mumford then asked how someone could bring their basement apartment into compliance. Sherrie Llewelyn replied that the homeowner would need to come in and submit an application. She said it would be an easy process and staff would look for egress from bedrooms, egress from the building, a building permit, and a review of the parking spaces. If a unit was not registered within two years from the date in which the amendment was passed then the homeowner could be cited.

Sherrie Llewelyn said that only a small portion of the population would want to have an ADU and that this would not solve the affordable housing issue.

Council Member Baskin asked how the City could enforce or prevent Airbnb rentals. Sherrie Llewelyn replied that staff had a draft proposal but the Planning Commission postponed review until the ADU portion had been completed.

**Council Member Baskin moved to approve Ordinance 2018-14 amending the land use ordinance to regulate accessory dwelling units with the following findings:**

- 1) The proposed amendments are in accord with the comprehensive general plan, goals, and policies of the city;**
- 2) Changed or changing conditions make the proposed amendments reasonably necessary to carry out the “purposes” stated in the Land Use Code; and**
- 3) The proposed amendments specifically implement goals and policies of the North Salt Lake Moderate Income Housing Plan and will provide additional opportunity for moderate income housing within the City.**

**Council Member Porter seconded the motion.**

**Council Member Baskin amended her motion to include the condition that one parking space dedicated per unit near a BRT line would be required. Council Member Porter seconded the amended motion. The motion was approved by Council Members Porter, Mumford, Hood and Baskin. Council Member Horrocks was excused.**

- 8. CONSIDERATION OF RESOLUTION 2018:29R: A RESOLUTION SUPPORTING A GRANT APPLICATION FOR MITIGATION FUNDS FOR THE EAGLEPOINTE LANDSLIDE**

798 Ken Leetham reported that this was part of the FEMA application with costs estimated at \$3  
799 million. The benefit cost analysis was completed at 1.0 which means that it would qualify for  
800 submittal. He asked the Council for authorization to submit the grant application for mitigation  
801 funds in the amount of \$3 million.

802  
803 Council Member Baskin asked for the amount of the grant that the City was seeking. Ken  
804 Leetham replied that it was just over \$3 million.

805  
806 **Council Member Baskin moved to approve the grant application for FEMA funding for the**  
807 **Eaglepointe Landslide mitigation. Council Member Hood seconded the motion. The motion**  
808 **was approved by Council Members Porter, Mumford, Hood and Baskin. Council Member**  
809 **Horrocks was excused.**

810  
811 9. DISCUSSION OF A CHANGE ORDER TO THE UDOT 1-215/REDWOOD ROAD  
812 EXPANSION PROJECT BETTERMENT AGREEMENT

813  
814 Ken Leetham reported that one of the betterments in the agreement with UDOT was a major  
815 water line on Center Street that crossed Redwood Road. The contractor had significant problems  
816 with ground water and tried to complete the project which created a change order of  
817 \$180,000 more than what the betterment contracted allowed. Horrocks Engineering, the project  
818 manager, had negotiated with Sundt Construction and recommended a payment of \$47,146. The  
819 City would pay \$34,286 with UDOT to pay the remaining \$12,860.

820  
821 He explained that this was the beginning of the negotiation process for the change order so staff  
822 met with UDOT and then the contractor met with the project engineer and UDOT. The  
823 contractor rejected the proposal of \$47,146 which then required management level review  
824 followed by arbitration. The City would like to pay as little as possible of the requested \$183,000  
825 due to the fact that Sundt continued to work on the issue before approaching the City.

826  
827 Council Member Baskin commented that the work caused a cave in of the road and asked how  
828 large the hole was. Paul Ottoson replied that they laid the water line near the sewer trench and  
829 backfilled it with pea gravel. He said the sink hole was probably ten feet long and five feet wide.

830  
831 Paul Ottoson said the City's consultant recommended that the City pay for some of the  
832 unforeseen issues but he felt that the contractor did not do a good job on the dewatering plan. He  
833 said the original estimate was \$59,000 and then the bid came back at double the price.

834  
835 10. CITY ATTORNEY'S REPORT

836  
837 David Church reported that the landslide litigation was in full force with depositions being taken.  
838 He said that mediation may occur in February but stated the probability of a trial in August.

839  
840 11. DISCUSSION OF PROPOSED PARKING CODE AMENDMENTS

841

842 Ken Leetham reported that there were parking issues during the winter which staff was trying to  
843 resolve. He said that there was also a parking ticket issue in that a driver could not be cited if  
844 they were not in the vehicle. He said staff prepared a draft ordinance but it would be reviewed  
845 again before being presented to the Council.

846

847 Council Member Mumford asked what the issue was as the code had been changed to allow for  
848 civil charges. Chief Black replied that parking was still a criminal charge and the draft parking  
849 ordinance needed to be changed to civil.

850

851 Chief Black replied that these changes were per State changes made within the previous few  
852 weeks. He said that warnings were being put on vehicles especially if there was snow in the  
853 forecast.

854

855 Council Member Baskin asked if a vehicle that was parked in the driveway also crossed the  
856 sidewalk if that was breaking a rule. Chief Black replied that it was illegal to impede the  
857 sidewalk.

858

#### 859 12. APPROVE CITY COUNCIL MINUTES

860

861 The City Council minutes of October 16, 2018 were reviewed and approved. **Council Member**  
862 **Baskin moved to approve the minutes from October 16, 2018. Council Member Hood**  
863 **seconded the motion. The motion was approved by Council Members Porter, Mumford,**  
864 **Hood and Baskin. Council Member Horrocks was excused.**

865

#### 866 13. ACTION ITEMS

867

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

869

#### 870 14. CITY COUNCIL REPORTS

871

872 Council Member Hood reported that there were still issues with Media One leaving newspapers  
873 and phone books in the streets and gutters. Ken Leetham replied that they had ignored the letter  
874 issued by the City. He said staff would follow up with the City attorney to see what the next step  
875 would be.

876

877 Council Member Mumford reported that the NSL Parks and Arts Committee planned out the  
878 year of events which would be advertised in the City newsletter. He said that next year the Army  
879 Band would perform at the amphitheater at City Hall with a reduced number of musicians.

880

#### 881 15. MAYOR'S REPORT

882

883 Mayor Arave reported that the South Davis Rec Board would be preparing a master plan  
884 recreation study for South Davis County. He asked that residents be invited to give feedback.

885

886 Mayor Arave then reported that the Sewer District was having some issues with the algae  
887 project.  
888

889 Mayor Arave reported that Wasatch Integrated Waste was moving forward with the recycling  
890 center which would lead to a \$2.00/month increase in rates.  
891

892 Mayor Arave also said that the Tour of Utah may conclude at Eaglewood Golf Course in 2019.  
893

894 16. CITY MANGER'S REPORT  
895

896 Ken Leetham reported that Goldenwest Credit Union would have a ribbon cutting on November  
897 28th at 11 a.m. and asked if any Council members would be in attendance. Mr. Leetham also  
898 reported that he met with the Chair of the Salt Lake County Commission related to the potential  
899 annexation. He said she was trying to find a way to annex these properties into the City.  
900

901 Council Member Hood said that staff may want to look into internet and cable services for that  
902 area if they are annexed into the City.  
903

904 Council Member Baskin thanked the staff and Council for being supportive during her father's  
905 recent passing.  
906

907 17. ADJOURN  
908

909 Mayor Arave adjourned the meeting at 10:18 p.m.  
910  
911  
912  
913

914 \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Recorder

### Action Items (for January 15, 2019)

Item	Staff	Description
<b>New</b>		
1	Ken	Mayor/staff to prepare a letter endorsing the 3 <sup>rd</sup> Quarter Cent Sales Tax for transportation.
2	Paul	Mayor recommended that City's safety council work with Jessica Dunn on the 1100 North and Main Street intersection. <i>DRC discussed the issue and is evaluating the data on the traffic accidents and traffic counts.</i>
3	Sherrie	Staff to work with Alex Guzman, Utah Hispanic Chamber, on the number of Hispanic businesses in the City and ways on how they could help that community.
4	Ken	Staff to follow up with City attorney on Media One issue. <i>City Attorney assisting staff to create next enforcement steps.</i>
5	David Linda	NSL Parks and Arts to advertise year of events in the City newsletter. <i>Calendar has been prepared and will be posted in January, 2019.</i>
6	Ken	Staff to identify process for participation in the South Davis Recreation master plan. <i>Ken reached out to Ex Director of District and expressed City desire to be included in the master planning process.</i>
<b>Current</b>		
1	Sherrie Paul	Staff to work with developer and UDOT on intersection with street light and crosswalk at Eaglegate Drive. <i>Staff met 11/13/18 with UDOT to request adjustment to the intersection. UDOT said they would not allow access and light on their property. Developer will attend CC meeting on 1/15 to determine if this condition of approval can be changed.</i>
2	Ken	Invite UTA to make a presentation to the city council on SLC/Connector in early 2019. <i>Ken has reached out to UTA staff.</i>
3	Ken	Council asked for examples of multiple seat voting/elections from Ranked Choice Voting – Staff to follow up with Kory Holdaway. <i>Staff worked with Stan Lockhart to gather more information about RCV. Recommends observing what legislative bills will address this in 2019. No CC decision yet.</i>
4	Ryan M.	Look at potential partnership/sponsorship with LDS Hospital to provide support at City events such as Halloween 5K. Mayor to provide the LDS Hospital contact to Council Member Mumford.
5	Ken	Staff to contact Dominion Energy regarding sponsorship of city events. <i>Dominion Energy will be included in fundraising efforts.</i>
6	Brent Ken	Staff to review potential rate increase at the golf course. Provide follow up recommendation including impacts of fee adjustments to Council. <i>Fee amendment will be proposed January 15.</i>
7	Craig, Ken David	Staff to look at a variety of monitoring options including DVR system and other technology, police access of camera feeds, motion sensors, public access, etc. <i>Staff is proceeding with enhanced camera system at Tunnel Springs Park .</i>
8	Paul David	Staff to look at solution to drainage issues/standing water Deer Hollow Park. <i>Staff has inspected the drainage system and will be preparing options to eliminate standing water.</i>
9	Sherrie Ken	Meet with Tim Stanley, Global 1, on potential help/funding (CIB) for Center Street rail projects. <i>Staff has reached out for update from Global 1 on terminal project, awaiting response. (9/25)</i>
10	David	Adding trees to park strips in Foxboro on Foxhollow and at the roundabout at Foxboro Drive. <i>Staff reviewing cost information.</i>
11	Paul David Sherrie	Staff to prepare several options for repair or replacement of the dock at Eaglewood pond to make it more secure/useable. Staff to also look at potentially placing trees around the Eaglewood Village pond or adding this area to the Arbor Day planting area for the next year. <i>Draft concept plan was presented to the Parks and Arts Committee. Concept plan was cost prohibitive - will look at a simpler design.</i>
12	David	Council review the parks & trails brochures before printed. <i>Parks &amp; Arts comm. to review draft.</i>



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** Consideration of Mayor Arave's re-appointment of BreAnna Larson to the Planning Commission, seat 7

---

### RECOMMENDATION

City staff supports Mayor Arave's re-appointment of BreAnna Larson to the Planning Commission, seat 7, for a full term January 1, 2019 to January 1, 2023.

### BACKGROUND

The Planning Commission seats were reorganized by the Council January 2, 2018 establishing staggered four year terms for seven seats. As part of that reorganization, seat 7 was vacated by Councilmember Mumford with an unexpired term of one year. Mrs. Larson was appointed to the Planning Commission to fill that term which expired January 1, 2019.

Mrs. Larson has been an exemplary member of the Planning Commission during the previous year. She has agreed to accept a re-appointment to a full term. The term for seat 7 runs from January 1, 2019 to January 1, 2023.

### POSSIBLE MOTION

I move that the City Council approve Mayor Arave's re-appointment of BreAnna Larson to the Planning Commission for a full term, in seat 7 for the term of January 1, 2019 to January 1, 2023.

### Attachments

- 1) Current Planning Commission Terms/Appointments

Seat 1	
Term Period	
12/06/2011-12/06/2014	Robert Drinkall
1/20/2015-1/20/2018	Robert Drinkall
1/1/2018-1/1/2022	Brandon Tucker
1/1/2022-1/1/2026	
1/1/2026-1/1/2030	

Seat 2	
Term Period	
10/01/2013-10/01/2016	Lisa Baskin
10/1/2016-1/1/2018	Lisa Baskin
1/1/2018-1/1/2022	Bill Ward
1/1/2022-1/1/2026	
1/1/2026-1/1/2030	

Seat 3	
Term Period	
10/22/2014-10/22/2017	Kent Kirkham
10/22/2017-1/1/2021	Kent Kirkham
1/1/2021-1/1/2025	
1/1/2025-1/1/2029	

Seat 4	
Term Period	
1/7/2014-1/7/2017	Stephen Garn
1/7/2017- 1/1/2021	Stephen Garn
1/1/2021-1/1/2025	
1/1/2025-1/1/2029	

Seat 5	
Term Period	
10/9/2012-10/09/2015	Ted Knowlton
10/9/2015-1/1/2020	Ted Knowlton
1/1/2020-1/1/2024	
1/1/2024-1/1/2028	

Seat 6	
Term Period	
2/2/2016-1/1/2020	Leslie Mascaro (2/2/2016-6/5/2018); Natalie Gordon (6/5/2018- 1/1/2020)
1/1/2020-1/1/2024	
1/1/2024-1/1/2028	

Seat 7	
Term Period	
N/A	Ryan Mumford
1/1/2018-1/1/2019	Breanna Larson
1/1/2019-1/1/2023	
1/1/2023-1/1/2027	



## CITY OF NORTH SALT LAKE

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10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Len Arave  
Mayor

Ken Leetham  
City Manager

### MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** January 15, 2019

**SUBJECT:** Resolution regarding the Legacy Highway Truck Ban

---

The City Council has discussed this item twice: once in 2017 and again in November of 2018. There is now more public awareness on this issue and new information that you should consider.

As a reminder, there is currently a truck ban on the Legacy Highway that is set to expire on January 1, 2020. There is a movement among the public and some cities that the truck ban should be continued. When we discussed this issue in 2017 in preparation for the 2018 legislative session, we decided not to take any formal action. Woods Cross and Farmington City have adopted resolutions in support of continuing the truck ban. When we discussed this in November of 2018, I reported to you that Woods Cross City Manager Gary Uresk had said to me that the Legislative Leadership would not support continuation of the ban and so we did nothing then on this matter.

Today, there is a movement to adjust State statutes so that the truck ban stays in place until 2022 (two additional years) for the purpose of planning and building features within the highway to mitigate the impacts to surrounding residences of lifting the truck ban. Also, the Legacy Highway is a Scenic Byway and some improvements may be needed to support the goal of keeping the Highway scenic after trucks are allowed on it. These upgrades might include increased landscaping in the corridor, building additional design features or methods of preserving the environmental and aesthetic qualities of the road.

There is also significant public awareness of the issue and it has received media attention in the past few weeks. Indeed, there is a neighborhood meeting on January 16<sup>th</sup> at Foxboro Elementary School where there will be many residents in attendance to express opinions and learn more. State Senator Todd Weiler will attend and present information as well as the Woods Cross City Manager. For your information, Gary Uresk is also the Chair of the Great Salt Lake Scenic Byway Committee and has been in a leadership role in this group for many years. His city, as well as Farmington City, are supportive of this resolution and have asked that we also consider this new proposal for the two year ban.

**RESOLUTION NO. 2019-01R**

**A CITY COUNCIL RESOLUTION SUPPORTING THE  
CONTINUATION OF THE TRUCK BAN ON LEGACY  
PARKWAY FOR A PERIOD OF TWO YEARS.**

WHEREAS, the statutory truck ban on Legacy Parkway will expire on January 1, 2020 as prescribed in Section 631-2-272 of the Utah Code; and

WHEREAS, residents of North Salt Lake and other communities adjacent to the Legacy Highway will experience a greatly diminished quality of life due to the increased noise and air pollution created by trucks if they are allowed to travel on the Parkway; and

WHEREAS, users of the Legacy Parkway Trail systems will have a diminished recreational experience due to the increased noise and air pollution created by trucks if they are allowed to travel on the Parkway; and

WHEREAS, the unique location of the Legacy Parkway adjacent to the Legacy Nature Preserve was stated as the purpose of the ban and the negative effects trucks will have on the Nature Preserve such as noise and diminished air quality have not changed; and

WHEREAS, the City believes that a continuation of the truck ban for an additional two years will provide a reasonable opportunity for affected cities and agencies to evaluate the potential impacts of lifting the truck ban and to plan for the creation of facilities or features that will mitigate those impacts and continue to preserve the unique nature and character of this Highway.

NOW THEREFORE, be it resolved by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. The City of North Salt Lake supports the continuation of the truck ban on the Legacy Highway for a period of two years ending on January 1, 2022 for the purpose of evaluating the impacts of lifting the truck ban and to plan for the creation and installation of facilities that will mitigate the impacts of lifting the truck ban and continue to preserve the unique nature and character of the Legacy Highway.

Section 2. EFFECTIVE DATE. This resolution shall take effect January 15, 2019.

Passed and approved by the City Council of the City of North Salt Lake, this 15th day of January, 2019.

CITY OF NORTH SALT LAKE

By \_\_\_\_\_  
Leonard K. Arave  
Mayor

ATTEST:

By \_\_\_\_\_  
Linda Horrocks  
City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Lisa Baskin	_____
James Hood	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

### MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** Discussion of a General Development Plan Approval Conditions for Williamsburg Luxury Apartments located at approximately 256 South Highway 89

---

The City Council approved the General Development Plan for Williamsburg Luxury Apartments on October 2, 2018. A Condition of the approval was the requirement that the developer obtain access to the development on their south property line, through property owned by UDOT to the intersection of Eaglegate Drive and Highway 89.

City staff and the developer have met with UDOT regarding the possible purchase of the property by the developer and the construction of an access to the intersection. UDOT staff indicated that they could not authorize the disposal and sale of the property due to recent directives from the Legislature and Director Chris Peterson. UDOT reported that the Legislature will be considering funding for possible expansion of I-15 through Davis County, including an interchange connection from I-15 North to I-215 West. The planning and design may include an on ramp at this location or within the vicinity. Therefore at this time and until they have a design completed they are unable to dispose of the property.

Therefore, it is not possible for the developer to meet the condition set by the Council in the October 2, 2018 meeting. The developer has offered instead to construct the parking lot and provide an access easement to the southern property line for future access. This access could be improved if UDOT agrees to sell the property in the future, after the I-15 expansion design is complete and the property is not necessary for said expansion.

The developer has requested a meeting with the Council to discuss the issue prior to expending any additional design funds on the proposed development, and request the Council reconsider this condition of General Development Plan approval related to the access to Eaglegate Dr. Chris Artell, Pendleton Construction, will be in attendance at the meeting.

#### Attachments

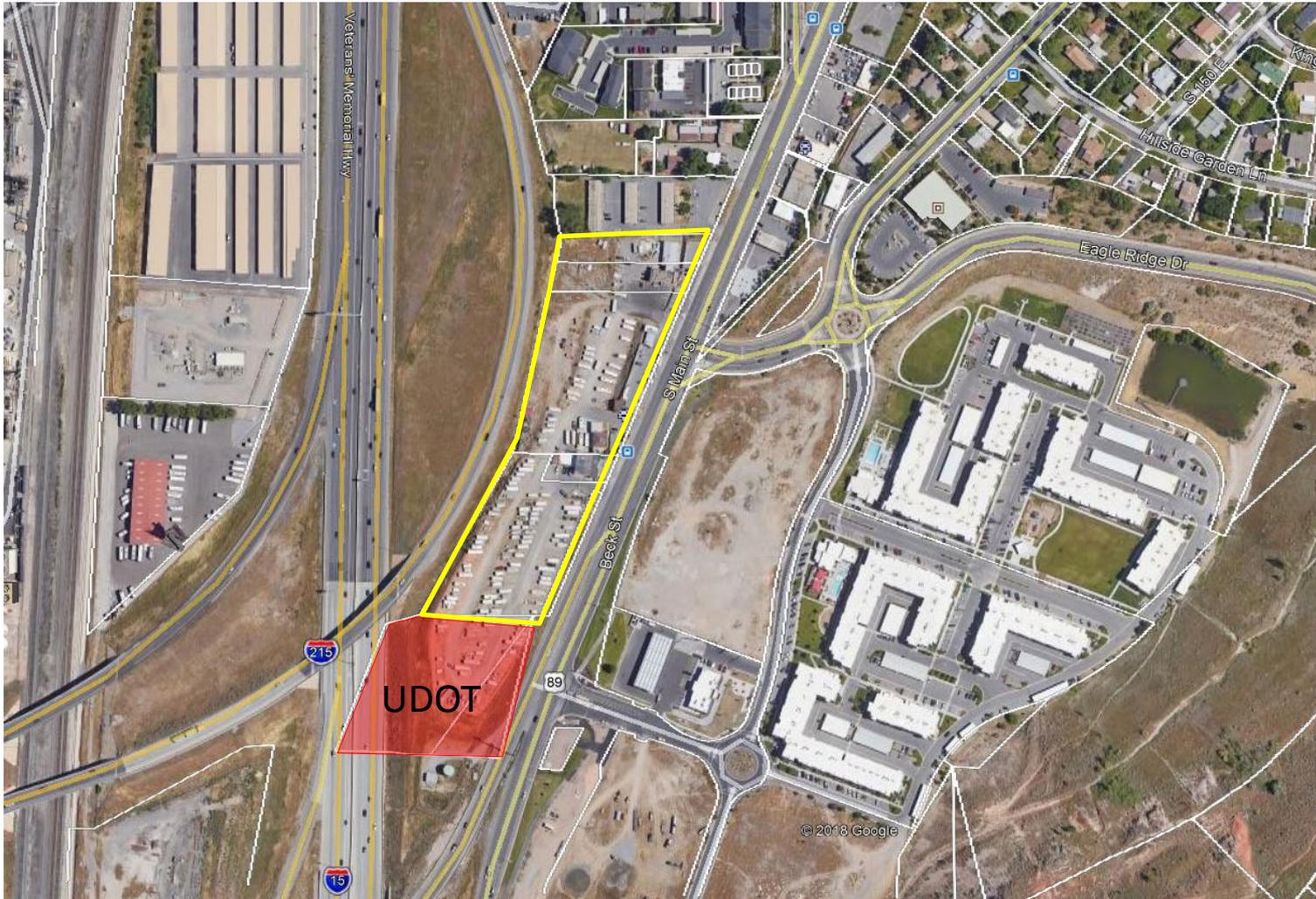
- 1) Aerial
- 2) Site Plan/General Development Plan



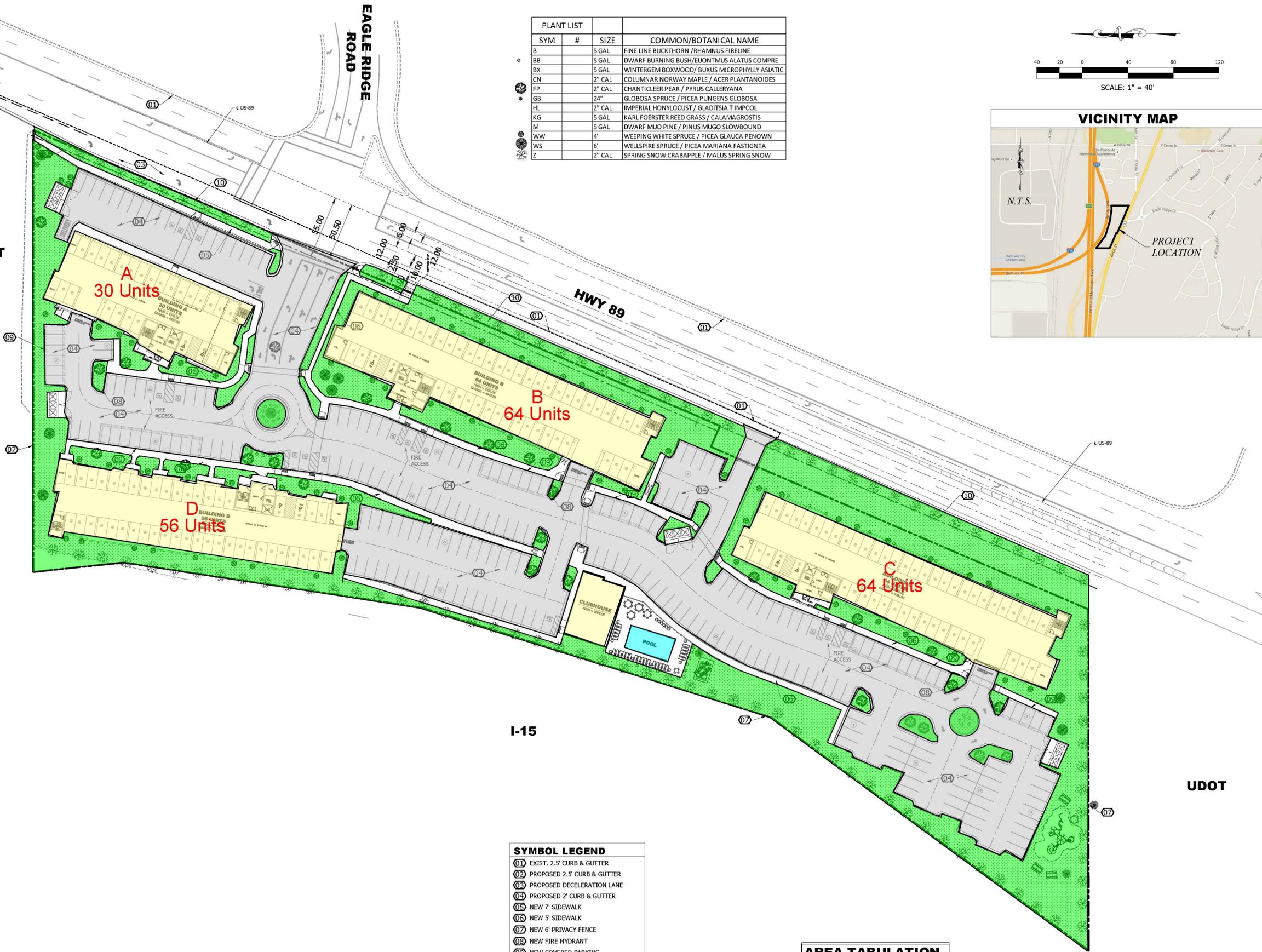
# General Development Plan

## Williamsburg Luxury Apartments– 256 South Highway 89

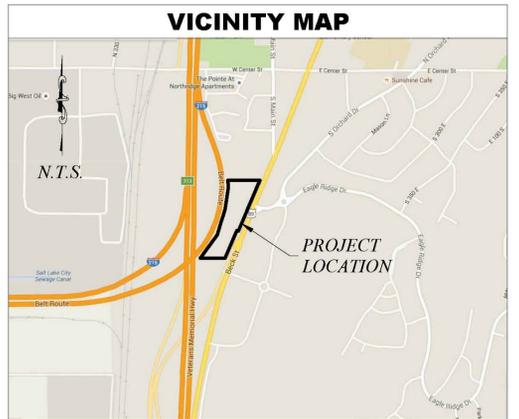
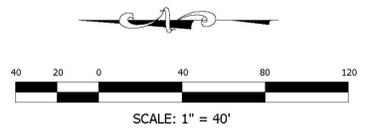
### Aerial



**BOUNTIFUL POINT APARTMENTS**



PLANT LIST			
SYM	#	SIZE	COMMON/BOTANICAL NAME
B		5 GAL	FINE LINE BUCKTHORN / RHAMNUS FIRELINE
BB		5 GAL	DWARF BURNING BUSH/EUONTMUS ALATUS COMPRE
BX		5 GAL	WINTERGEM BOXWOOD/ BUXUS MICROPHYLLY ASIATIC
CN		2" CAL	COLUMNAR NORWAY MAPLE / ACER PLANTANOIDES
FP		2" CAL	CHANTICLEER PEAR / PYRUS CALLERYANA
GB		24"	GLOBOSA SPRUCE / PICEA PUNGENS GLOBOSA
HL		2" CAL	IMPERIAL HONYLOCUST / GLADITSIA TIMPCOL
KG		5 GAL	KARL FOERSTER REED GRASS / CALAMAGROSTIS
M		5 GAL	DWARF MUO PINE / PINUS MUGO SLOWBOUND
WW		4"	WEeping WHITE SPRUCE / PICEA GLAUCA PENOWN
WS		6"	WELLSPIRE SPRUCE / PICEA MARIANA FASTIGNTA
Z		2" CAL	SPRING SNOW CRABAPPLE / MALUS SPRING SNOW



**SYMBOL LEGEND**

- 01 EXIST. 2.5' CURB & GUTTER
- 02 PROPOSED 2.5' CURB & GUTTER
- 03 PROPOSED DECELERATION LANE
- 04 PROPOSED 2' CURB & GUTTER
- 05 NEW 7' SIDEWALK
- 06 NEW 5' SIDEWALK
- 07 NEW 6' PRIVACY FENCE
- 08 NEW FIRE HYDRANT
- 09 NEW COVERED PARKING
- 10 8' PARK STRIP

ALL ITEMS TO CONFORM TO THE NORTH SALT LAKE CITY AND UDOT CONSTRUCTION STANDARDS & SPECIFICATIONS.

**AREA TABULATION**

	sq.ft.	Acres	%
BUILDINGS	69,662	1.60	27.06%
IMPROVEMENTS	115,050	2.64	44.69%
LANDSCAPE	72,726	1.67	28.25%
TOTAL	257,438	5.91	100.00%

181 North 200 West, Suite #4  
Bountiful, Utah 84010  
Phone 801-298-2236  
Fax 801-298-5983

**HA Entellus**

**PRELIMINARY NOT FOR CONSTRUCTION**

**WILLIAMSBURG APARTMENTS**

250 SOUTH HIGHWAY 89  
LOCATED IN THE NE 1/4 OF SECTION 11, T.1N., R.1W., S.L.B.&M.  
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

LANDSCAPE PLANS

DRAWN BY	LXM	DATE	8 FEB 2016
APPROVED	STA	DATE	8 FEB 2016
REV.	BY	DATE	

SHEET: PRELIMINARY  
SHEET NAME: PRELIMINARY PLAT  
DRAWING NAME: LANDSCAPE 8 FEB 2016.dwg  
PROJECT NO.: 15-178



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** General Development Plan for Hepworth Townhomes at 155 North Main

---

### RECOMMENDATION

The Planning Commission recommends to the City Council approval of the general development plan for Hepworth Townhomes located at 155 North Main Street with the following conditions to be incorporated within the final zone change and development agreement approval:

1. Final architecture design, materials, colors;
2. A provision for a future cross easement access be provided, with specific terms and conditions to be required of future connecting developments to the west, in the event the city exercises the future shared access;
3. Placement of traffic directional signs for the private alley shall be required and clearly visible;
4. Parking shall be provided at the rate of 2.5 spaces/unit;
5. Submittal of a required development agreement; and
6. Final approval of the P-District Rezone.

### BACKGROUND

The proposed general development plan is located at 155 North Main Street. The property contains approximately 0.60 acres and is currently zoned Residential-7, which allows primarily single family dwellings and duplexes. The property is included in the Town Center Master Plan. The City's long range plan is to acquire homes on the south side of 150 North Street and expand Hatch Park to 150 North. The City has acquired several homes on the street and has removed 2 of the homes. The Town Center Master Plan calls for the redevelopment of the north side of 150 North for multi-family. (See attached Land Use Concept Map) This property is on the north side of 150 North at the corner with Main Street and is currently vacant.

The property is owned by Hepworth Investment Group, who has hired Knowlton General as the developer/builder. The property owner is requesting a General Development Plan and Rezone to a P-District Zone.

According to the newly amended Planned (P) District regulations in Chapter 13 of the City's Land Use Ordinance, a general development plan must be accompanied by a P-District Rezone application. The

Planning Commission holds a public hearing on the rezone request prior to approval of the General Development Plan, with final approval of the zone change including the successful negotiation of a development agreement and preliminary subdivision plan. The general development plan must receive a positive recommendation from the Planning Commission prior to moving forward to the City Council. The Planning Commission held a public hearing and reviewed the application on January 8, 2019 and made a favorable recommendation

**REVIEW**

The proposed development includes a total of 8 townhomes to be utilized as rental units. The proposed development has a one-way rear alley which accesses 2 parking spaces behind each unit (1 covered space per unit). An additional 4 guest parking spaces are being provided in parallel to the Alley. Required standard parking is 2.25 spaces per unit, the development is proposing 2.5 spaces per unit, exceeding the standard requirement. The overall density of the project is 13.3 dwelling units per acre. The proposed density is lower than the densities approved in other portions of the Town Center, but appears appropriate for the location and proximity to Hatch Park.

<b>Development</b>	<b>Density</b>
Chesham Village	17 units/acre
Odell Crossing	19 units/acre
NSL City Center	15 units/acre
Towne Plaza	15 units/acre
City's Edge	27 units/acre
City Center	21 Units/acre

Any further redevelopment of the north side of 150 North would require the purchase of the existing homes by a developer. Estimated additional units, at this similar density would provide for an additional 20 townhomes fronting the street. The proposed rear alley could be utilized in the future to connect to additional development, as such the DRC is recommending a future cross easement accesses be requested to allow for cohesive redevelopment.

The proposed architecture is of traditional design with masonry veneers. Each 2 bedroom unit will have a raised garden and front stoop adjacent the sidewalk. The units are 2 stories high tall which provides a more uniform transition between the multi-family use and the single family use neighborhood. The applicant is proposing 2 story units with a detached carport, rather than 3 story units with garages, for the purpose of height compatibility with the neighborhood. Each of the units have a rear patio adjacent to the kitchen. Final architecture will be determined prior to development agreement approval and based upon Planning Commission recommendations.

**POSSIBLE MOTION**

I move that the City Council approve the proposed general development plan for Hepworth Townhomes located at 155 North Main Street with the following conditions to be incorporated within the final zone change and development agreement approval:

1. Final architecture design, materials, colors;
2. A provision for a future cross easement access be provided, with specific terms and conditions to be required of future connecting developments to the west, in the event the city exercises the future shared access;
3. Placement of traffic directional signs for the private alley shall be required and clearly visible;
4. Parking shall be provided at the rate of 2.5 spaces/unit;
5. Submittal of a required development agreement; and
6. Final approval of the P-District Rezone.

#### Attachments

- 1) Aerial/Zoning Map
- 2) Town Center Master Plan-Concept Land Use Map
- 3) Conceptual Site Plan
- 4) Conceptual Landscape Plan
- 5) Conceptual Architecture



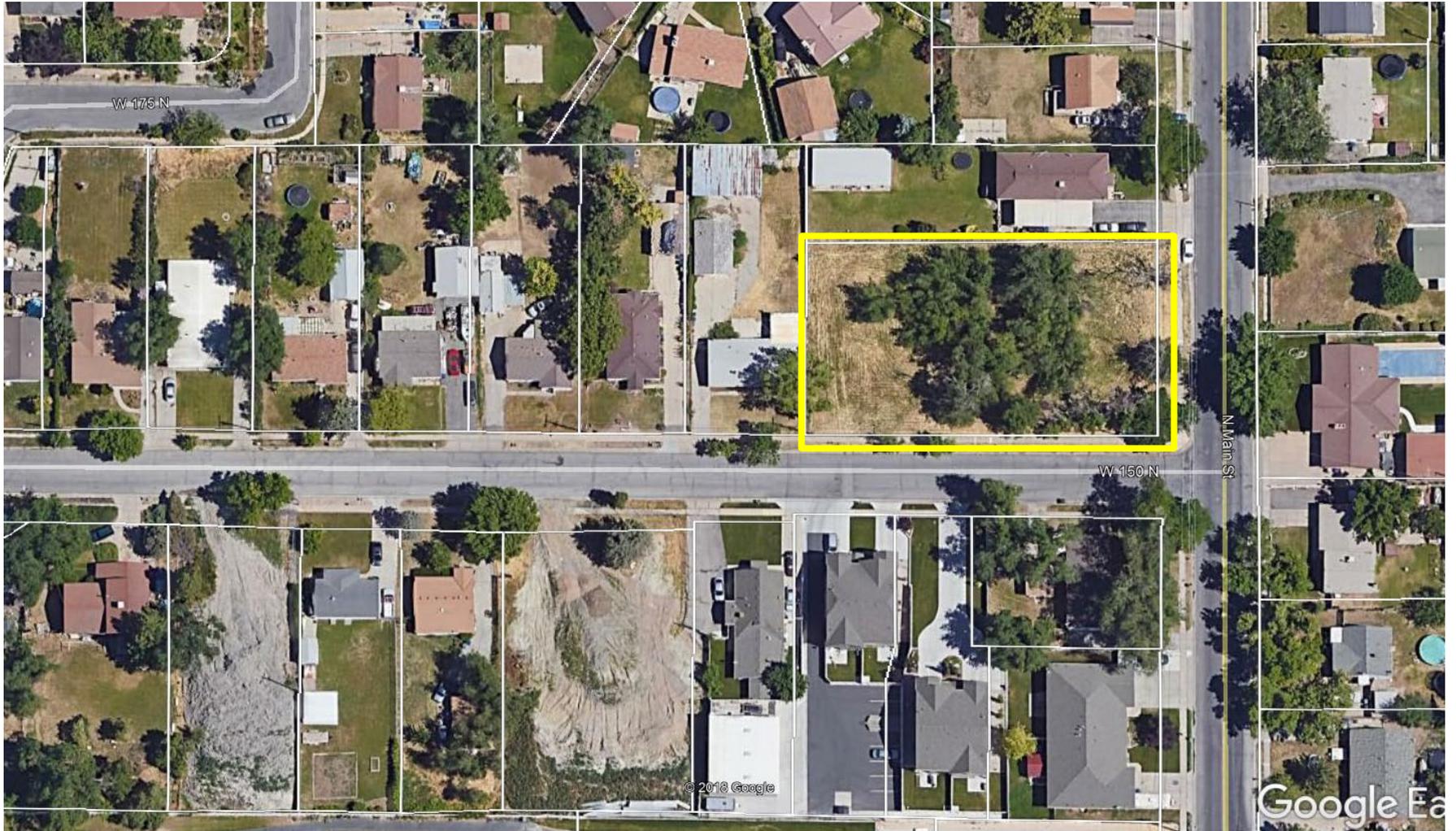
# General Development Plan Hepworth Townhomes Zoning



- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)

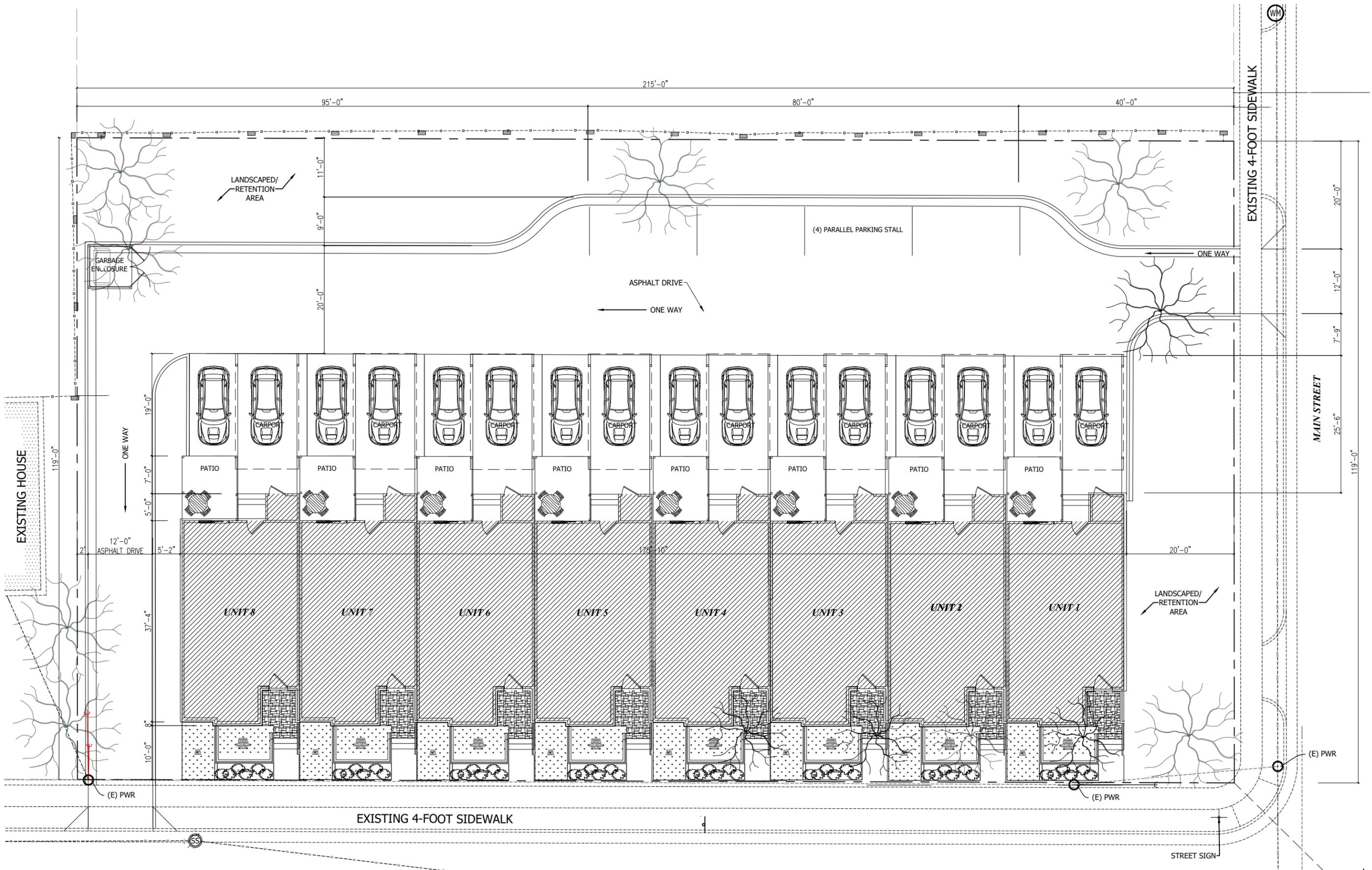


# General Development Plan Hepworth Townhomes Aerial



MAP 4 – LAND USE CONCEPT





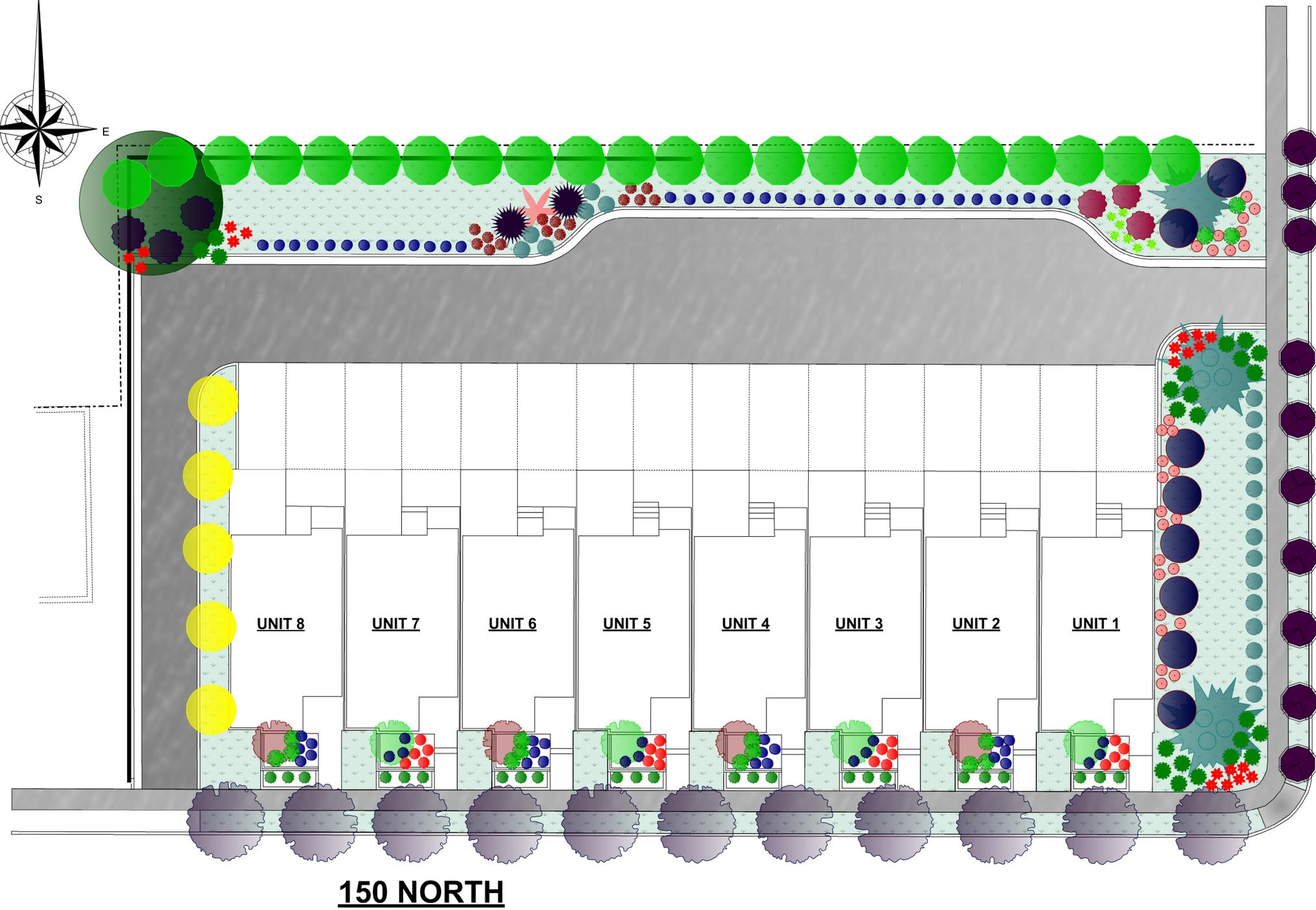
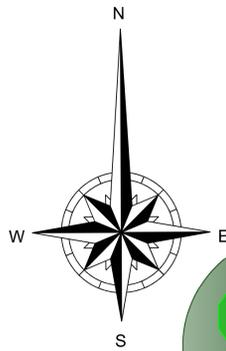
2 SCHEMATIC SITE PLAN  
1"=100'-0"

**NSL TOWN HOMES  
BUILDING ONE  
NORTH SALT LAKE, UTAH**

No.	DATE	DESCRIPTION
1	7/12/18	SCHEMATIC-PLANNING
2	7/20/18	SCHEMATIC-PLANNING
3	8/17/18	SCHEMATIC-PLANNING
4	8/31/18	SCHEMATIC-PLANNING
5	9/4/18	SCHEMATIC-PLANNING
6	12/03/18	SCHEMATIC-PLANNING

SCHEMATIC SITE PLAN

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**MAIN STREET**

Landscape		
Quantity	Symbol	Description
<b>Annuals-Perennials</b>		
20		Blue Oat Grass 5 gal
7		Carex everillo #1
15		Coreflower 'Cheyenne Spirit' 1 Gallon
20		Daylily 'Funny Valentine' #1
20		Echinacea purpurea 1 gallon
24		Fountain Grass, Hamlen Dwarf #7
12		Heuchera spp. 'Black beauty' 1
15		Lady's Mantle 1 gallon
55		Lavender 'Hidcote Blue' 2 gal
3		Peony, Felix Crousse 5 gallon
27		Sedum 'Autumn Joy' 10 gallon
<b>Shrubs Over 4 Feet</b>		
2		Elderberry 'Black Laced' #5
22		Elderberry 'Lemony lace' 5 gal
8		Ninebark, Diablo 5 gal
3		Oakleaf Hydrangea 5 gal
<b>Trees</b>		
1		Blue Atlas Cedar 10 gal
10		Dawycck Purple Beech #25
2		Deodar Cedar 2 1/2
5		Ginkgo 'Goldenspire' 15 gal
4		Japanese Maple 'Emperor' 1' 15 gallon
4		Japanese Maple, 'Waterfall' 15 gallon
23		Karl Forrester 2.25"
1		Magnolia 'Ann' 15 gal
1		Oak, Pin or Swamp 15 gallon
11		Redbud, Eastern 'Forest Pansy' 2 to 2 1/2

**COMPANY:**  
Seasons Four Landscape  
801-694-3141

**SHEET DESCRIPTION:**  
Landscape

**PROJECT:**  
NSL Town Homes  
150 S Main St.  
North Salt Lake, UT

**REVISIONS:**  
None

**DATE:**  
12/10/18

**JOB NUMBER:**  
255

**DRAWN BY:**  
CDP

**CHECKED BY:**  
N/A

**SCALE:**  
1" = 10'

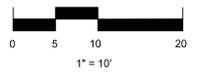
**SHEET:**  
1 of 2

**LANDSCAPE DESIGN INTENT STATEMENT**

THE LANDSCAPE DESIGN INTENT FOR THE NSL TOWN HOMES LOCATION IN NORTH SALT LAKE, IS TO PROVIDE AN EFFICIENT, FUNCTIONAL, AND BEAUTIFUL LANDSCAPE THAT ENHANCES THE AESTHETICS OF THE PROPOSED BUILDING AND SETS A NEW LANDSCAPE STANDARD FOR THE SURROUNDING ENVIRONMENT. A VARIETY OF NATIVE AND DROUGHT TOLERANT PLANTS HAVE BEEN INTEGRATED TO REDUCE WATER CONSUMPTION AND PROMOTE SUSTAINABILITY. DENSELY PLANTED TREES ALONG THE LANDSCAPE BORDERS PROVIDE A SOFT EDGE THAT ELEVATES SURROUNDING LANDSCAPE AND PROVIDES A PEACEFUL AND COMMUNITY BASED ATMOSPHERE.



**Know what's below.  
Call before you dig.**





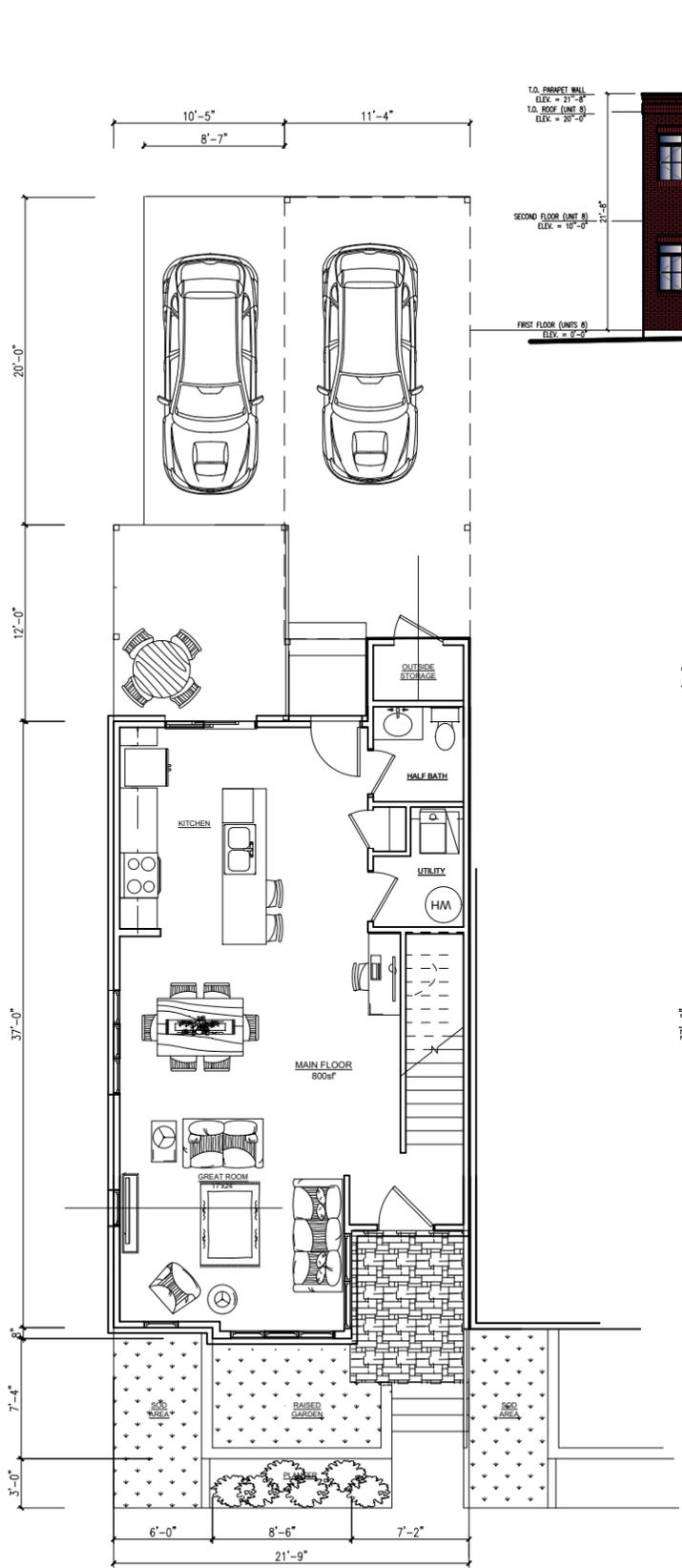
THIS DESIGN AND ANY IDEAS PORTRAYED IN THIS SET OF DRAWINGS ARE SOLE PROPERTY OF SMITH HYATT ARCHITECTS. ONLY THE ORIGINAL CLIENT MAY USE THIS SET OF DRAWINGS FOR ONE TIME USE OF CONSTRUCTION. ANY REPRODUCTION OR REUSE OF THIS DESIGN WITHOUT EXPRESS WRITTEN PERMISSION FROM AN AUTHORIZED REPRESENTATIVE IS PROHIBITED.

NOV 14th / 2018

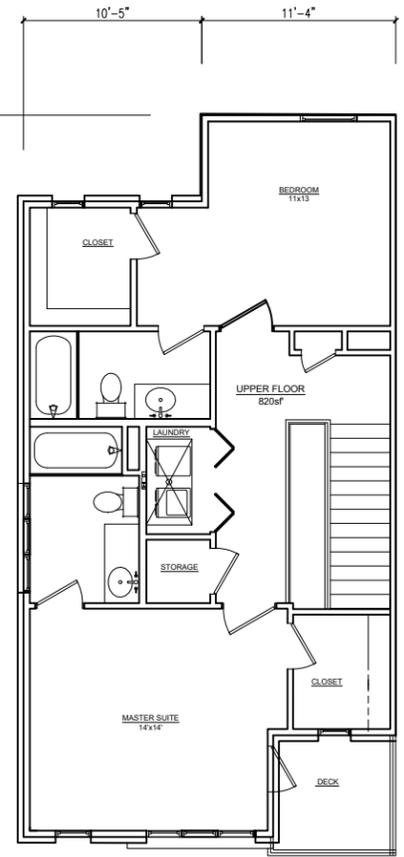
**NSL TOWN HOMES  
BUILDING ONE  
NORTH SALT LAKE, UTAH**

No.	DATE	DESCRIPTION
1	7/12/18	SCHEMATIC-PLANNING
2	7/20/18	SCHEMATIC-PLANNING
3	8/17/18	SCHEMATIC-PLANNING
4	8/31/18	SCHEMATIC-PLANNING
5	9/4/18	SCHEMATIC-PLANNING
6	12/03/18	SCHEMATIC-PLANNING

SCHEMATIC  
ELEVATION/  
FLOOR  
PLANS



**3** SCHEMATIC FLOOR PLAN, MAIN LEVEL - OPTION 1  
3/16"=1'-0"



**4** SCHEMATIC FLOOR PLAN, UPPER LEVEL - OPTION 1  
3/16"=1'-0"



**1** SCHEMATIC SOUTH ELEVATION (OVERALL) - 150 N  
1/8"=1'-0"

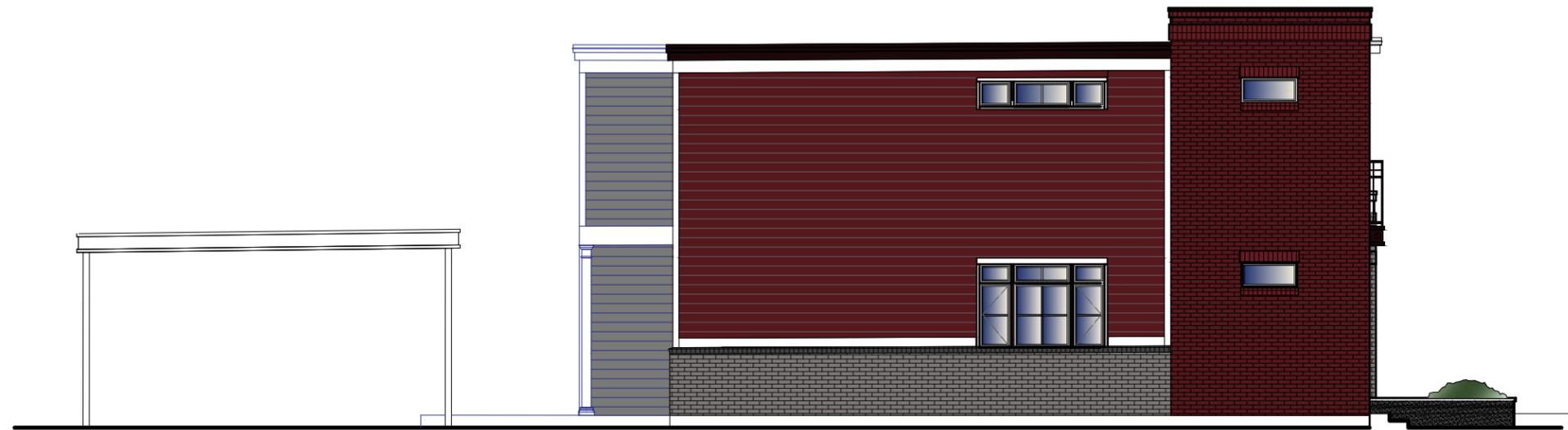


**2** SCHEMATIC SOUTH ELEVATION (PARTIAL)  
1/4"=1'-0"

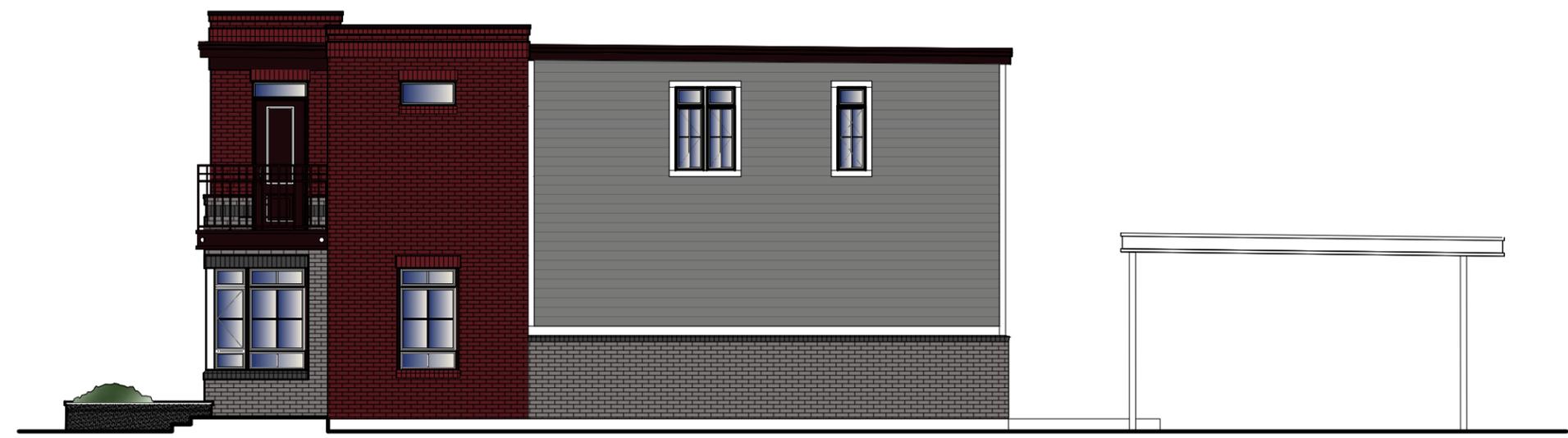
MASONRY VENEER:  
OPTION 1: MASONRY VENEER - TWO CONTRASTING COLORS (AS SHOWN).  
OPTION 2: MASONRY VENEER - ONE COLOR



1 SCHEMATIC NORTH ELEVATION (OVERALL)  
1/8" = 1'-0"



2 SCHEMATIC WEST ELEVATION  
1/4" = 1'-0"



3 SCHEMATIC EAST ELEVATION - MAIN STREET  
1/4" = 1'-0"

No.	DATE	DESCRIPTION
1	7/12/18	SCHEMATIC-PLANNING
2	7/20/18	SCHEMATIC-PLANNING
3	8/17/18	SCHEMATIC-PLANNING
4	8/31/18	SCHEMATIC-PLANNING
5	9/4/18	SCHEMATIC-PLANNING
6	12/03/18	SCHEMATIC-PLANNING

SCHEMATIC ELEVATION / FLOOR PLANS





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** Discussion of Possible Foxboro Marketplace Development Agreement Amendment

---

### BACKGROUND

The Development Agreement for Foxboro Marketplace was approved on June 20, 2016. The original development agreement provided for one residential lot to contain two multi-family apartment buildings with a total of 102 units. A copy of the approved general development plan and apartment elevations is attached.

Since the date of the approval, the developer finished the construction drawings for the apartments. The City Building Official has reviewed the plans and has cleared the plans for permit. Unfortunately the developer can no longer afford to build the apartments due to inefficiency of their design and increased construction costs.

At this time the developer is proposing to partner with Mike Schultz and his company Castle Creek Homes to build an alternative design. The developer has requested to meet with the Council to discuss the proposal. Attached is a letter from the applicant and proposed elevations.

The proposal would increase the apartment counts from 102 units to 124 units. The unit make up proposed is:

Units	Previously Approved	Proposed
1 Bedroom	54	30
2 Bedroom	44	64
3 Bedroom	4	26
3 Bedroom + Loft		4

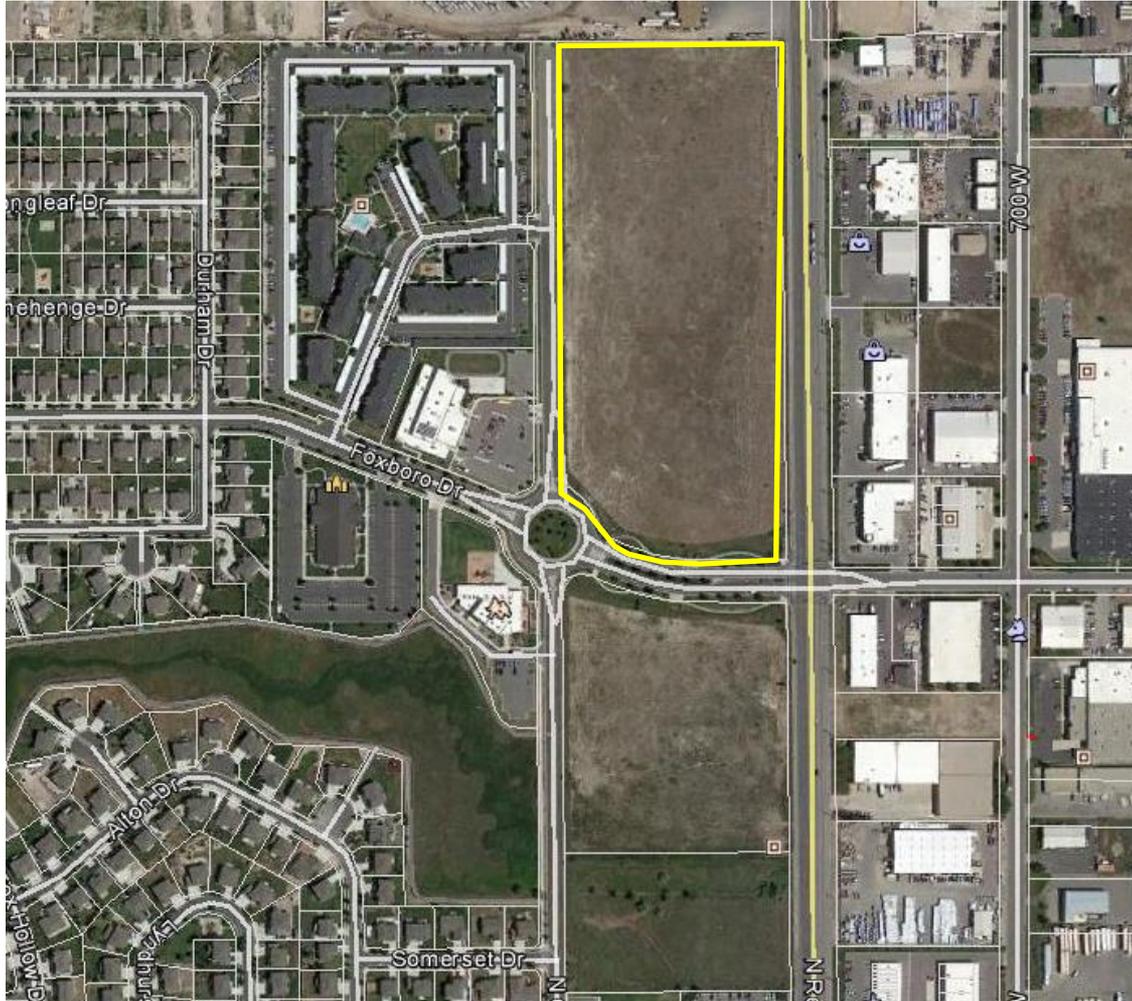
If the Council agreed to consider the amendment, the developer will be required to submit a site plan application, to be reviewed by the Planning Commission and recommended to the City Council. At the time of Site Plan approval an amended development agreement and site plan will be submitted to the Council for approval.

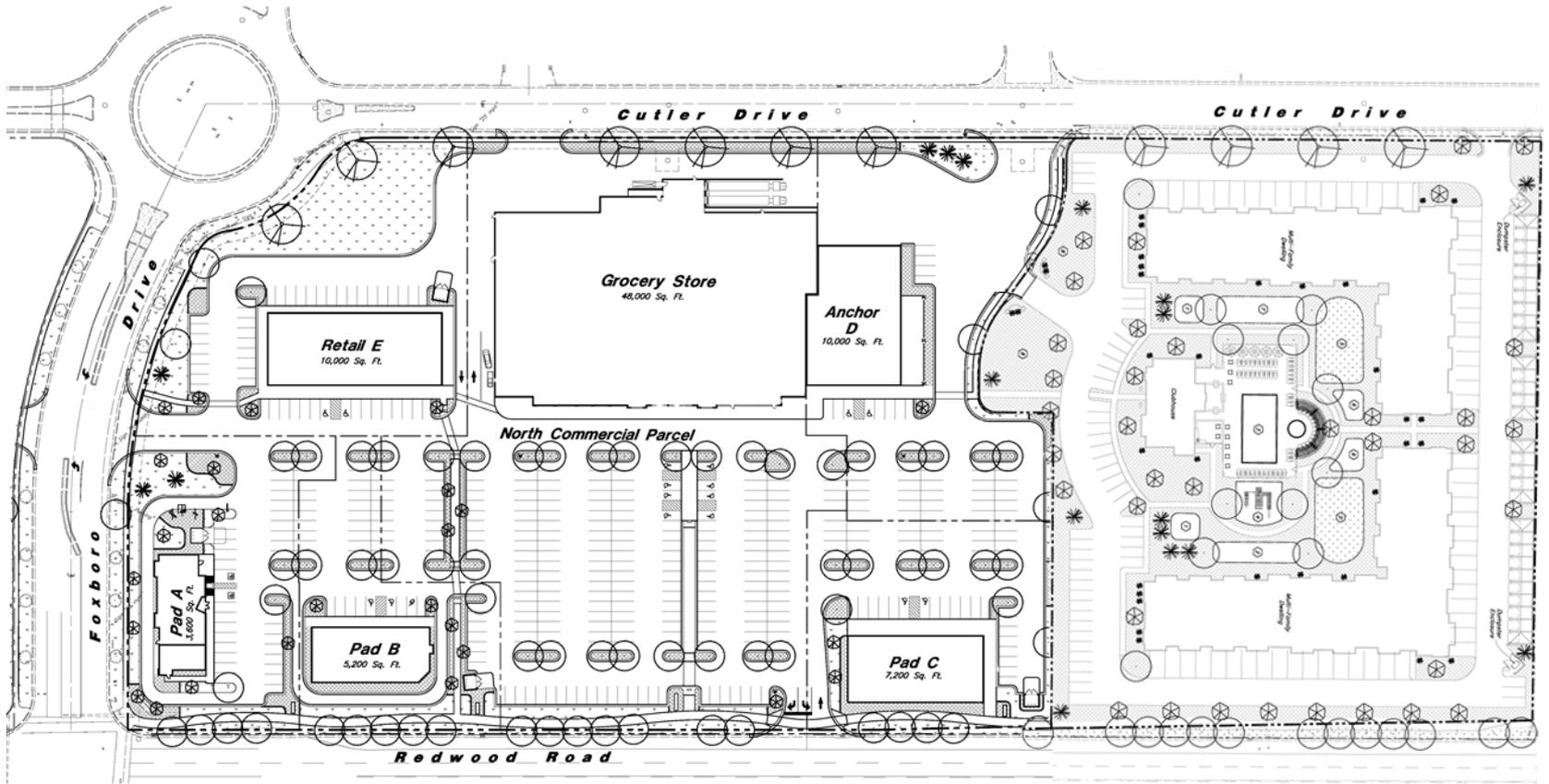
## Attachments

- 1) Aerial
- 2) Approved General Development Plan
- 3) Approved Building Elevations
- 4) Applicant Letter
- 5) Proposed Site Plan
- 6) Proposed Architecture



# Foxboro Marketplace– 725 North Redwood Road Aerial







**FOXBORO MARKETPLACE, L.C.**  
**925 West 100 North, Suite F**  
**P.O. Box 540478**  
**North Salt Lake, Utah 84054**

December 28, 2018

Mr. Ken Leetham  
City Manager

[Via Email: kenl@nslcity.org](mailto:kenl@nslcity.org)

Ms. Sherrie Llewelyn  
Community Development Director

[Via Email: sherriel@nslcity.org](mailto:sherriel@nslcity.org)

City of North Salt Lake  
10 East Center Street  
North Salt Lake, Utah 84054

RE: Development Agreement dated June 30, 2016 (as amended), a Memorandum of Agreement for which was recorded July 5, 2016, as Entry No. 2949744 in the Davis County Recorder's Office (the "Development Agreement"); project update and request to amend provisions regarding apartments

Dear Ken and Sherrie:

As we recently discussed, we would like the opportunity to appear before the City Council at its regularly scheduled meeting to be held on Tuesday, January 15<sup>th</sup>, 2019, to update our progress on Foxboro Marketplace.

As you know, construction has now been completed on all six of the commercial lots (Lots 1-6) of our Foxboro Marketplace Subdivision.

In spite of the fact that we have some retail shop space vacancy, we're very pleased (and hope that you and other City leaders feel likewise) with how the shopping center turned out.

However, as for the 102 apartments contemplated in the Development Agreement for Lot 7 of Foxboro Marketplace Subdivision, we have not fared as well.

As required by the Development Agreement, we postponed focus on the apartments until the shopping center was well underway.

We spent much of the last two years completely designing and engineering the apartments and had construction drawings fully reviewed by City staff, ready to pull the building permit.

However, because of the combination of inefficiencies in our design and steeply rising construction costs, our apartments were not feasible from an economic standpoint; we can't afford to build them.

We've also attempted to make some modest tweaks to our design and to re-bid the project, but the results were still the same—too expensive to build.

We have now teamed up with Mike Schultz, who is a large homebuilder in Davis and Weber Counties (Castle Creek Homes) and who has developed over 2,000 apartments.

We are now proposing to reconfigure the project as shown on the attached site plans and elevations.

There would be a total of 124 units broken down as follows:

30	one bedroom
64	two bedroom/two bathroom
26	three bedroom/two bathroom
<u>4</u>	three bedroom lofts
124	total

This unit mix tends towards larger units with attached garages, which would be very well appointed and would attract higher quality, more professional type tenants who would tend to stay longer without as much turnover.

Our project would be similar to Mike's *Avanti at Farmington Station* project which he recently completed. Here is a link to that Avanti: <https://www.avantiatfarmingtonstation.com/>.

Hopefully with your and the Council's blessing, we would like to commence the process of amending the Development Agreement to effectuate this change.

I can be reached at 801-599-4397 or [crobinson@theensigngroup.com](mailto:crobinson@theensigngroup.com).

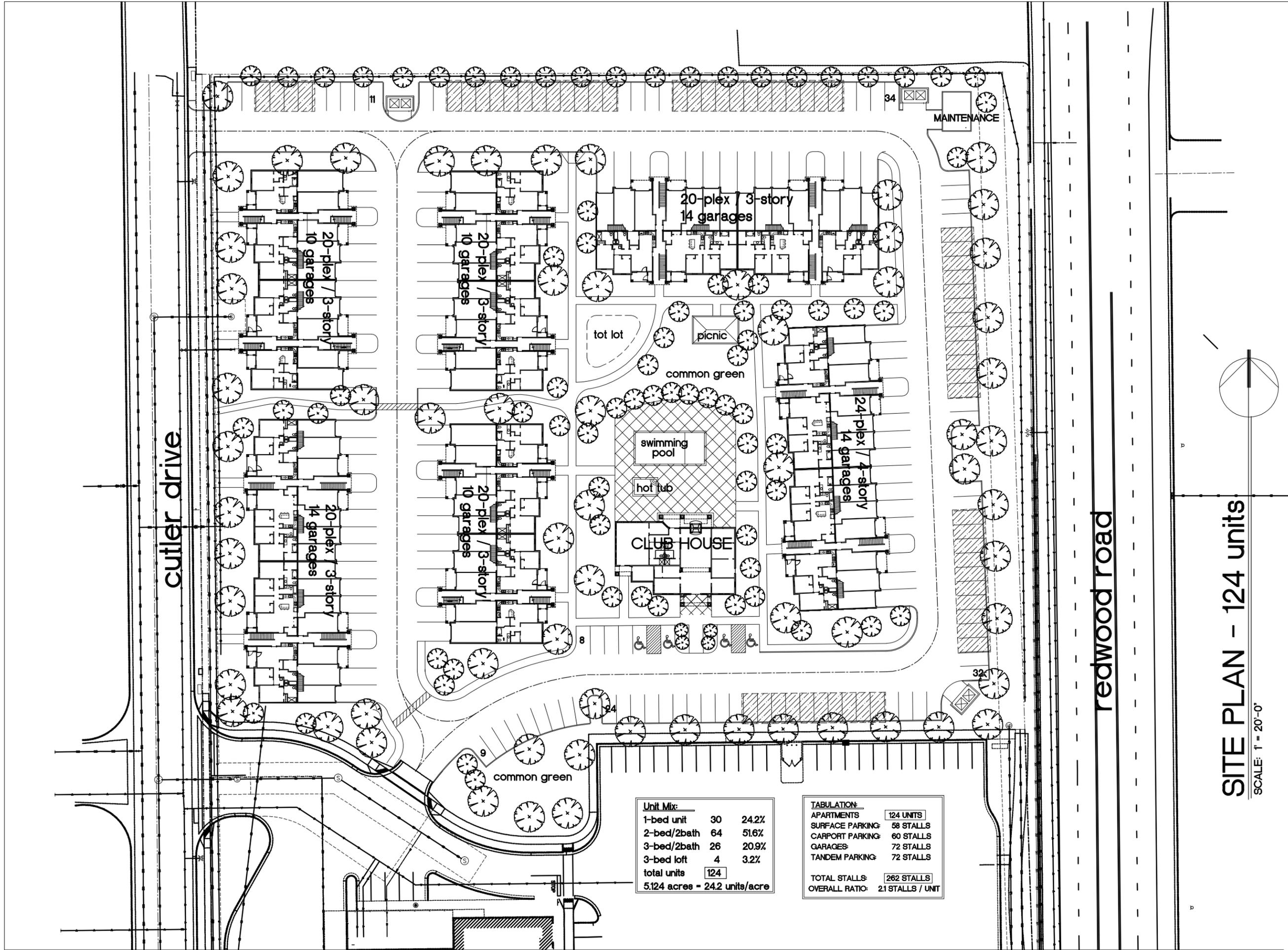
Respectfully submitted,

FOXBORO MARKETPLACE, L.C.,  
By: its Manager, FOXBORO MP DEVELOPMENT, L.C.

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

Attachments: Site Plans and Elevations, Foxboro Marketplace Apartments

Cc: Mike Schultz, via email [mikes@castlecreekhomes.com](mailto:mikes@castlecreekhomes.com)



**Unit Mix:**

1-bed unit	30	24.2%
2-bed/2bath	64	51.6%
3-bed/2bath	26	20.9%
3-bed loft	4	3.2%
<b>total units</b>	<b>124</b>	
<b>5.124 acres = 24.2 units/acre</b>		

**TABULATION:**

APARTMENTS	124 UNITS
SURFACE PARKING:	58 STALLS
CARPORT PARKING:	60 STALLS
GARAGES:	72 STALLS
TANDEM PARKING:	72 STALLS
<b>TOTAL STALLS:</b>	<b>262 STALLS</b>
<b>OVERALL RATIO:</b>	<b>2.1 STALLS / UNIT</b>

**SITE PLAN - 124 units**

SCALE: 1" = 20'-0"

PROJECT NUMBER  
18-058

SHEET TITLE  
SITE PLAN  
SCHEME - 124 UNITS  
SCALE : 1" = 20'-0"

PROJECT/OWNER  
FOXBORO MARKETPLACE  
APARTMENT COMMUNITY  
REDWOOD ROAD  
NORTH SALT LAKE CITY, UT  
CASTLE CREEK HOMES

ARCHITECT

architecture  
2033 don drive  
london, utah 84040  
(801) 593-9338  
(801) 593-9328 FAX



REVISION  
--

DATE  
6 DEC 2018

SHEET NUMBER  
A1.1



FOXBORO MARKETPLACE APARTMENT COMMUNITY



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ELEVATION BUILDING C



FRONT ELEVATION WITH TUCK-UNDER GARAGES



REAR ELEVATION



SIDE ELEVATION



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** Consideration of Resolution 2019-02R Establishing a Recycling Market Development Zone

---

### **RECOMMENDATION**

City Staff recommends approval of the proposed Resolution establishing a Recycling Market Development Zone.

### **BACKGROUND**

In 1996, the Utah State Legislature created the Utah Recycling Market Development Zone Program to focus on recycling as an economic development tool. The purpose of establishing an RMDZ is to stimulate expansion and job creation through companies that use recycled products or manufacture recycled products. The legislation incentivizes businesses who participate in the program.

Eligible recycling businesses that are located in a locally designated Recycling Market Development Zones qualify for:

- 5% Utah state income tax credit on the cost of machinery and equipment
- 20% Utah state income tax credit (up to \$2,000) on eligible operating expenses
- Technical assistance from state recycling economic development professionals
- Various local incentives

In order for a business to participate in the incentives of the legislation, the local jurisdiction must have adopted an RMDZ establishing areas within the city where such businesses may be located and permitted. The City previously had an RMDZ from 2012-2016, which is now expired. In order to participate the city will need to submit a new application, attached to the resolution.

### **REVIEW**

Wasatch Resource Recovery has approached the city and requested that the re-establish the RMDZ for North Salt Lake. The proposed resolution and map identify the non-residential properties west of I-15 for inclusion in the proposed zone.

**POSSIBLE MOTION**

I move that the City Council approve Resolution 2019-02R adopting a Recycling Market Development Zone as attached in Exhibit A and submit application to the State for participation in the program.

Attachments

- 1) Request Letter-WRR
- 2) Resolution 2019-02R
- 3) Application for RMDZ



December 14, 2018

Mayor Arave and the North Salt Lake City Council  
North Salt Lake City  
10 East Center Street  
North Salt Lake, Utah 84054

Re: Wasatch Resource Recovery's request to be included in North Salt Lake's Recycling Market Development Zone

Dear Mayor and Council Members,

Following up on our recent discussion with Ken Leetham and Sherrie Llewelyn, we are writing to request: 1) the City of North Salt Lake re-introduce the City's Recycling Market Development Zone; and 2) the South Davis Sewer District and home of the new Wasatch Resource Recovery project be located within that zone.

As you may remember, the Project is owned jointly (50/50) by the South Davis Sewer District (SDSD) and ALPRO SD, LLC, an affiliate of ALPRO Energy & Water (Project Owners), LLC, and will be operated on behalf of the Project Owners by Wasatch Resource Recovery, LLC (WRR). The main purpose of the Project is to divert organic waste products from municipal landfills. The Project will process these materials through anaerobic digestion which will produce renewable natural gas and bio-solids. These organic wastes will come primarily from the Wasatch Front / Back and will include: source separated food wastes, byproducts of food processing facilities, fats, oils, & greases (FOG), and bottled/canned expired beverages. At full capacity, this facility will generate approximately 2,500 dekatherms of renewable natural gas per day. Construction of the Project started in May of 2017 and the Project is scheduled to begin receiving solid food waste in February, 2019, with the goal of being fully operational by April, 2019. The Project has received extensive support from a broad range of stakeholders including local municipalities and various state and local agencies, local landfills, local and national businesses and business associations.

There are two main reasons why we believe re-introducing the City's RMDZ will benefit the City, the region, and projects like the Wasatch Resource Recovery project: 1) job creation and increased economic development opportunities for the City of North Salt Lake and the surrounding region; and 2) environmental benefits will be derived from a reduction in greenhouse gases emitted and extended landfill life through our waste diversion efforts.



**Economic Development.** Due to their increased infrastructure and a significant increase in incoming volumes, the South Davis Sewer District and Wasatch Resource Recovery will hire between 6-12 new employees over the course of the next year, not including a significant amount of indirect job creation resulting from an increased demand for liquid and solid food waste hauling and other operational requirements. Additionally, new recycling-oriented companies will consider relocating to North Salt Lake to capitalize on RMDZ incentives and existing North Salt Lake companies may choose to diversify their operations and product range to allow themselves to qualify for RMDZ tax credits, as well. As more companies take advantage of the RMDZ, these businesses will also benefit from new opportunities to form synergistic relationships with other recycling-oriented entities. All of these potential outcomes would result in new economic development opportunities and tax revenue for the citizens of North Salt Lake.

**Sustainable Development and Environmental Impact.** One of the most significant benefits of the WRR project will be the resultant reduction in greenhouse gases emitted due to the anaerobic decomposition of the organics (as opposed to landfilled materials which release methane into the atmosphere). Additionally, nutrients from organic waste, which would otherwise end up being deposited in a landfill, will instead be redirected to generate biomethane or be reused as a soil amendment. Because this material will be diverted from the landfill, this will also have a significant impact on the life of the landfill. Organic waste makes up over 30% of the volume that goes to a landfill, according to EPA's nationwide statistics. By diverting food waste, we will extend the life of the landfill and keep our landfill tipping fees low for many years to come. Similarly, other businesses attracted by the RMDZ opportunity would, out of necessity, be engaged in sustainable practices which will benefit the local environment and stimulate other forms of sustainable development in North Salt Lake.

Don't hesitate to let us know if there is additional information we can provide regarding the WWR project or our interest in the RMDZ.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Alder".

Bruce Alder  
Manager  
Wasatch Resource Recovery, LLC

**RESOLUTION NO. 2019-02R**

**A RESOLUTION SUPPORTING AN APPLICATION TO CREATE A RECYLING MARKET DEVELOPMENT ZONE IN NORTH SALT LAKE CITY.**

WHEREAS, according to the Utah Code 63M-1-1101, The Recycling Market Development Act, the Governor’s Office of Economic Development may create a Recycling Market Development Zone and provide state tax credits on machinery, equipment, and eligible operating expenses for projects that collect, process, distribute or use recycled materials in their manufacturing operations or compost when certain requirements are satisfied; and

WHEREAS, one of those requirements is for the local government to commit to provide local incentives to such projects as provided by law: and

WHEREAS, North Salt Lake City acknowledges the economic good that will come to the City by the creation of a Recycling Market Development Zone.

NOW, THEREFORE, BE IT RESOLVED by the North Salt Lake City Council that it hereby supports the proposed creation of a Recycling Market Development Zone for all of the area designated in Attachment A, and commits to provide local incentives to participants in the project area.

BE IT ALSO CERTIFIED that the parcels are currently in the City’s Manufacturing Distribution, General Industrial, and General Commercial Zones and participating project’s uses will be those that are permitted in those zones.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

**CITY OF NORTH SALT LAKE**

By: \_\_\_\_\_

Len Arave, Mayor

**ATTEST:**

\_\_\_\_\_

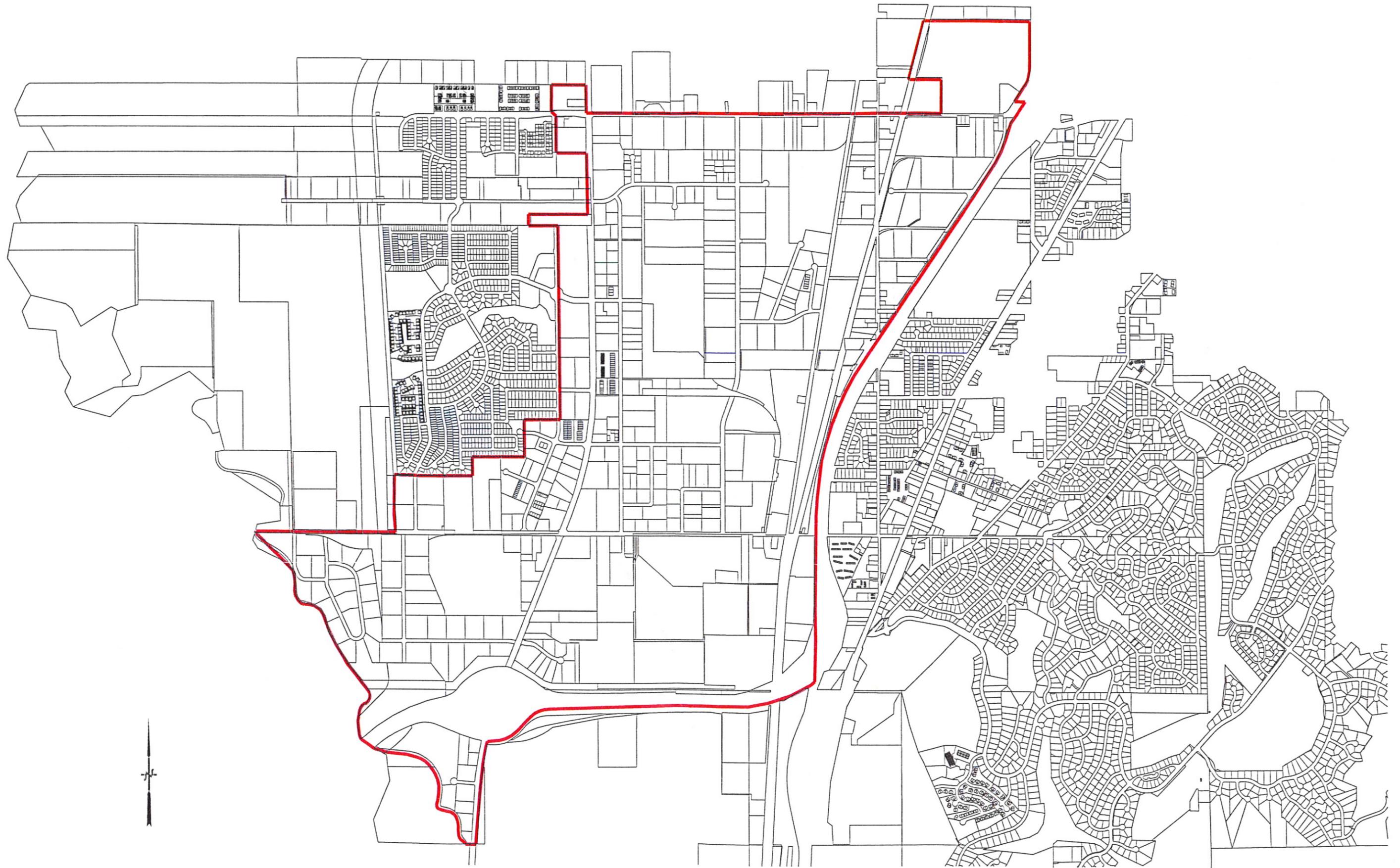
City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Council Member Baskin	_____
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Mumford	_____
Council Member Porter	_____

[SEAL]

**ATTACHMENT "A"**



REVISION	DATE	BY	DESCRIPTION	DESIGN
				PAO
				DRAWN
				CHECKED
				DATE
				NOV 2012
				F.B. NO.
				P.G. NO.

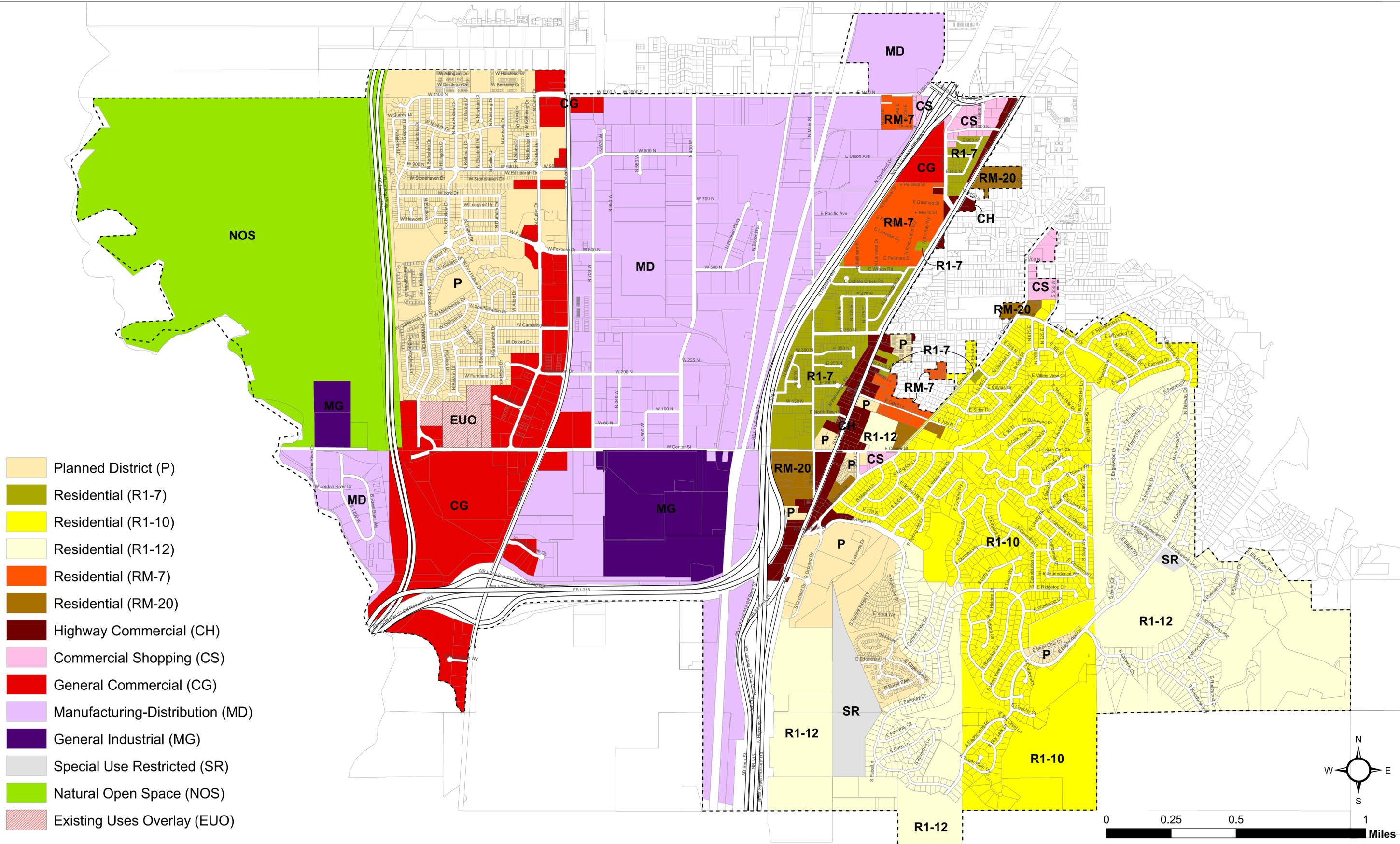
# RECYCLING ZONE MAP



**CITY OF NORTH SALT LAKE**  
 10 East Center Street  
 North Salt Lake, Utah 84054  
 (801) 335-8700

**LEONARD K ARAVE**  
 Mayor  
**BARRY EDWARDS**  
 City Manager

SHEET \_\_\_\_\_  
 OF \_\_\_\_\_  
 PROJECT NO \_\_\_\_\_



Adopted: September 4, 2018

# ZONING MAP

City of North Salt Lake  
 10 East Center Street  
 North Salt Lake, UT 84054  
 801-335-8700



# Governor's Office of Economic Development

BUSINESS • TOURISM • FILM

State of Utah

GARY R. HERBERT  
*Governor*

SPENCER J. COX  
*Lieutenant Governor*

Q. VAL HALE  
*Executive Director*

## Utah Recycling Market Development Zone

### Application for Designation

County/City Applicant: *City of North Salt Lake*

Local Recycling Zone Coordinator: *Sherrie Llewelyn, Community Development Director*

Date of Application: *January 16, 2019*

Telephone Number: *801.335.8705*

Fax Number: *801.335.8719*

E-mail Address: [sherriel@nslcity.org](mailto:sherriel@nslcity.org)

Mailing Address: *10 East Center Street, North Salt Lake, UT 84054*

#### Criteria for Designation:

1. An area may be designated as a recycling market development zone only if:
  - a. The county or municipality agrees to make a qualifying local contribution under Section 63N-2-405; and
  - b. The county or municipality provides for postconsumer waste collection for recycling within the county or municipality; and
  
2. The executive authority of any municipality or county desiring to be designated as a recycling market development zone shall:
  - a. Obtain the written approval of the municipality or county's legislative body; and
  - b. File an application with the Governor's Office of Economic Development demonstrating the county or municipality meets the requirements of this part.

#### Application:

1. Identify the proposed recycling market development zone. Provide a map of the proposed area (shape file of map is preferred).

*The proposed area generally includes the non-residential land areas west of Interstate 15 and within North Salt Lake's industrial areas. Please refer to Attachment A for a map of the proposed area.*

2. Identify the local contribution meeting the requirements in Section 63N-2-405 (see bottom of document).

*The City of North Salt Lake is working with the only current applicant for participation in the program, Wasatch Resource Recovery, and has provide incentives reduction of development or other fees and other considerations.*

*The City does not have a formal or established incentive program, but has considered past incentives to investors and business owners on a case by case basis, depending upon the benefits and types of proposals.*

3. Does your county or municipality provide for postconsumer waste collection for recycling within the county or municipality?

*The City of North Salt Lake provides for voluntary participation in postconsumer waste collection of recycling for a monthly fee of \$5.53 per month, for which the city provides a separate disposal can that it picked up every two weeks.*

4. Identify and outline the following:

- a. The specific investment or development reasonably expected to take place:

*Many different businesses may take advantage of the RMDZ, as we have several businesses which recycle various products, such as filters and cardboard, either already located in North Salt Lake or have expressed interest in relocating to the City. The expected investment or development expected would be the creation jobs and industries with environmentally sustainable practices that benefit the community.*

- b. Any commitments obtained from businesses to participate, and in what capacities regarding recycling markets

*Wasatch Resource Recovery will begin operation of their new facility within the next few months. The program obtains post-consumer food waste which is recycled into fertilizer and natural gas. The program will generate 2,500 dekatherms of renewable natural gas per day. The total construction and investment in the project is \$45,000,000. With the addition of 6-12 new full time employees added to the facility.*

*Previously Orbit Irrigation had expressed interest in the RMDZ and the city will reach out to Orbit about participation and possible expansion of their facility.*

- c. List the names of any economic development plans that will be maintained on file with the local recycling zone coordinator as part of this application that demonstrate coordination between the recycling zone and overall development goals:

*Currently the areas covered by the proposed RMDZ are part of two Redevelopment Areas within the City, which are: The Redwood Road CDA and Orbit EDA. All files are maintained by the Community and Economic Development Department of the City of North Salt Lake.*

- d. Demonstrate that sufficient portions of the proposed zone area are zoned as appropriate for the development of commercial, industrial, or manufacturing businesses.

*The proposed RMDZ is composed of the city's Manufacturing and Distribution Zone (MD), the General Industrial Zone (MG), General Commercial Zone (GC), and various Existing Use Overlay Zones. These zones permit a vast array of viable industrial, manufacturing, and retail uses that would lend themselves to eligibility for the incentives.*

- e. Outline the county's or municipality's long-term waste management plan and evidence that the zone will be adequately served by the plan.

*The City of North Salt Lake is a part of the Wasatch Integrated Waste Management District. This is a special service district responsible for the disposal of all solid waste generated within Davis and Morgan Counties (except Bountiful City).*

- f. Outline the county's or municipalities postconsumer waste collection infrastructure:

*The District operates an integrated solid waste management system which includes: recycling, composting, a waste-to-energy plant and a landfill. Approximately 50% of the solid waste stream in the district is used in the waste-to-energy plant for the production of electricity. That energy is principally used by Hill Air Force Base.*

5. Outline the county's or municipality's proposed means of assessing the effectiveness of the development plan or other programs implemented within the zone:

*The City will implement a recycling tracking program for those entities that choose to take advantage of the program. The City currently coordinates closely with Wasatch Integrated on levels of solid waste and recycling. We will continue to do that and increase our efforts to monitor and track non-residential recycling activity within the City.*

6. State whether within the zone either of the following will be established:

- a. commercial manufacturing or industrial processes that will produce end products that consist of not less than 50% recovered materials, of which not less than 25% is postconsumer waste material; or
- b. commercial composting

*The City will work with program participants to encourage these activities and measures. The Wasatch Resource Recovery plant will meet these requirements.*

7. Include any additional information the county or municipality considers relevant to its designation as a recycling market development zone.

*Wasatch Resource Recover has requested the City consider adoption of an RMDZ as they wish to participate in the program.*

8. Attach the resolution of approval from the executive branch of government and minutes from public hearing about the designation of recycling market development zones.

*Resolution 2019-02R is attached.*

**63N-2-405. Qualifying local contributions.**

Qualifying local contributions to the recycling market development zone may vary depending on available resources, and may include:

1. Simplified procedures for obtaining permits;
2. Dedication of available government grants;
3. Waiver of business license or permit fees;
4. Infrastructure improvements;
5. Private contributions;
6. Utility rate concessions;
7. Suspension or relaxation of locally organized zoning laws or general plans; and;
8. Other proposed local contributions as the office finds that promotes the purpose of this part.

**RESOLUTION NO. 2019-03R**

**A CITY COUNCIL RESOLUTION APPOINTING A CITY OF  
NORTH SALT LAKE REPRESENTATIVE AS A MEMBER OF  
THE GREAT SALT LAKE SCENIC BYWAY COMMITTEE**

WHEREAS, the City of North Salt Lake is a voting member of the Great Salt Lake Scenic Byway Committee; and

WHEREAS, the Great Salt Lake Scenic Byway Committee has a significant role in the evolution and development of the Legacy Highway Corridor a portion of which traverses through the City of North Salt Lake; and

WHEREAS, because of the Legacy Highway's location within the City and its proximity to residents it is in the best interests of the City to have voting member on the Great Salt Lake Scenic Byway Committee who is duly authorized to can act on behalf of the City; and

WHEREAS, the bylaws of the Great Salt Lake Scenic Byway Committee indicate that the City Council should select and appoint the City's representative to the Committee; and

WHEREAS, the City Council now desires to appoint Lisa Baskin as the City's voting representative to the Great Salt Lake Scenic Byway Committee.

NOW THEREFORE, be it resolved by the City Council of the City of North Salt Lake, Utah as follows:

Section 1. MEMBER APPOINTED. Council Member Lisa Baskin is hereby appointed to serve as the North Salt Lake representative to the Great Salt Lake Scenic Byway Committee, which term shall be deemed and ratified to have commenced on January 15, 2019 and shall run until such time as the City Council chooses to select another representative.

Section 2. EFFECTIVE DATE. This resolution shall take effect January 15, 2019.

Passed and approved by the City Council of the City of North Salt Lake, this 15th day of January, 2019.

CITY OF NORTH SALT LAKE

By \_\_\_\_\_  
Leonard K. Arave  
Mayor

ATTEST:

By \_\_\_\_\_  
Linda Horrocks  
City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Lisa Baskin	_____
James Hood	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____



## CITY OF NORTH SALT LAKE

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10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

Len Arave  
Mayor

Ken Leetham  
City Manager

### MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Ken Leetham, City Manager

**DATE:** January 15, 2019

**SUBJECT:** Resolution supporting housing affordability

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#### **RECOMMENDATION**

I recommend approval of the attached resolution from the Salt Lake Chamber related to housing affordability.

#### **BACKGROUND**

You may recall that on October 16, 2018 we had a presentation from a representative of the Salt Lake Chamber related to Utah's Housing Gap. We learned that the State currently has an estimated shortage of over 50,000 dwelling units. They also indicated that this supply and demand problem has created a market where the cost of housing is rising much faster than incomes creating an acute housing affordability problem in the State (especially in the urban Wasatch Front counties).

At that meeting, Brynn Mortensen asked the City to consider a resolution acknowledging these housing difficulties and committing to taking steps to address them. The attached resolution was provided by Ms. Mortensen and the Chamber for your consideration. You'll see that there are several "Whereas" statements that acknowledge certain related facts and then a section where the City will be committing itself to a few steps.

As I reviewed the list of commitments found in the resolution, it appears to me that the City is already performing these functions very well. I have always made the argument to the League of Cities and Towns staff and to other agencies, as appropriate, that North Salt Lake is ahead of most cities in its commitment to providing a variety of housing types and price ranges. Also, our general plan has a housing element and we are current with our moderate income housing plan adoption and submittal requirements as well as the required biennial reporting to the State regarding low and moderate income housing. Further, we have not increased our impact fees in over ten years and our building fees reflect only our actual costs to approve and permit residential building. Finally, our general plan is totally consistent with land use practices that encourage medium and high density housing in areas where we

have major transportation corridors, public transit options and proximity to employment. I believe that we are already doing everything reasonably necessary to take this issue seriously and address housing deficiencies in our region. In short, I believe that this is a true resolution of support and will not cause us to commit to anything more than we have already committed to.

**RESOLUTION NO. 2019-04R**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**  
**NORTH SALT LAKE REGARDING UTAH'S HOUSING NEEDS.**

**WHEREAS**, Utah's population growth is among the highest in the nation, the result of a strong economy, larger family sizes and high quality life measures; and

**WHEREAS**, the developable land in Utah's most populated valleys is rapidly disappearing; and

**WHEREAS**, research conducted by the University of Utah has shown that for the first time in 40 years Utah has had more new households than new housing units provided, resulting in a housing shortage that is contributing to housing costs increasing, so that many Utah families are struggling to meet their housing needs; and

**WHEREAS**, since 2011 this housing gap, or shortage of housing, is estimated to be above 50,000 units and growing each year, even as Utah led the nation in percentage terms of housing construction last year.

**WHEREAS**, "Housing affordability" means the ability of a household to occupy a housing unit paying no more than 30% of the household's income for gross housing costs, including utilities.

**WHEREAS**, the current affordable housing crisis in Utah is concentrated in households with incomes below the median income and left unaddressed the median price of a home in the Wasatch Front would be \$700,000 within a generation impacting a majority of Utah families; and,

**WHEREAS**, accommodating a significant portion of Utah's population growth in proximity to employment opportunities allows people to live closer to work, reduce driving, reduce air pollution, reduce household transportation costs, decrease infrastructure costs, and maintain and improve the quality of life for Utah's residents; and

**WHEREAS**, cities that adopt measures encouraging and supporting housing affordability will improve the overall prosperity, air quality, as well as reduce housing and transportation cost not only for their cities, but for the region and state.

**WHEREAS**, reducing regulatory barriers and fees to all types of housing will improve housing affordability, maintain Utah's premier business climate, and decrease infrastructure costs; and

**WHEREAS**, the Salt Lake Chamber's Housing GAP Coalition is working with local governments to raise awareness about the choices to promote and increase housing affordability, preserve our strong economy and protect the quality of life in the face of rapid growth.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NORTH SALT LAKE, UTAH:**

**SECTION 1. Pledge of support.** Together with other Utah local governments and community stakeholders, the City is committed to ensuring housing that affordability is attainable for all Utah residents, and we recognize our ability to implement various smart growth strategies to promote and maintain housing affordability.

**SECTION 2. Measures to be taken.** The City pledges to adopt and implement measures that are designed to:

1. Minimize barriers, including exercising restraint in impact and permit fee increases, to the provision of all housing and provides housing opportunity for all of incomes and life stages;
2. Review and reform existing practices, including zoning, impact and other fees, and other potential impacts that would negatively impact housing affordability;
3. Plan and allow significant housing opportunities near employment centers, public transportation, and other amenities;
4. Increasing public and government awareness and understanding of the housing affordability needs of our city, region and state;
5. Think and coordinate regionally about local land use decisions;
6. Align housing, infrastructure, and economic development efforts; and
7. Promote collaboration with other communities, elected officials, and stakeholders on additional solutions.

**SECTION 3.** The City will update its general plan, if needed, and will comply with all State housing legislation related to housing affordability.

**SECTION 4. Effective Date.** This Resolution shall become effective immediately upon passage by the legislative body and upon its notice as required by law.

**PASSED AND ADOPTED** by the City Council of North Salt lake City, State of Utah, this 15<sup>th</sup> day of January, 2019.

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Len Arave, Mayor

ATTEST:

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Linda Horrocks, City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Lisa Baskin	_____
James Hood	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Craig Black, Police Chief  
Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** Consideration of Ordinance 2019-01, Amending Title 6 & 7 Parking Regulations

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### RECOMMENDATION

The City Safety Committee has reviewed the proposed ORD2019-01 and recommends the adoption of the ordinance pertaining to on street parking and civil penalties.

### BACKGROUND

The current regulations regarding on street parking are located in Title 6 of the City Code. The regulations are enforced within the Criminal Court System as misdemeanor offenses. It is the opinion of city staff that this process has been ineffective in enforcement of parking fines, due to various issues within the criminal judicial system. With the recent adoption of the Administrative Hearing process for code enforcement (Title 12), it has become determined that a civil hearing and penalty process would be a more efficient and effective means to obtain compliance with parking regulations. City Staff has drafted the attached ordinance to update current parking regulations as part of the proposed civil penalty process.

### REVIEW

The proposed ordinance makes the following changes to parking regulations in the City of North Salt Lake:

1. Clarifies the existing City Safety Committee is the designated body to erect other regulatory traffic signs where needed, not just stop or yield signs.
2. Defines the purpose of on street parking regulations for the purpose of protection to the public, health, safety, and welfare; lessen street congestion; promote safety and accommodate safe snow removal; provide an appropriate balance of permitted on street parking; and to accommodate multi-modal transportation use of city streets.
3. Defines common terms within the parking regulations.
4. Establishes the owner's responsibility in parking vehicles and trailers in conformance to the parking regulations.
5. Authorizes the removal of vehicles which are in violation of parking regulations.

6. Establishes clearly the prohibited acts related to on street parking, standing or stopping.
7. Establishes no parking areas within bus stop zones.
8. Addresses unauthorized parking in disabled parking stalls.
9. Establishes parking regulations during a snow event and until any time after the snow removal is completed from pavement edge to pavement edge.
10. Establishes a 48 hour time limitation for long term street storage of vehicles.
11. Prohibits the storage of construction vehicles and trailers on a public street.
12. Prohibits parking in front of mailboxes.
13. Prohibits unauthorized parking in City Owned Parking lots.
14. Establishes the procedure for parking violations (tickets), a civil penalty, and administrative law judge hearing process to ensure equitable treatment of those cited for parking violations.
15. Establishes a 14 day permit for the placement of dumpsters or moving pods in the city right of way when such placement does not pose a safety or traffic hazard and is temporary in nature.'

In addition to the proposed ordinance, parking violation fines have been included in the proposed amendment to the Comprehensive Fee Schedule for January 2019. Essentially the fine is being proposed as \$125 for each parking violation and \$200 for disabled parking violations. The proposed ordinance provides for a \$100 reduction to that fee for timely payment (14 days) from the date of citation. A \$50 reduction is provided for payments made between 15-30 days from the date of citation. The ordinance further provides that the Administrative Law Judge will be authorized to reduce the fine to a fine no less than \$5, if cause has been demonstrated during an administrative hearing. The Judge may also establish a payment plan for the appellant.

#### **POSSIBLE MOTION**

I move that the City Council approve ORD2019-01 amending Title 6, Motor Vehicles and Traffic, pertaining to on-street parking regulations, and Title 7, Public Ways and Property, as proposed.

#### Attachments

- 1) ORD2019-01
- 2) Exhibit A-proposed amendments

**ORDINANCE NO. 2019-01**

**AN ORDINANCE OF THE CITY OF NORTH SALT LAKE  
AMENDING TITLE 6 AND TITLE 7 OF THE CITY CODE  
PERTAINING TO ON STREET PARKING REGULATIONS  
AND PUBLIC WAYS AND PROPERTY**

**WHEREAS**, the City Council of the City of North Salt Lake finds that the enforcement of the North Salt Lake City Municipal Code and applicable state codes throughout the City related to parking on city streets is an important public service; and

**WHEREAS**, the City Council of the City of North Salt Lake has determined that additional amendments are necessary to provide a civil penalty system for parking violations will be beneficial to the citizens of the city; and

**WHEREAS**, the City Council of the City of North Salt Lake has determined parking violations can be more effectively enforced through administrative civil hearings and that judicial proceedings will be more just and equitable enforcement of parking regulations; and

**WHEREAS**, the City Council of the City of North Salt Lake finds that parking enforcement is vital to the protection of the public's health, safety, and quality of life, especially during snow events and subsequent snow removal by public works employees; and

**WHEREAS**, the City Council recognizes that enforcement starts with the drafting of precise regulations that can be effectively applied in administrative enforcement hearings and judicial proceedings;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, AS FOLLOWS:**

**Section 1. Code Amendment.** Title 6 and Title 7, of the City Code is hereby amended as attached in Exhibit A.

**Section 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 3. Effective Date.** This Ordinance shall become effective upon publication or posting.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH**

SALT LAKE, STATE OF UTAH, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CITY OF NORTH SALT LAKE

By: \_\_\_\_\_  
Len Arave, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Council Member Baskin	_____
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Mumford	_____
Council Member Porter	_____

[SEAL]

**Certificate of Posting Ordinance:**

I, the duly appointed recorder for the City of North Salt Lake, hereby certifies that the foregoing Ordinance No. \_\_\_\_\_ was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Linda Horrocks, City Recorder

**TITLE 6  
MOTOR VEHICLES AND TRAFFIC**

**Chapter 1  
TRAFFIC CODE AND REGULATIONS**

**6-1-4: AUTHORITY TO ERECT REGULATORY ~~STOP OR YIELD~~ SIGNS:**

The City Safety Committee, as constituted in Section 6-2-4, may authorize any person employed by the city to erect or install any sign or traffic control device required to enforce the provisions of this title.

Whenever any ordinance of the city designates and describes a through street, it shall be the duty of the chief law enforcement officer or the superintendent of streets to place and maintain a stop sign or, where safety and efficiency require at an intersection, a yield sign on each and every street intersecting such through street, unless traffic at such intersection is controlled at all times by traffic control signals. However, at the intersection of two (2) through streets or at the intersection of a through street and a heavily traveled street, stop signs shall be erected at approaches to either street as determined by the chief law enforcement officer on the basis of an engineering and traffic study. (1989 Code § 11-326)

**Chapter 2  
PARKING REGULATIONS**

**6-2-1 Purpose**

**6-2-2 Definitions**

**6-2-3 Registered Owner Responsible**

**6-2-4 Signs**

**6-2-5 Peace Officer Authority to Move or Remove a Vehicle**

**6-2-6 Applicability**

**6-2-7 Prohibited Acts**

**6-2-8 Regulations Not Exclusive**

**6-2-9 Notice of Parking Violation**

**6-2-10 Hearing and Appeal Procedures**

**6-2-11 Penalties**

**~~6-2-1: OWNER RESPONSIBLE:~~**

**~~6-2-2: PARKING OR BLOCKING STREETS OR HIGHWAYS:~~**

**~~6-2-3: SIGNS:~~**

**~~6-2-4: UNLAWFUL PARKING:~~**

**~~6-2-5: PROHIBITED PARKING FOR RESTRICTED VEHICLES:~~**

**~~6-2-6: BOATS, TRAILERS, RECREATIONAL VEHICLES, LARGE TRUCKS AND OTHER OBJECTS DEEMED SAFETY HAZARDS:~~**

41 ~~6-2-7: PENALTY:~~

42 **6-2-1: Purpose**

43 A. This section is intended to serve and promote the following multiple purposes to enhance the  
44 protection of the public health, safety, and welfare:

- 45 1. To lessen congestion upon the public streets of the city;  
46 2. To promote safety and accommodate efficient snow removal on city streets;  
47 3. To accomplish traffic control;:  
48 4. To ensure that development supplies the parking needed to serve the associated uses,  
49 residents, tenants, and visitors;:  
50 5. To achieve an appropriate balance between the demand for and supply of off-street  
51 parking;:  
52 6. To protect surrounding neighborhoods; and-  
53 7. To accommodate multi-modal transportation usage.

54 **6-2-2: Definitions**

55 A. "Park" or "Parking" means the standing of a vehicle or trailer, whether occupied or not,  
56 otherwise than temporarily for the purpose of and while actually engaged in loading or  
57 unloading property or passengers.

58 B. "Peace Officer" is a sworn member of the North Salt Lake Police Department and  
59 certified as defined under Utah State Code 53-13-103

60 C. "Person or Entity" means the individual or business to which a vehicle or trailer is  
61 registered, whether in the State of Utah or another state.

62 D. "Stand" or "Standing" means the halting of a vehicle or trailer, whether occupied or not,  
63 other than temporarily for the purpose of and while actually engaged in receiving or  
64 discharging passengers or freight.

65 E. "Stop" or "Stopping" means any halting even momentarily of a vehicle or trailer, whether  
66 occupied or not, except when necessary to avoid conflict with other traffic or when in  
67 compliance with the directions of a peace officer or official traffic-control device.

68 F. "Traffic Control Device" means any sign, light, or painting or other marking on the road,  
69 sidewalk, curb, or street.

70 G. "Trailer" means any implement designed to be towed behind a motor vehicle.

71 H. "Vehicle" means any self-propelled device in, upon, or by which any person or property  
72 is or may be transported or drawn upon a highway, off highway vehicles, and any self-  
73 propelled specialty equipment, such as farm equipment, construction equipment, or  
74 tractors.

75

76 ~~6-2-1: OWNER RESPONSIBLE:~~

77 **6-2-3: Registered Owner Responsible**

78 A. Whenever any vehicle or trailer is used in violation of the parking provisions of this Title,  
79 the person or entity in whose name the vehicle or trailer is registered shall be strictly  
80 liable for the violation and the penalty for that violation.

81 B. If a peace officer or ordinance enforcement officer witnesses a person stop or park a  
82 vehicle or trailer in violation of this Chapter, the officer shall assess the civil penalty  
83 against that operator in lieu of the registered owner.

84

85 ~~A. Every person in whose name a vehicle is registered or licensed shall be responsible for the parking of any~~  
86 ~~vehicle in violation of this chapter. It is no defense to a charge that the vehicle was illegally parked by~~  
87 ~~another unless it is shown that at such time the vehicle was being used without the consent of the~~  
88 ~~registered owner.~~

89 ~~B. Proof that the named defendant is the registered owner of the illegally parked vehicle shall be prima facie~~  
90 ~~evidence that the registered owner parked the vehicle and/or that the illegally parked vehicle was so~~  
91 ~~parked with the knowledge and consent of the registered owner. (Ord. 2016-16, 9-6-2016)~~

92 ~~6-2-3: SIGNS:~~

93 **6-2-4: Signs**

94

95 The city safety committee, as constituted by the city manager, may authorize any person employed by the city  
96 to erect or install any sign or traffic control device required to enforce the provisions of this chapter. (Ord.  
97 2016-16, 9-6-2016)

98

99 **6-2-5 Peace Officer Authority to Move or Remove Vehicles or Trailers in Violation of this**  
100 **Chapter**

101 A. Whenever a peace officer determines that a vehicle or trailer parked in violation of Title  
102 6, Chapter 2 must be moved to avoid public inconvenience, ensure public safety, or  
103 because it appears to be abandoned, the officer is authorized to move the vehicle or  
104 trailer, cause it to be removed, or to order the owner or operator of the vehicle or trailer to  
105 move or remove it.

106 B. A peace officer who causes a vehicle or trailer to be removed under this Section shall  
107 have the vehicle or trailer removed by a tow truck service that meets the standards  
108 established by Title 72, Chapter 9, Utah Code Annotated 1953, as amended.

109 C. The City shall not be liable for any lost, damaged, or stolen items or damage to any  
110 vehicle or trailer moved or removed pursuant to this Section.

111 D. The registered owner of a vehicle or trailer removed under this Section is strictly liable  
112 for all costs of removal.

113 **6-2-6 Applicability**

114 A. The provisions of this Chapter prohibiting the stopping, standing or parking of a vehicle  
115 or trailer shall apply at all times herein specified or as indicated on official signs, except  
116 when it is necessary to stop a vehicle or trailer because of emergency conditions, to avoid  
117 conflict with other traffic, or to comply with the directions of a peace officer or an  
118 official traffic control device.

119 B. Permits issued under this Chapter may temporarily authorize stopping, standing or  
120 parking that would otherwise be a violation of this Chapter.

121 **6-2-7: Prohibited Acts**

122 A. Restrictions on Stopping, Standing, or Parking

123 1. Stopping, Standing, or Parking Prohibited. No vehicle or trailer shall be stopped,  
124 standing, or parked, whether occupied or not, in any of the following places:

125 a. On the roadway side of any vehicle or trailer stopped or parked at the edge  
126 or curb of a street;

127 b. On or across a sidewalk;

128 c. Within an intersection or roundabout;

129 d. On a crosswalk or designated crossing;

130 e. Adjacent to a clear view area , unless a different length is indicated by  
131 signs or markings;

132 f. Alongside or opposite any street excavation or obstruction when stopping,  
133 standing, or parking would obstruct traffic;

134 g. Upon any bridge or other elevated structure;

135 h. On any railroad track or railroad signal area;

136 i. On any controlled-access highway;

137 j. Any place where official traffic-control devices prohibit stopping,  
138 standing, or parking; or

139 k. Upon any curb.

140 2. Standing or Parking Prohibited. No vehicle or trailer shall be standing or parked,  
141 whether occupied or not, except to temporarily pick up or discharge a passenger  
142 or passengers, provided the driver remains in the vehicle:

143 a. In front of a public or private driveway;

144 b. Within 15 feet of a fire hydrant;

- 145 c. Within 20 feet of a crosswalk or designated crossing;
- 146 d. Within 30 feet upon the approach to any flashing signal, stop sign, yield
- 147 sign, or other traffic-control signal located at the side of a roadway;
- 148 e. Within 20 feet of the driveway entrance to any fire station and on the
- 149 opposite side of a street opposite the entrance to any fire station within 75
- 150 feet of the entrance when posted by signs;
- 151 f. At any place where official traffic-control devices prohibit standing or
- 152 parking.

153 B. Passenger or Freight Curb Loading Zone

- 154 1. No vehicle or trailer may stop or park for any purpose or length of time other than
- 155 for the loading or unloading of passengers in any place marked as a passenger
- 156 curb loading zone during the hours when the regulations applicable to such
- 157 loading zones are effective, and then only for a period not to exceed three
- 158 minutes, provided the driver remains with the vehicle..
- 159 2. No vehicle or trailer may stop or park for any purpose or length of time other than
- 160 for the expeditious loading or unloading of materials in any place marked as a
- 161 freight curb-loading zone during hours when the provisions applicable to such
- 162 zones are in effect. In no case shall the stop for loading and unloading of materials
- 163 exceed thirty (30) minutes.
- 164 3. The driver of a passenger vehicle may stop at a place marked as a freight curb
- 165 loading zone for the purpose of and while actually engaged in loading or
- 166 unloading passengers when such stopping does not interfere with any vehicle
- 167 which is waiting to enter or about to enter such zone for the purpose of loading or
- 168 unloading freight, provided that the driver remains with the vehicle.

169 C. Bus Stops

170 No vehicle or trailer shall stop, stand, or park, other than a bus or coach, in a bus stop when

171 any such stand or stop has been officially designated (60' prior to the stop and 20' past the

172 stop) and appropriately signed or marked. except that a passenger vehicle may temporarily

173 stop therein for the purpose of and while actually engaged in loading or unloading passengers

174 when such stopping does not interfere with any bus, coach, or waiting or about to enter such

175 zone, provided the driver remains with the vehicle. Bus stops

176 D. Vehicle left unattended

177 No vehicle or trailer shall be left standing unattended unless the engine is stopped, the

178 ignition is locked, and the ignition key is removed. If the vehicle or trailer is standing upon

179 any perceptible grade, the brakes must be set and the front wheels turned appropriately to the

180 curb or side of the roadway.

181 E. Parking in Disabled Parking Stalls

182 1. No vehicle, except those displaying an official disabled license plate or  
183 transferable motor vehicle identification card issued by the state shall park in any  
184 parking spot designated for parking by disabled persons, even if the driver or a  
185 passenger in the vehicle is disabled.

186 a. A vehicle displaying a distinctive official disabled license plate or  
187 transferable motor vehicle identification card issued by another state,  
188 territory, or foreign jurisdiction shall be permitted to park in a parking spot  
189 designated for use by a disabled person.

190 b. No person shall park in a parking stall designated for use by disabled  
191 persons unless that person or a passenger in the vehicle is disabled, even if  
192 the vehicle displays a disabled license plate or transferable motor vehicle  
193 identification card issued by the State.

194 2. This Section shall apply to and be enforceable upon all property where parking is  
195 open to the general public, whether parking is provided to the general public for  
196 free or for a fee.

197 F. No Parking During Snow Removal/Plowing Hours

198 1. It is unlawful to park or leave parked any vehicle upon the City's paved portion of  
199 the street during a snow event and any time after the snow event until snow  
200 removal/plowing from pavement edge to pavement edge is complete.;

201 2. Impounding Vehicles. Any vehicle parked in violation of Subsection (1) of this  
202 Section may be impounded and no person shall recover any vehicle thus removed  
203 without first paying the cost of removal and the cost of storage.

204 3. Vehicles which have been plowed around will be presumed to be abandoned or in  
205 continued violation of this Chapter and shall be subject to removal and or citation.

206 G. Time Limitations & Long Term Street Storage

207 1. No vehicle or trailer shall be parked on any street:

208 a. For a period of longer than 48 consecutive hours; or

209 b. For any period longer than allowed by appropriate signs or markings  
210 giving notice of such parking time limitation.

211 c. For the purpose of this section moving a vehicle or trailer shall mean,  
212 relocating vehicle or trailer to a location off of the public right of way

213 H. Parking or leaving vehicles, trailers, or equipment on street

- 214 1. Construction equipment, may be temporarily parked within a right of way during  
215 periods of active construction as authorized by permit or agreement.
- 216 2. No inoperable vehicle or trailer may be parked, placed, stored, abandoned, or  
217 otherwise left on any public street, alley, sidewalk, park strip, curb, or right-of-  
218 way at any time.
- 219 3. It shall be unlawful for a period longer than 2 hours to park, place, store, abandon,  
220 or otherwise leave any motorized vehicle, combination of vehicles, or  
221 combination of vehicles and load which have a length of more than 45 feet, or a  
222 width of more than 8 feet, or a height of more than 14 feet, or a gross vehicle  
223 weight over 18,000 pounds, or more than two axles, on any public street, alley,  
224 sidewalk, park strip, or right-of-way at any time, unless the vehicle or  
225 combination is actually engaged in loading or unloading passengers or freight. For  
226 all streets located within an MD or MG Zone, except Main Street, Center Street,  
227 1100 North, Pacific Avenue, Overland Drive or Redwood Road, the time limit  
228 shall be 48 hours.
- 229 4. For the purposes of this Section, a vehicle shall be considered parked, even if the  
230 engine is running, if the vehicle is left standing for any period longer than three  
231 minutes, unless the vehicle is actually loading or unloading as provided.
- 232 5. The provisions of this Section do not apply to passenger buses operated under the  
233 authority of the Public Service Commission of the State of Utah, nor to authorized  
234 emergency vehicles, nor to city vehicles.

235 I. Parking or Standing Near Mailbox Restricted

236 Except when necessary to avoid conflict with other traffic, to comply with law or the  
237 directions of a peace officer or official traffic control device, or to momentarily pick up or  
238 discharge passengers, no vehicle shall be stopped or parked, whether occupied or not, within  
239 15 feet of a public or private curb mailbox between the hours of 8 a.m. and 5 p.m.

240 J. Parking in City Owned Parking Lots

- 241 1. No motor vehicle or trailer, shall be parked in a city owned parking lot, including  
242 North Salt Lake City Hall, City Parks, or other city owned parking lots in  
243 violation of any sign posted restricting parking.
- 244 2. The city manager, or his designee may grant written permission for temporary,  
245 occasional use of a parking lot owned by the City of North Salt Lake under  
246 special circumstances.
- 247 3. In any parking lot owned by the City where parking stalls are designated by  
248 painted lines or otherwise, no motorized or non-motorized vehicle or trailer shall  
249 be parked outside of a designated parking stall, unless specifically authorized by  
250 the City.

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**6-2-2: PARKING OR BLOCKING STREETS OR HIGHWAYS:**

In addition to the parking provisions contained in the state traffic code, as adopted by the city, it shall be a class C misdemeanor, subject to penalty as provided in section 1-4-1 of this code, for any person to:

- ~~A. Remain standing, lying or sitting on any street or highway in such a manner as to obstruct the free passage of vehicular or pedestrian traffic thereupon.~~
- ~~B. Intentionally remain standing, lying or sitting on any street or highway in such manner for more than one minute after being requested to move by any police officer.~~
- ~~C. Intentionally remain on such street or highway in such manner as to obstruct the free passage of any person or vehicle into or out of any property abutting upon the street or highway or any property having access to such street or highway. (Ord. 2016-16, 9-6-2016)~~

**6-2-4: UNLAWFUL PARKING:**

- ~~A. Parking At Curb: No motor vehicle shall be parked with the left side of the vehicle next to the curb, except on one way streets. It shall be unlawful to stand or park any motor vehicle in a street other than parallel with the curb and with the two (2) right wheels of the vehicle within twelve inches (12") of the regularly established curb line, except on those streets which have been marked for angle parking; then vehicles shall be parked at the angle to the curb indicated by such marks.~~
- ~~B. Vehicles For Sale: It shall be unlawful to park any vehicle on any street for the purpose of displaying it for sale, or to park any vehicle from which merchandise is peddled on any business street.~~
- ~~C. Loading Zone: When so posted, it shall be unlawful for the driver of a passenger vehicle to stand or park such vehicle for a period of time longer than is permitted by the posted sign for the loading or unloading of passengers, or for the driver to stand or park any freight carrying motor vehicle for a period of time longer than is necessary to load, unload and deliver materials in any place designated as a loading zone and marked as such.~~
- ~~D. Parking Prohibited: It shall be unlawful for any person, except physicians on emergency calls or designated emergency vehicles when properly posted, to park any motor vehicle on any street in violation of the posted restrictions.~~
- ~~E. Cab Stands; Bus Stands: No motor vehicle, other than a licensed taxicab, shall be parked in any area designated by ordinance as a taxicab stand, and no vehicle, other than a bus, shall be parked in a place so designated as a bus loading zone.~~
- ~~F. Parking During Snowplowing Prohibited: From November 1 to and including April 1 of any year, no person shall park a vehicle, and no registered owner of a vehicle shall allow his or her vehicle to be parked, on any street for a period of time longer than thirty (30) minutes between the hours of eleven o'clock (11:00) P.M. and six o'clock (6:00) A.M. of any day, or during any period of snowfall when snowplows may be operating.~~

288 ~~G. Parking Restrictions On City Property: No overnight parking or after hours parking shall be allowed on~~  
289 ~~city owned parking lots for any vehicle which is not a city owned vehicle or does not belong to a person or~~  
290 ~~contractor who is employed by the city. (Ord. 2016-16, 9-6-2016)~~

291 ~~**6-2-5: PROHIBITED PARKING FOR RESTRICTED VEHICLES:**~~

292 ~~A. No person shall park or allow to remain standing or idling for more than fifteen (15) minutes, any~~  
293 ~~"restricted vehicle", as defined in section 6-1-3 of this title, or any vehicle that has ten (10) or more wheels~~  
294 ~~touching the ground, or has a total length, including an attached trailer, or other attached object, exceeding~~  
295 ~~thirty nine feet (39'), upon any street or roadway of the city, except: 1) to load or unload the vehicle~~  
296 ~~expeditiously; or 2) upon restricted vehicle routes and truck routes so designated within the city and in~~  
297 ~~compliance with traffic signs and markings upon said routes; or 3) for city approved construction and~~  
298 ~~maintenance.~~

299 ~~B. No person shall park, or allow to remain standing or idling for more than fifteen (15) minutes, any~~  
300 ~~"restricted vehicle", as defined in section 6-1-3 of this title, or any vehicle that has ten (10) or more wheels~~  
301 ~~touching the ground; or has a total length, including an attached trailer, or other attached object, exceeding~~  
302 ~~thirty nine feet (39'), upon any privately owned property within the corporate city limits of the city, if that~~  
303 ~~property is zoned residential (R1-7, R1-10, R1-12, RM-7, RM-20), P, R or SR.~~

304 ~~C. Subsection B of this section shall not apply to vehicles parked upon privately owned property which has a~~  
305 ~~valid nonconforming or conditional use permit that allows restricted vehicles upon such property. (Ord.~~  
306 ~~2016-16, 9-6-2016)~~

307 ~~**6-2-6: BOATS, TRAILERS, RECREATIONAL VEHICLES, LARGE TRUCKS AND**~~  
308 ~~**OTHER OBJECTS DEEMED SAFETY HAZARDS:**~~

309 ~~A. Prohibited Parking: It shall be unlawful for any person to park or allow to stand on any public street or~~  
310 ~~right of way in the city any boat, trailer, camper, recreational vehicle, motor home or truck (except a~~  
311 ~~pickup), for more than twenty four (24) hours without authorization from the police department.~~

312 ~~B. Heavy Trucks Limitation: No person shall, without authorization from the police department, park or~~  
313 ~~allow to stand on any public street or right of way in the city any truck weighing twelve thousand (12,000)~~  
314 ~~pounds or more, unless the truck is being actively loaded or unloaded. For purposes of this section, a truck~~  
315 ~~shall not be deemed to be actively loaded or unloaded if: 1) nothing is removed from or placed in the truck~~  
316 ~~for a period of time in excess of ten (10) minutes; or 2) the truck is blocking or impairing the flow of~~  
317 ~~traffic.~~

318 ~~C. Hazard Created: It shall be unlawful for any person to park any motor vehicle in the public streets or rights~~  
319 ~~of way in the city which:~~

320 ~~1. Creates a hazard;~~

321 ~~2. Reasonably impedes the flow of traffic;~~

322 ~~3. Impairs the operation of city equipment or vehicles; or~~

323 ~~4. Unreasonably prevents or obstructs other drivers of motor vehicles from viewing the road or road right~~  
324 ~~of way.~~

325 ~~D.— Removal Of Vehicle: The police department, after making a reasonable effort to notify the owner or~~  
326 ~~driver of a motor vehicle which is in violation of subsection A or C of this section, may remove or cause to~~  
327 ~~be removed, the vehicle or object.~~

328 ~~E.— Penalty: Any person that violates any provision of this section is guilty of a class B misdemeanor, subject~~  
329 ~~to penalty as provided in section 1-4-1 of this code. Each day that a violation of this section continues or~~  
330 ~~occurs, shall be deemed to be a separate offense and may be punished as such. (Ord. 2016-16, 9-6-2016)~~

331 **6-2-8: Regulations Not Exclusive**

332 The provisions of this Chapter imposing a time limit on stopping, standing and parking shall not  
333 relieve any person from the duty to comply with other more restrictive provisions prohibiting or  
334 limiting the stopping, standing, or parking of vehicles or trailers in specified places or at  
335 specified times.

336 **6-2-9: Notice of Parking Violations Procedures**

337 A. Every person who receives a Notice of Parking Violation must pay the civil penalty for  
338 that violation as set forth in this Chapter. If the owner or operator requests a hearing  
339 within fourteen days, as provided in this Chapter, the penalty is not due until any hearing  
340 processes are complete, if there remains an obligation to pay the penalty.

341 B. Except as noted below, the civil penalties specified in this Chapter shall be subject to the  
342 following reductions:

343 1. Any penalty that is paid within fourteen (14) days from the date of issuance of the  
344 Notice of Violation shall be reduced by the amount specified in the adopted City  
345 of North Salt Lake Comprehensive Fee Schedule, Section 7.3 Parking Violation  
346 Civil Penalties;

347 2. Any penalty that is paid between fourteen (14) and thirty (30) days from the date  
348 of issuance of the Notice of Violation shall be reduced by the amount specified in  
349 the adopted City of North Salt Lake Comprehensive Fee Schedule, Section 7.3  
350 Parking Violation Civil Penalties.

351 C. Every filing for a Notice of Violation for which the appropriate penalty has been paid in  
352 full within sixty (60) days of issuance shall be deemed satisfied.

353 D. Every filing for a Notice of Violation for which the appropriate penalty has been paid  
354 within fourteen (14) days from such date as may have been agreed to by the  
355 Administrative Law Judge, shall be deemed satisfied.

356 E. Every filing for a Notice of Violation for which the appropriate penalty imposed pursuant  
357 to this Chapter remains unsatisfied after sixty (60) days from the issuance of the Notice  
358 of Violation, or fourteen (14) days from such date as may have been agreed to by the  
359 Administrative Law Judge, shall be considered in default. The City will use all lawful  
360 means to collect on the default. The owner or operator will be subject to all fines,

361 including court, constable and attorneys' fees. Nonappearance of an owner or operator  
362 will result in a default judgment.

363 F. The City may use all lawful means to collect and satisfy the judgment, including costs  
364 and reasonable attorney's fees.

365 **6-2-7: PENALTY:**

366  
367 ~~Unless otherwise provided, a violation of any provision of this chapter shall be a class C misdemeanor, subject~~  
368 ~~to penalty as provided in section 1-4-1 of this code. No criminal conviction shall excuse a person from~~  
369 ~~otherwise complying with the provisions of this chapter. (Ord. 2016-16, 9-6-2016)~~

370 **6-2-10: Hearing and Appeal Procedures**

371 A. An Administrative Law Judge (ALJ) shall be appointed in accordance with Title 12,  
372 Administrative Code Enforcement Hearing Program to consider matters relating a  
373 violation to this Title. The ALJ shall not be a member of the North Salt Lake Police  
374 Department, nor other city staff employed in other administrative or regular positions.

375 B. The City Recorder or designee shall accept payments and offers of proof; manage  
376 payment plans; and schedule hearings before the ALJ.

377 C. Any person who has received a Notice of Violation on their vehicle or trailer, by mail, or  
378 in person, may appear before the City Recorder or designee to schedule payments,  
379 provide offers of proof, and to request hearings before the Administrative Law Judge.

380 1. A request for hearing must be in writing, on a form provided by the City, to the  
381 City Recorder or designee, and signed by the person named in the Notice of  
382 Violation. The request must clearly state that the person is requesting a hearing,  
383 and must identify the Notice of Violation. If the City Recorder or designee  
384 determines that a purported request does not comply with this Subsection, the  
385 person named in the Notice of Violation shall be deemed to have not requested a  
386 hearing and shall be sent notice of such within ten (10) days.

387 D. At hearings before the Administrative Law Judge:

388 1. The burden to prove any defense shall be upon the person raising the defense.

389 2. If the Administrative Law Judge finds that no violation occurred, or that a  
390 violation occurred but one or more of the defenses set forth in this Subsection is  
391 applicable, the Administrative Law Judge may dismiss the Notice of Violation  
392 and release the owner or person named in the notice from liability thereunder.

393 Defenses available under this Subsection are:

394 a. At the time of the observed violation, possession of the subject vehicle  
395 or trailer had been acquired, by someone other than the registered owner,  
396 in violation of the criminal laws of the State;

397 b. Compliance with the subject ordinances would have presented an  
398 imminent and irreparable injury to persons or property.

399 3. If the Administrative Law Judge finds that a violation occurred, but that one or  
400 more of the defenses set forth in this Subsection is applicable, the ALJ may  
401 reduce the penalty associated therewith, but in no event shall such penalty be  
402 reduced below the sum of five dollars (\$5).

403 Such defenses are:

404 a. At the time of receipt of the Notice of Violation, possession of the  
405 subject vehicle or trailer had been acquired pursuant to a written lease  
406 agreement, or other similar written agreement;

407 b. The subject vehicle or trailer was mechanically incapable of being  
408 moved from such location; provided, however, that this defense shall not  
409 apply to any vehicle or trailer which remains at such location in excess  
410 of six (6) hours;

411 c. Any markings, signs, or other indicia of parking regulation were not  
412 clearly visible or comprehensible; provided, however, that this defense  
413 shall not apply where the marking or sign is shown to be properly  
414 installed and visible on the date of the violation.

415 d. Such other mitigating circumstances as may be approved by the City  
416 Manager, or designee.

417 4. If the Administrative Law Judge determines that a violation occurred and no  
418 applicable defense exists, the Administrative Law Judge may, in the interest of  
419 justice and on behalf of the City, enter into an agreement for the timely or  
420 periodic payment of the applicable penalty.

421 **6-2-11: Penalties**

422 A. All Parking Regulations in North Salt Lake Municipal Code, Title 6. Chapter 2 are  
423 subject to penalties as currently adopted in the City of North Salt Lake Comprehensive  
424 Fee Schedule, Section 7.3 Parking Violation Civil Penalties.

425 A.B. Vehicle or trailers with unpaid North Salt Lake parking tickets are subject to  
426 impound at the owners expense.

427 **Title 7**

428 **PUBLIC WAYS AND PROPERTY**

429 **7-1-4: OBSTRUCTIONS TO STREETS AND SIDEWALKS:**

430 A. It is unlawful to place or permit, or cause to allow to be placed or permitted, or for a  
431 property owner adjacent to a public right of way to permit the continued existence of,  
432 anywhere upon a public street or sidewalk, anything which wholly or partially obstructs,  
433 impedes or blocks use by pedestrians or vehicles. This prohibition includes trees, bushes,  
434 sidewalks raised by trees or other means, unlevel sidewalks, dirt, rocks, rubbish,  
435 construction materials, wood, trailers or vehicles. It shall be unlawful for any person to  
436 place a trash dumpster within public rights of way that impedes traffic or creates a  
437 driving hazard. (Ord. 09-16, 11-17-2009; amd. Ord. 2012-01, 1-3-2012)  
438

439 B. Temporary Dumpster or Portable Storage Device

440 1. A permit for a dumpster, temporary dumpster, or portable storage device shall be  
441 for an initial term of not more than fourteen (14) days. Provided the applicant is in  
442 compliance with all provisions of this title and all other applicable City  
443 regulations, a renewal permit may be approved and issued for an additional  
444 fourteen (14) day period upon application and payment of the permit renewal fee.  
445 Not more than one renewal permit shall be issued by the City for any dumpster,  
446 temporary dumpster, or portable storage device placed upon any City street. The  
447 dumpster, temporary dumpster, or portable storage device shall be removed prior  
448 to the expiration of the permit.

449 2. The following requirements shall apply to any dumpster, temporary dumpster, or  
450 portable storage device placed upon public streets or pedestrian ways in the City:

451 a. No dumpster, temporary dumpster, or portable storage device may be  
452 placed on any Arterial or Collector roads in the City; within 40 feet of an  
453 intersection; or within any prohibited or restricted areas.

454 b. Sufficient reflective tape shall be placed upon all four sides of the  
455 dumpster, temporary dumpster, or portable storage device in such a  
456 manner as to make it visible at night.

457 c. Each of the dumpster, temporary dumpster, or portable storage device  
458 rollers or wheels (if any) must be placed upon a wooden pad of at least six  
459 inches by six inches and at least 3/4 of an inch in thickness, or on a  
460 similarly protective device in order to prevent damage to the road surface.

461 d. No dumpster, temporary dumpster, or portable storage device shall be  
462 placed nearer than 15 feet to any fire hydrant.

- 463 e. The name, address and telephone number of the dumpster, temporary  
464 dumpster, or portable storage device owner/operator shall be  
465 conspicuously placed on at least two sides of the device.
- 466 f. No dumpster, temporary dumpster, or portable storage device shall be  
467 placed within the designated travel lane of any street extending a distance  
468 of more than 9 feet from the curb line or edge of pavement.
- 469 g. The location of any dumpster, temporary dumpster, or portable storage  
470 device upon any public street shall not interfere with any required clear  
471 sight distance across any intersection.
- 472 h. The location of any dumpster, temporary dumpster, or portable storage  
473 device upon any public street shall not obstruct any pedestrian way or the  
474 travel lane of any public street.
- 475 i. No dumpster, temporary dumpster, or portable storage device shall be  
476 loaded in such a manner as to cause its contents to spill onto any street,  
477 sidewalk, or other area intended for pedestrian travel.
- 478 j. No dumpster, temporary dumpster, or portable storage device shall contain  
479 any hazardous waste unless pursuant to a permit for such waste issued by  
480 the appropriate governmental entity.
- 481 k. No materials contained in a dumpster, temporary dumpster, or portable  
482 storage device shall emit any noxious or offensive odor or otherwise  
483 create any hazard or risk to public health.
- 484 l. No dumpster, temporary dumpster, or portable storage device shall be  
485 placed in such a manner as to interfere with the operation or maintenance  
486 of any public utility.
- 487 m. The permit shall be conspicuously placed in a location that permits it to be  
488 identified from a public street.
- 489 n. The placement of any dumpster shall be in accordance with all  
490 requirements of the State of Utah Motor Vehicle Code.
- 491 o. If any damage or injury to the asphalt, curb or sidewalk shall be caused or  
492 done by the use or occupancy of any street or road hereunder, the party to  
493 whom such permit shall have been issued shall be responsible and liable  
494 for the same and shall restore the asphalt, curb and/or sidewalk to its

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original condition. If the permittee refuses to properly restore the asphalt, curb and/or sidewalk to its original condition, the City may do so and collect the cost of the same from the permittee.

~~B.C.~~ \_\_\_\_\_ Trees, bushes or other growth, or the branches, fruit or leaves thereof, which encroach directly upon the street or sidewalk, or within eleven feet (11') above the street or seven feet (7') above the sidewalk, are prohibited.

~~C.D.~~ \_\_\_\_\_ This restriction does not include vehicles lawfully parked on the street. (Ord. 09-16, 11-17-2009)

~~D.E.~~ \_\_\_\_\_ E. Violations of this section shall be treated as a class C misdemeanor, subject to penalty as provided in section 1-4-1 of this code. (Ord. 09-16, 11-17-2009; amd. 2012 Code)



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

---

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Honorable Mayor and City Council  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** January 15, 2019  
**SUBJECT:** Consideration of a Resolution 2019-05R, amending the adopted Consolidated Fee Schedule

---

### RECOMMENDATION

Staff recommends adoption of the proposed Resolution 2019-05R amending the City of North Salt Lake Consolidated Fee Schedule.

### REVIEW

The proposed amendments the fee schedule include the following:

1. Section 3.1 Excavation and Site Grading Fees. This provides for permit fees for projects that require the removal and replacement of curb, gutter or sidewalk, at \$1/linear foot.
2. Section 5.2, 5.3, 5.4 Development Fees (Impact). This revisions changes the collection of impact fees from some being collected at the time of development approval to sole collection with building permits. With the new permitting software it is necessary to make these changes to facilitate accurate collection of these fees at the same time.
3. Section 7.3 Parking Violation Civil Penalties. These additions to the fee schedule establish a civil penalty of \$125/ticket (\$200 for ADA ticket) and the proposed discount for timely payment.
4. Section 10.1 Eaglewood Golf Course. This revision adjusts the cost of play by \$1 per hole. Attached is a golf course fee comparison for other courses in the area.

### POSSIBLE MOTION

I move that the City Council approve Resolution 2019-05R amending the Consolidated Fee Schedule as presented.

Attachments

- 1) Fee Comparison
- 2) Resolution 2019-05R
- 3) Draft 2019 Consolidated Fee Schedule

## Area Course Green Fee Comparisons - 2018

	9 WD	9 WE	18 WD	18 WE	Carts 9 Hole	Carts 18 Hole	18 w/Cart WD	18 w/Cart WE	9 Senior	9 Junior	20 Punch Pass Reg/Sr./Jr.	Season Pass
<b>Eaglewood</b>	<b>\$15.00</b>	<b>\$15.00</b>	<b>\$30.00</b>	<b>\$30.00</b>	<b>\$7.00</b>	<b>\$14.00</b>	<b>\$44.00</b>	<b>\$44.00</b>	<b>\$12.00</b>	<b>\$8.00</b>	250/220/140	NA
<b>Bountiful</b>	\$16.00	\$16.00	\$32.00	\$32.00	\$7.00	\$14.00	\$46.00	\$46.00	\$13.00	\$10.00	260/na/160	NA
<b>Valley View</b>	\$16.00	\$16.00	\$32.00	\$32.00	\$7.00	\$14.00	\$46.00	\$46.00	\$13.00	\$9.50	NA	\$ 1,200.00
<b>Davis Park</b>	\$16.00	\$16.00	\$32.00	\$32.00	\$7.00	\$14.00	\$46.00	\$46.00	\$13.00	\$9.50	NA	\$ 1,200.00
<b>Lakeside</b>	\$13.00	\$13.00	\$26.00	\$26.00	\$7.00	\$14.00	\$39.00	\$39.00	\$11.00	\$9.00	220/170/140	NA
<b>Glen Eagle</b>	\$14.00	\$18.00	\$26.00	\$29.00	\$7.00	\$14.00	\$40.00	\$43.00	\$13.00	\$9.00	260/240/150	\$ 1,225.00
<b>Bonneville</b>	\$19.00	\$19.00	\$38.00	\$38.00	\$7.00	\$14.00	\$52.00	\$52.00	\$16.00	\$8.00	NA	NA
<b>Rose Park</b>	\$15.00	\$15.00	\$30.00	\$30.00	\$7.00	\$14.00	\$44.00	\$44.00	\$13.00	\$8.00	NA	NA
<b>Old Mill</b>	\$17.00	\$18.00	\$34.00	\$36.00	\$7.00	\$14.00	\$48.00	\$50.00	\$13.00	\$10.00	NA	NA
<b>Stonebridge</b>	\$16.00	\$16.00	\$32.00	\$32.00	\$7.00	\$14.00	\$46.00	\$46.00	\$12.00	\$8.00	NA	NA
<b>Average</b>	<b>\$15.70</b>	<b>\$16.20</b>	<b>\$31.20</b>	<b>\$31.70</b>	<b>\$7.00</b>	<b>\$14.00</b>	<b>\$45.10</b>	<b>\$45.60</b>	<b>\$12.90</b>	<b>\$8.90</b>		

## 2019 Proposed Rate Change Recommendations

<b>\$16.00</b>	<b>\$16.00</b>	<b>\$32.00</b>	<b>\$32.00</b>	<b>\$7.00</b>	<b>\$14.00</b>	<b>\$46.00</b>	<b>\$46.00</b>	<b>\$13.00</b>	<b>\$9.00</b>	<b>260/220/160</b>
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\$1 per 9-hole green fee across the board.

No change to cart fee

Note: Punch Pass Rates are based o 9-hole rounds for comparison reasons only.

Eaglewood Punch Passed are mostly sold in increments of (10) rounds.

**RESOLUTION NO. 2019-05R**

**A RESOLUTION ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE COMPREHENSIVE FEE SCHEDULE AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, North Salt Lake City is an incorporated city in Davis County Utah; and

WHEREAS, the City Council of North Salt Lake City has determined that certain amendments to the Comprehensive Fee Schedule are warranted in order to ensure that fees and deposits are in place to reimburse the City for costs incurred to perform related city services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of North Salt Lake as follows:

- 1) City of North Salt Lake Comprehensive Fee Schedule is hereby amended as shown in Exhibit "A".
- 2) This resolution shall take effect immediately upon posting as required by Utah Code.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, STATE OF UTAH, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

**CITY OF NORTH SALT LAKE**

By: \_\_\_\_\_  
Len Arave, Mayor

**ATTEST:**

\_\_\_\_\_  
City Recorder

City Council Vote as Recorded:

[SEAL]

<u>Name</u>	<u>Vote</u>
Council Member Baskin	_____
Council Member Hood	_____
Council Member Horrocks	_____
Council Member Mumford	_____
Council Member Porter	_____



# COMPREHENSIVE FEE SCHEDULE

*\*\*NOTE: Fee Amounts to be paid are those in effect at the time payment is required\*\**

~~June 2018~~ January 15, 2019

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## Section 1: Business Licensing Related

All businesses must pay the required base fee and any additional fee for their particular business classification, per the following table:

1.1 Business License Fees				
		License Fees		
	Business Classification	Base	Disproportionat	Total
1	Apartments – No Good Landlord Discount	100.00	115.00/unit	Varies
2	Apartments – Good Landlord Discount	100.00	29.00/unit	Varies
3	Mobile Home Parks – No Good Landlord Discount	58.00	130.00/pad	Varies
4	Mobile Home Parks – Good Landlord Discount	58.00	33.00/pad	Varies
5	Assisted Living	50.00	20.00	70.00
<i>Owners of 2 or more multiple family structures within the City pay one \$100 base fee. Apts. include landlords/businesses with 3 or more single family rental units.</i>				
6	<b>Automotive:</b> <ul style="list-style-type: none"> <li>• Auctions</li> <li>• Body &amp; Fenders Shop</li> <li>• Car/Truck Wash</li> <li>• Dealers, New &amp; Used</li> <li>• Dealers, Recreational Vehicles</li> <li>• Detailing Service</li> <li>• Repair &amp; Services</li> </ul>	58.00	277.00	335.00
7	Banks	58.00	602.00	660.00
8	Beer Sales– Regulated by State <i>(in addition to retail business license)</i>	300.00	+2,000.00 Faithful Observance Bond	300.00
9	<b>Business &amp; Professional Services:</b> <ul style="list-style-type: none"> <li>• Animal Services (boarding, grooming, veterinary)</li> <li>• Architecture/Interior Design</li> <li>• Cash/Payday Loan</li> <li>• Copy/Printing Centers</li> <li>• Engineering/Planning/Surveying</li> <li>• Investments/Financial Planning</li> <li>• Mortgage Broker/Servicing</li> <li>• Office, General</li> <li>• Property Maintenance/Management (Janitorial, Rental, Yard Care)</li> <li>• Real Estate</li> <li>• Technical Professional, other</li> </ul>	58.00	42.00	100.00
10	Child Care Services/Preschools	58.00	12.00	70.00
11	<b>Construction/Contractor Services &amp; Manufacturing:</b> <ul style="list-style-type: none"> <li>• Construction/Contractor Services                             <ul style="list-style-type: none"> <li>○ Abatement (Environmental Cleanup)</li> <li>○ Contractor, Utah Construction Trades Licensing Act Rule, R156-55a-301, as amended</li> <li>○ Fire Alarm</li> <li>○ Floor &amp; Carpet Cleaning</li> <li>○ Pest Control</li> <li>○ Restoration Services</li> <li>○ Window washing</li> </ul> </li> <li>• Manufacturing                             <ul style="list-style-type: none"> <li>○ Assembly</li> <li>○ Asphalt</li> <li>○ Food</li> <li>○ Fabrication</li> <li>○ Furniture</li> <li>○ General Manufacturing</li> <li>○ Glass</li> <li>○ Machining</li> <li>○ Metal products</li> <li>○ Miscellaneous</li> <li>○ Molded products</li> <li>○ Packaging</li> <li>○ Woodworking/Carpentry/Cabinets</li> </ul> </li> </ul>	58.00	207.00	265.00
12	Convenience Stores: <i>With or Without Gas Sales</i>	58.00	742.00	800.00
13	Convenience Stores: <i>With Gas Sales, not pre-paid</i>	58.00	4,442.00	4,500.00
14	Grocery	58.00	957.00	1,015.00

## 1.1 Business License Fees

15	Hotel/Motel	58.00	1,267.00	1,325.00
16	Mobile Food Service: <i>Food trucks &amp; carts</i>	58.00		58.00
17	Pawn Shops/Used Goods/Antiques (Plus applicable pawnbroker bond)	58.00	942.00	1,000.00
18	<b>Personal Services:</b> <ul style="list-style-type: none"> <li>• Dance</li> <li>• Gym (Exercise)</li> <li>• Health Service (Acupuncture, Hypnosis, Nutrition Counseling, Personal Trainer, etc.)</li> <li>• Laundry</li> <li>• Martial Arts/Self-Defense</li> <li>• Massage Therapy</li> <li>• Music (Instruction, Studio, Services: Bands, DJ, etc.)</li> <li>• Photography</li> <li>• Salon (Cosmetology, Esthetician, Nails, etc.)                             <ul style="list-style-type: none"> <li>○ Independent licensee's within licensed salon-base rate only</li> </ul> </li> <li>• School, Private</li> <li>• Shoe Repair</li> </ul>	58.00	42.00	100.00
19	Pharmacy	58.00	42.00	100.00
20	Recreational Sports & Amusement Centers	58.00	372.00	430.00
21	Refinery	58.00	937.00	995.00
22	<b>Restaurants:</b> <ul style="list-style-type: none"> <li>• Catering</li> <li>• Commissary</li> <li>• Fast Food</li> <li>• Reception Center</li> <li>• Restaurants</li> </ul>	58.00	277.00	335.00
23	Rehabilitation	58.00	1,267.00	1,325.00
24	<b>Retail/Wholesale/Rentals:</b> <ul style="list-style-type: none"> <li>• Retail Sales, not otherwise categorized</li> <li>• Rentals (Equipment, Furniture, Inflatables, Party Supplies, Storage, etc.)</li> <li>• Wholesale trade, durable goods</li> <li>• Wholesale trade, non-durable goods</li> </ul>	58.00	162.00	220.00
25	RV Resort	58.00	432.00	490.00
26	Sexually Oriented Business	1,000.00	-	1,000.00
27	Tavern	200.00	65.00	265.00
28	<b>Temporary:</b> <ul style="list-style-type: none"> <li>• Fireworks</li> <li>• Parking Lot Sales</li> <li>• Seasonal Sales (Christmas Trees, Shave Ice, etc.)</li> </ul>	200.00	Plus applicable bond for firework sales	200.00
29	<b>Tobacco Specialty Business</b> (in addition to retail business license) <i>Defined by Utah State Code 10-8-41.6(b): sale of tobacco products accounting for more than 35% total annual gross receipts; food and beverage products, excluding gasoline sales, is less than 45% of total annual receipts; and establishments not licensed as a pharmacy.</i>	300.00		300.00
30	<b>Transportation:</b> <ul style="list-style-type: none"> <li>• Air, Rail, Pipeline (Freight Yards, Support Services, etc.) Fleet Management Services</li> <li>• Hauling Services</li> <li>• Moving (Business, Household, Machinery, Rigging) Passenger Transportation Services</li> <li>• Towing &amp; Impound Yards</li> <li>• Trucking, Freight</li> </ul>	58.00	277.00	335.00
31	Warehouse/Storage/Distribution	58.00	277.00	335.00
32	<b>Other:</b> <ul style="list-style-type: none"> <li>• Art Studio</li> <li>• DVD Rental Assembly</li> <li>• Asphalt Plant</li> <li>• Frame Shop</li> <li>• Miscellaneous Business, not otherwise categorized</li> <li>• Research Vending</li> <li>• Vending</li> </ul>	58.00	12.00	70.00

\*New business licenses shall be prorated on a quarter year basis.

<b>1.2 Business License Bonds</b>	
Beer Bond (Annual)	\$2,000 Faithful Observance
Fire Works Stand	\$300 Cash Bond
Pawnbroker/Used Goods Dealer	\$5,000 Bond
Cash Deposits/Bonds are refundable.	

<b>1.3 Home Occupations</b>	
<p>Home occupations that meet the following criteria are exempt from business licensure and fees:</p> <ol style="list-style-type: none"> <li>1. Is operated only occasionally and is an individual under 18 years of age; or</li> <li>2. A home business, whose combined offsite impact of the home business and the primary residential use does not materially exceed the offsite impact of the primary residence alone.</li> </ol> <p>Regardless of home occupation licensure, all home occupations are required to comply with NSL Code Section 10-10-5, Home Occupations, as amended.</p>	
Home occupations, not meeting the above criteria or those requesting licensure voluntarily	\$25

<b>1.4 Late Fees</b>	
<i>*Percentage accessed on total license renewal fee</i>	
Late Renewal Fee (after February 1 <sup>st</sup> )	25% Penalty
Late Renewal Fee (after March 1 <sup>st</sup> )	50% Penalty
Late Renewal Fee (After April 15 <sup>th</sup> )	100% Penalty
All fees remaining outstanding as of April 15 <sup>th</sup> will be referred to the City Prosecutor for further action.	

## Section 2: Community Development

### 2.1 Planning & Zoning Applications

Zoning Application (Code Amendment or Rezone)	\$200
Public Hearing Notice	\$75
Variance Request/Administrative Appeal	\$250
Conditional Use Permit	\$25
Site Plan Review	\$200
Annexation (greater than 10 acres)	\$250 +\$25/acre
Natural Resources Excavation	\$500

### 2.2 Development Review

<b>Subdivision</b>	
Concept Plan or General Development Plan	\$500
Preliminary Plan	\$125 per lot
Final Plat	\$375 per lot
<b>Amendments to recorded plats</b>	\$500
<b>Minor Lot Line Adjustments</b> (administrative approval)	\$100
Construction Inspection of Public Improvements	See Section 3.2 Engineering Fees

### 2.3 Geotechnical Review

Geo Hazard Investigation-Scoping Meeting	\$500
Geo Hazard Investigation Permit & Review Actual costs incurred by the City's Geotech Consultant shall be paid by the applicant. Deposited funds shall be applied to the actual costs as billed to the city. Review activities will be discontinued if retained balance falls below \$500, until additional funds are deposited. All remaining balance shall be refunded upon conclusion of Geo Hazard Review.	\$5,000 deposit

## Section 3: Engineering Fees

3.1 Excavation & Site Grading	
Application Fee	\$50
Additional Fees Below	
Boring Pit or Pothole	\$50 each
Road Cut/Excavation	\$0.25/sq. ft.
1. Road 3 years or less , minimum charge <small>(new construction only, no cut period applies to all utility companies)</small>	\$500
2. Road 4-7 years, minimum charge	\$300
3. Road age 8 years or older, minimum	\$150
Sealing/asphalt preservation of surface restoration	\$0.50/ sq. ft.
Bond of Indemnity (3 year warranty)	Paved areas \$5,000 Unpaved areas \$2,000
<b><u>Cash Completion Bond (Driveway Approach Only)</u></b> <b><u>Refundable upon completion &amp; Inspection</u></b>	<b><u>\$500</u></b>
Curb & Gutter Remove and Replace	\$1/linear foot
<b><u>Waterway Remove and Replace</u></b>	<b><u>\$1/linear foot</u></b>
<b><u>Sidewalk Remove and Replace</u></b>	<b><u>\$1/linear foot</u></b>
Curb & Gutter Sawcut Only	\$0.50/linear foot \$500 cash completion bond
Sidewalk Replacement Only	\$0.50/linear foot \$500 cash completion bond
Grading Permit	Plus \$100/acre or portion thereof

3.2 Improvement Bonds	
Dedicated Public Improvements	100% City Engineer's Estimate
Public Improvements Guarantee	10% City Engineer's Estimate One (1) year warranty, after final inspection

<b>3.3 Infrastructure Inspections</b>	
<b>Subdivision Improvement Inspection</b>	1% City Engineer's Estimate Public Improvements
<b>Site Plan Improvements (Commercial &amp; Multi-Family)</b>	\$500.00/Site

<b>3.4 Storm Water Violation Fees</b>	
<i>*The following fees apply for new construction/remodels*</i>	
<b>SWPPP Review</b>	\$50.00
<b>SWPPP Inspection (per year)</b>	\$150.00 Single Family Lot \$400.00 Commercial/Multi-Family Site
<b>SWPPP Violation Bond (refundable)*</b>	\$500.00 Single Family Lot \$1,500.00 Commercial
<b>SWPPP Violation</b>	\$100.00/event (minimum) or actual costs incurred for clean-up
<p>*SWPPP violations will be charged against refundable bond. If retained balance falls below \$200 for single family lots or \$500 for commercial and multi-family site plans. All construction activities must cease until additional funds are deposited. Any remaining balance shall be refunded upon conclusion of construction when all BMPs have been removed from site.</p>	

## Section 4: Construction Related

<b>4.1 Building Permits</b>	
Permit Fee	Per Schedule In Uniform Building Code 1997 Edition
Standard Plan Check-Residential	50% of Building Permit Fee
Standard Plan Check-Commercial	65% of Building Permit Fee
Connection & Development (Impact) Fees	See section 4
Plan Check Deposit	\$500.00
Concrete Imp. Guarantee Bond	\$40 per linear foot Minimum \$1,000

<b>4.2 Sign Permits</b>	
Free Standing	\$100.00
Marquees	\$75.00
Façade Changes	\$30.00

## Section 5: Connection & Development (Impact Fees)

5.1 Parks	
Development (Impact) Fee Residential	
Low-Density Dwelling Unit (single family detached)	\$2,200
Medium or High Density Dwelling Unit	\$1,800

5.2 Culinary Water				
	Connection Fee	Development (impact) Fee Residential		Development (Impact) Fee Commercial
		Service Area #1 (Foxboro)	Service Area #2	Commercial
3/4" Meter	\$350	\$2,700	\$3,250	\$3,250
1" Meter	\$400	-	\$6,500	\$6,500
1½" Meter	\$800	-	-	\$19,500
2" Meter	\$1,800	-	-	\$38,200
3" Meter	\$3,900	-	-	\$108,800
4" Meter	\$4,800	-	-	\$217,950
Multi-Family/D.U.	See Above	\$2,700	\$3,250	-

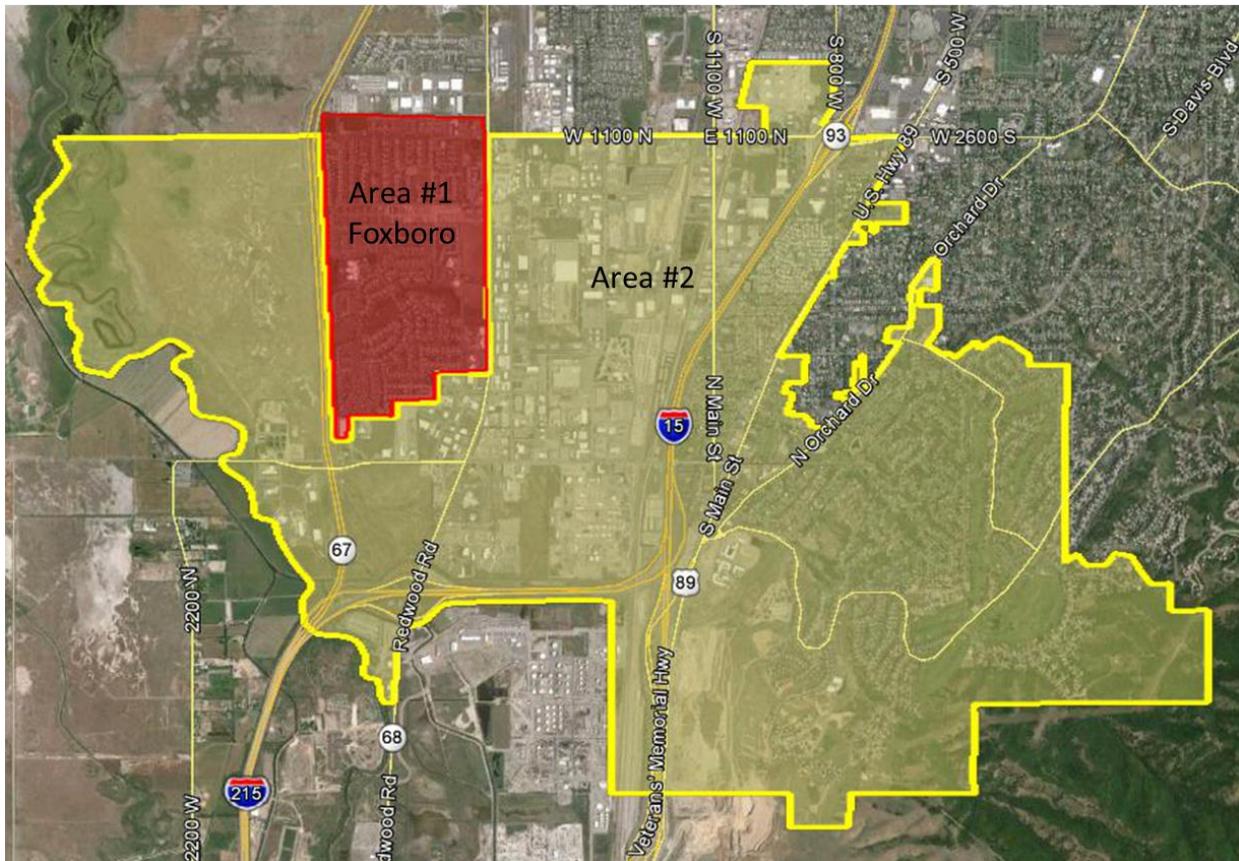
- Connection Fees noted above represent the actual costs of meters and associated hardware and the costs incurred by the City related to installation of water meters.
- Development Fees noted above are the City's adopted impact fees for culinary water.
- ~~In all commercial & industrial developments, the culinary water development fee will be assessed on each individual permit.~~
- ~~In all residential developments, 100% of the culinary water development fee is to be paid by applicant at time of development approval. Non-residential developments will be assessed on each individual permit.~~
- All development fees shall be due at the time of building permit, with the exception of landscaping connection for those areas designated as common space.
- Development fees for separate laterals serving outdoor culinary water for landscape purposes shall be based on lateral size as shown in the "Commercial & Industrial Areas" table above, regardless of Land Use.

## 5.3 Secondary Water

	Connection Fee	Development (Impact) Fee Residential/Commercial	
		Service Area #1 (Foxboro)	Service Area #2
3/4" Meter	\$350	\$615/1,000 sq. ft. irrigable area	TBD
1" Meter	\$400	\$615/1,000 sq. ft. irrigable area	TBD
1½" Meter	\$800	\$615/1,000 sq. ft. irrigable area	TBD
2" Meter	\$1,800	\$615/1,000 sq. ft. irrigable area	TBD
3" Meter	\$3,900	\$615/1,000 sq. ft. irrigable area	TBD
4" Meter	\$4,800	\$615/1,000 sq. ft. irrigable area	TBD

- Secondary water fees apply only to City Service Area #1, or the Foxboro Area (and similar developments) west of Redwood Road.
  - All development fees shall be due at the time of building permit, with the exception of landscaping connection for those areas designated as common space.
- ~~For all residential development within Service Area #1, 100% is to be paid by the applicant at the time of development approval;~~
- ~~Non-residential developments within Service Area #1 will be assessed on each individual permit.~~
- Includes commercial, school, church, fire station, library, and other non-residential development types.

### Culinary & Secondary Water Service Areas

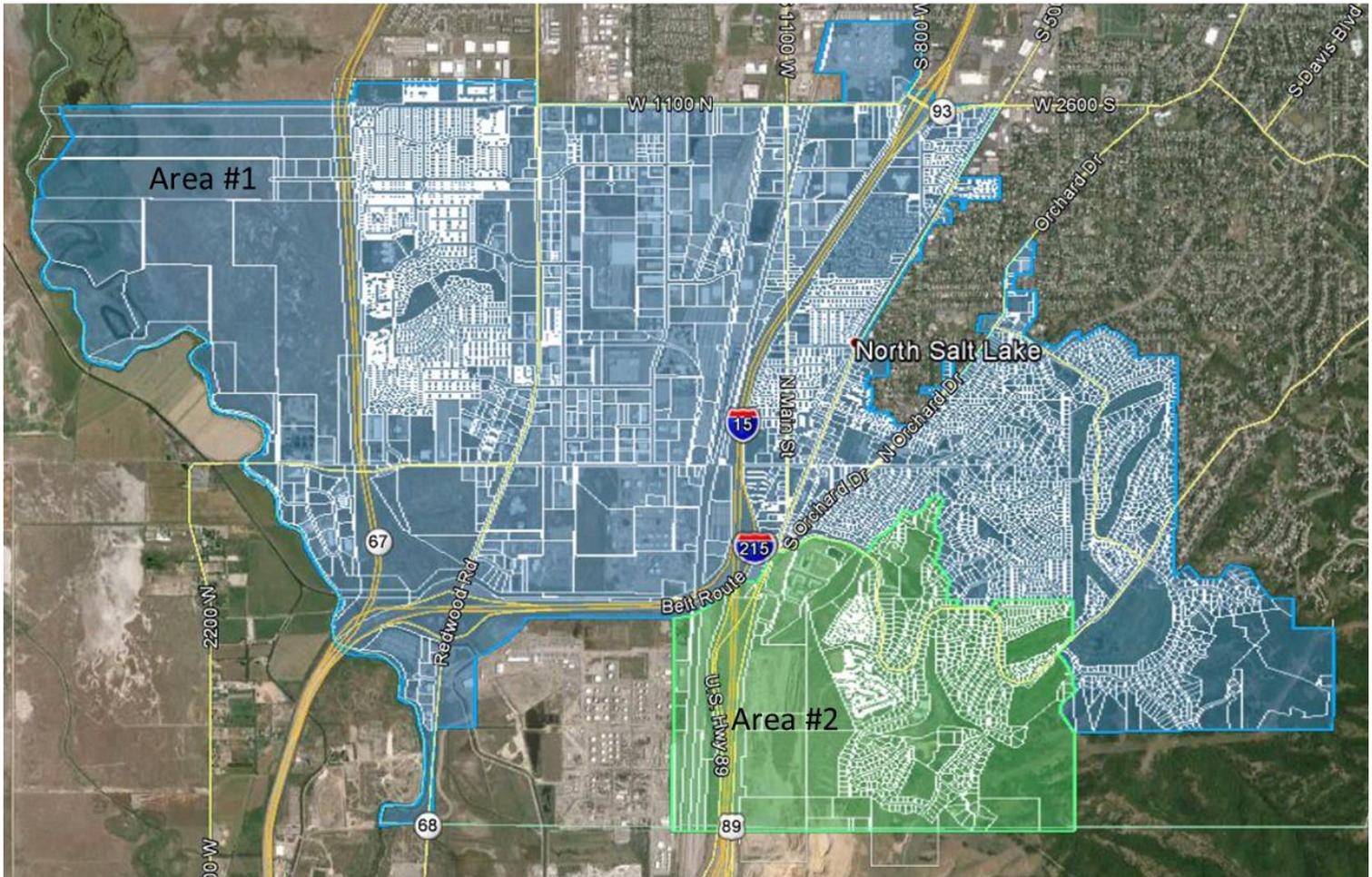


## 5.4 Storm Water

Development (Impact) Fee (New Construction)		Residential		Commercial, Industrial, Other
Service Area #1	Service Area #2	Developer Paid	Paid with Bldg. Permit	Paid with Bldg. Permit
\$0.12/sq. ft. impervious surface	\$0.70/sq. ft. impervious surface	50%	50%	100%

- Service Area #1 includes all City areas traditionally served until August 2007;
- Service Area #2 was created in August 2007 to delineate the special needs and costs relating to areas south of Eagleridge Drive, including the Eaglepointe, Scenic Hills, and other subdivision areas lying south to the City and County boundary line  
(Reference & Map: August 2007 Impact Fee Study & Analysis, LYRB, Inc).
- All development fees shall be due at the time of building permit, with the exception of landscaping connection for those areas designated as common space.

### Storm Water Service Areas



### 5.5 Roadway Impact Fees

Residential		Non-Residential	
Single Family Dwelling	\$1,890/dwelling unit	Commercial	\$850/1,000 sq. ft. Building Space
Multi-Family Dwelling	\$1,320/dwelling unit	Industrial	\$560/1,000 sq. ft. Building Space

### 5.6 Public Safety Impact Fees South Davis Metro Fire Agency

*This fee relates only to fire protection and is simply a pass-through fee, payable to the South Davis Metro Fire Agency. \*As amended by South Davis Metro Fire Agency\**

Residential		Non-Residential (per 1,000 sq. ft.)	
Single Family Dwelling	\$644/dwelling unit	Hotel/Motel	\$1,085
Multi-Family Dwelling	\$644/dwelling unit	General Commercial	\$250
Nursing/Assisted Living	\$644/room	Office	\$133
		Schools/ Education Centers	\$683
		Churches/ Meeting Places	\$378
		Industrial	\$107

### 5.7 Police Capital Facility Fees

Residential		Non-Residential	
Single Family Dwelling	\$245/dwelling unit	Hotel/Motel	\$160/room
Multi-Family Dwelling	\$335/dwelling unit	Commercial	\$310/1,000 sq. ft. Building Space
		Office	\$20/1,000 sq. ft. Building Space
		Schools	\$165/1,000 sq. ft. Building Space
		Churches	\$105/1,000 sq. ft. Building Space
		Industrial	\$20/1,000 sq. ft. Building Space

## Section 6: User Fees/Rates

<b>6.1 Culinary &amp; Secondary Water</b>							
<b>Service Area #2</b>							
Customer Classes		Base Charges		Overage Charges (per 1,000 gallons)			
Rate Description	Customer Type	Base Rate	Gallons included in Base Rate	8,001-30,000	30,001-75,000	75,001-100,000	100,001+
3/4" Above 350 E	Residential	\$25.39	8,000	\$1.56	\$1.85	\$2.92	\$4.03
1" Above 350 E	Residential	\$35.65	8,000	\$1.56	\$1.85	\$2.92	\$4.03
3/4" Below 350 E	Residential	\$25.39	8,000	\$1.24	\$1.56	\$2.47	\$3.36
HOA/PUD Outdoor Only	Residential Common Areas	\$24.64	#Homes x 4,000/#outdoor meters in HOA	Same Tier Structures Related Residential Properties			
Rate Description	Customer Type	Base Rate	Gallons included in Base Rate	10,001-30,000	30,001-75,000	75,001-100,000	100,001+
3/4"	Commercial	\$25.39	10,000	\$1.93	\$1.93	\$1.93	\$1.93
1"	Commercial	\$35.68	10,000	\$1.93	\$1.93	\$1.93	\$1.93
1 1/2"	Commercial	\$71.32	10,000	\$1.93	\$1.93	\$1.93	\$1.93
2"	Commercial	\$102.53	10,000	\$1.93	\$1.93	\$1.93	\$1.93
3"	Commercial	\$152.54	10,000	\$1.93	\$1.93	\$1.93	\$1.93
4"	Commercial	\$201.09	10,000	\$1.93	\$1.93	\$1.93	\$1.93
6"	Commercial	\$510.58	10,000	\$1.93	\$1.93	\$1.93	\$1.93
10"	Commercial	\$1710.52	10,000	\$1.93	\$1.93	\$1.93	\$1.93

*Exceptions to Water Rates\*\*:* The City Manager or designee, with approval of the Mayor, shall have the authority to reduce the posted water user rates up to 50% if deemed necessary or prudent, on a case-by-case basis. Examples of rate exceptions include, but are not limited to, xeriscape or similar landscaping efforts, prolonged absence or illness, temporary indigence, and/or other cases where service is not generally used daily on the premises, and/or where water used is not generally greater than 10,000 gallons per month.

## 6.2 Culinary Water

### Service Area #1 (Foxboro)

Culinary Water Indoor Only Rates		Base Charges		Overage Charges (per 1,000 gallons)		
Rate Description	Customer Type	Base Rate	Gallons included in Base Rate	6,001-10,000	10,001-20,000	20,001+
3/4"	Residential	\$16.94	6,000	\$0.99	\$1.62	\$3.22

## 6.3 Secondary Water

### Service Area #1 (Foxboro)

Secondary Outdoor Only Rates		Base Charges		Overage Charges (per 1,000 gallons)		
Rate Description	Customer Type	Base Rate	Gallons included in Base Rate	10,001-20,000	20,001-40,000	40,001+
3/4"	Residential	\$14.55	10,000	\$1.02	\$1.16	\$2.43

Rate Description	Customer Type	Base Rate	Gallons included in Base Rate	10,001-20,000	20,001-40,000	40,001+
3/4"	Commercial	\$14.55	10,000	\$1.02	\$1.02	\$1.02
1"	Commercial	\$20.37	10,000	\$1.02	\$1.02	\$1.02
1 1/2"	Commercial	\$40.74	10,000	\$1.02	\$1.02	\$1.02
2"	Commercial	\$58.20	10,000	\$1.02	\$1.02	\$1.02
4"	Commercial	\$120.28	10,000	\$1.02	\$1.02	\$1.02

## 6.4 Culinary Water-Multi-Dwelling Unit Development

### Service Area #1 & #2

Customer Class		Base Charges		
Rate Description	Customer Type	Base Rate	Gallons included in Base Rate	5,001+ (per 1,000 gallons)
Multi-Unit (fee per unit)	Residential	\$16.94	5,000	\$1.56

## 6.5 Storm Water -Rates

<b>Storm Water Rate Per ESU</b>	<b>\$6.00</b>
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ESU=Equivalent Surface Unit; 3,900 sq. ft. of impervious area

## 6.6 Miscellaneous Water Related

<b>Temporary Construction Connection</b> Contact Public Works Dept. for Application	\$35.00	Up to 25,000 gallons Overage will be charged per adopted water schedule
<b>Hydrant Meter Deposit</b>	\$2,000	(refundable)
<p><b>Waste of water:</b>  <i>Anyone using water in violation of Ordinance 01-04R shall, upon first violation per calendar year, be warned in writing by the Public Works Director or his designee against further illegal use, and upon second violation per calendar year, shall be assessed a water user fee of \$100.00. Penalty amount will increase by \$50.00 with each repeat violation per calendar year. Such fee shall become part of the water bill of that person or of the property whereon such use occurred.</i></p>		
<b>Fire Sprinkler Connection</b> Annual Charge billed monthly at rate of \$1.50 per inch, per month	4"	\$200.00
	6"	\$300.00
	8"	\$400.00
<b>Irrigation Meter Service</b> Annual Connection Fee	No Charge	
<b>Turn on fee</b> (non-payment, during business hours)	\$50.00	
<b>Turn on fee</b> (non-payment, after business hours)	\$150.00	
<b>Water Meter Tampering Fee</b>	\$250.00	
<b>Water Service Deposits</b>	3/4" & 1"	\$70.00
	1 1/2"	\$120.00
	2"	\$175.00
	3"	\$275.00
	4"	\$600.00
	6"	\$1,100.00

## 6.7 Sanitation-Rates

<b>Recycling Collection</b> (One Container, Bi-Weekly)	\$5.53/month
<b>Garbage Collection</b> First Container	\$11.17/month
<b>Garbage Collection</b> Additional Container(s)	\$11.17/month
<b>Garbage Collection</b> Reduced rate if absent from home a minimum of 2 months, container must be picked up by City or secured.	\$2.25/month
<b>Garbage Service Deposit</b>	\$30.00

## Section 7: Police & Court Fees

### 7.1 Court Fees

<b>Small Claims Filing Fee</b> ((\$2,000 claim or less)	\$60
<b>Small Claims Filing Fee</b> ((\$2,001-\$7,500 claim)	\$100
<b>Small Claims Filing Fee</b> ((\$7,501-\$11,000 claim)	\$185
<i>*Or as otherwise as specified in Utah Code Annotated 78A-2-301, as amended.</i>	
<b>Expungement Fee</b>	\$135

### 7.2 Police Fees

*\* The Police Chief may waive or reduce police related fees when deemed necessary and reasonable.\**

<b>Police Report</b> <i>(Reports requiring greater than 1 hour research and processing will be charged per section 9.1)</i>	\$10 each
<b>Photographs/Audio Files/Video Files</b> <i>(Reports requiring greater than 1 hour research and processing will be charged per section 9.1)</i>	\$25 Media files requiring more than one cd/dvd requestor must supply storage device
<b>Police Response</b> (False Burglar Alarms-Residential)	\$50 per occurrence*
<b>Police Response</b> (False Burglar Alarms-Commercial)	\$100 per occurrence*
<i>*First three (3) occurrences per calendar year are free of charge.</i>	
<b>Fingerprinting-Resident</b> (includes 2 cards)	\$5
<b>Fingerprinting-Non-Resident</b> (includes 2 cards)	\$10
<b>Fingerprinting</b> (additional cards)	\$1
<b>Criminal History-Resident*</b> (BCI Report)	\$15
<b>Criminal History-Non-Resident*</b> (BCI Report)	\$20
<i>*No charge if required as a condition of employment with the City.</i>	
<b>Sex Offender Registration Fee</b> (Part 1)	\$25 annual registration fee (non-refundable)
<b>Sex Offender Registration Fee</b> (Part 2, with DNA Test)	\$150*
<i>*The State of Utah receives \$125 of this fee. This generally applies to new registration only.</i>	

### **7.3 Parking Violation Civil Penalties**

<u>Violation of City Code Title 6, Chapter 2</u> <u>“Parking Regulations”</u>	<u>\$125</u>
<u>Violation of City Code 6-2-7(E), as amended</u> <u>“Parking in Disabled Parking Stalls”</u>	<u>\$200</u>
<u>Discount for timely payment</u> <u>Within fourteen (14) days of ticket issuance</u>	<u>-\$100</u>
<u>Discount for timely payment</u> <u>Within thirty (30) days of ticket issuance</u>	<u>-\$50</u>

## Section 8: Animal Related

### 8.1 Animal Licensing

Per Current Davis County Fee Schedule; Subject to Change without Notice.

License Type	Dogs		Cats	
	1 Year	3 year	1 year	3 year
Unsterilized/no microchip	\$40	\$120	\$15	\$45
Sterilized/no microchip	\$20	\$45	\$10	\$24
Unsterilized with microchip	\$30	\$90	\$10	\$30
Sterilized with microchip	\$15	\$40	\$5	\$10
Senior Citizens (60+) Sterilized with microchip	Lifetime \$25		Lifetime \$10	
Transfer Fee	\$5		\$5	
Replacement Tag	\$6		\$6	
Late License Fee	\$20		\$20	
Dog Kennel License (NSL City Fee)	\$100			

### 8.2 Domestic Farm Animal

Domestic Farm Animal (annual)	\$40
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## Section 9: Miscellaneous

<b>9.1 General Records Requests</b> (records, compilation, editing, copies, etc.)	
<b>Photocopies-Single Sided</b>	\$0.25 each page
<b>Photocopies-Single Sided-Color</b>	\$0.50 each page
<b>Photocopies-Double Sided</b>	\$0.50 each page
<b>Photocopies-Double Sided-Color</b>	\$1.00 each page
<b>Photocopies-Oversize</b>	Actual Cost Incurred for Outsourced Printing
<b>Certification of Copies</b>	\$2.00 per page
<b>Research, compilation, editing, etc.</b> Upon request	\$18.00 per hour (1 hour minimum charge)
<b>Minimum Search Fee</b>	\$5.00 (Free-first 15 minutes or for inspection of existing records)
<i>Fees in accordance with GRAMA, or Government Records Access Management Act (Current UT Code §63-2-203, subject to change without notice).</i>	
<i>City Resolution No. 03-17R, adopted on November 18<sup>th</sup>, 2003: Search fees exceeding \$10.00 may require requestor to prepay fee estimate.</i>	
<b>Report-Financial or Budget</b>	\$5.00 each
<i>Either report is accessible and printable free of charge at <a href="http://www.nslcity.org">www.nslcity.org</a>.</i>	

<b>9.2 Miscellaneous Fees</b>	
<b>Bicycle Registration-One Time</b>	\$2.00
<b>Returned Check Fee</b>	\$20.00
<b>Credit Card Use Fee</b> (Transactions greater than \$500)	Flat 2%

## Section 10: Parks & Recreation Fees

<b>10.1 Eaglewood Golf Course</b> (All fees include Utah Sales Tax)*			
<b>1. Green Fees</b>		<b>9-Hole</b>	<b>18-Hole</b>
	<b>Monday thru Sunday</b>	<del>\$15.00</del> <u>\$16.00</u>	<del>\$30.00</del> <u>\$32.00</u>
	<b>Junior (17 and under)</b> (weekday-designated times)	<del>\$8.00</del> <u>\$9.00</u>	<del>\$16.00</del> <u>\$32.00</u>
	<b>Senior (60+)</b> (weekday-designated times)	<del>\$11.00</del> <u>\$13.00</u>	<del>\$22.00</del> <u>\$26.00</u>
	<b>Junior &amp; Senior Designated Times</b>	Monday & Tuesday: All Day Wednesday & Thursday: Until 11 a.m.	
<b>2. Punch Pass</b> (Monday- Thursday no holidays)	<b>Regular</b> (20, 9-Hole Rounds)	<u>\$260.00 (Senior \$220.00)</u>	
	<b>Junior</b> (20, 9-Hole Rounds)	\$160.00	
<b>3. Cart Fees</b>		<b>9-Hole</b>	<b>18-Hole</b>
	<b>Single Rider</b>	\$7.00	\$14.00
	<b>Trail Fee</b>	\$5.00	\$10.00
<b>4. Driving Range</b>	<b>Range Balls</b>	\$4/small basket	\$7/large basket <u>\$10/ X-large basket</u>
	<b>Individual Season Pass</b>	\$355.00	
<b>5. Corporate Tournaments</b>	Includes \$5 merchandise credit (except Monday and Tuesday)	Monday	\$42.00
		Tuesday	\$42.00
		Wednesday	<del>\$46.00</del> <u>\$47.00</u> <u>(\$5 merchandise credit)</u>
		Thursday	<del>\$46.00</del> <u>\$47.00</u> <u>(\$5 merchandise credit)</u>
		Friday	<del>\$49.00</del> <u>\$50.00</u> <u>(\$7 merchandise credit)</u>
		Saturday	Flat fee for large groups or shotguns; <del>\$49</del> <u>50</u> <u>(\$7 merchandise credit)</u>
		Sunday	Flat fee for large groups or shotguns; <del>\$49</del> <u>50</u> <u>(\$7 merchandise credit)</u>
<b>6. Banquet Facility Rental</b>	<b>Luncheon/Dinner/Other</b>	Weeknight	\$450.00
		Weekend	\$550.00
	<b>Wedding Reception</b>	Weeknight	\$900.00
		Weekend Event	\$1,100.00

\* Adjustment of Fees: The Golf Director shall have the authority to reduce the posted fees at Eaglewood if

*deemed necessary*  
*(Adjustments to Banquet Facility Rental Fees shall be considered on a case-by-case basis).*

<b>10.2 Park Bowery Reservations</b>					
		<b>Weekday Rates (M-Th)</b>		<b>Weekend Rates (F-Sun &amp; Holidays)</b>	
<b>Location</b>	<b>Time</b>	<b>Resident</b>	<b>Non-Resident</b>	<b>Resident</b>	<b>Non-Resident</b>
<b>Legacy Park #1</b> Large Pavilion East side	10:00-2:00/4:00-8:00	100.00	150.00	120.00	200.00
	ALL DAY (10:00-8:00)	200.00	300.00	240.00	400.00
<b>Legacy Park #2</b> Near Splash Pad Middle	10:00-2:00/4:00-8:00	50.00	60.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	120.00	120.00	140.00
<b>Legacy Park #3</b> Near Basketball courts West side	10:00-2:00/4:00-8:00	50.00	50.00	60.00	70.00
	ALL DAY (10:00-8:00)	100.00	70.00	120.00	140.00
<b>Foxhollow Park</b>	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	ALL DAY (10:00-8:00)	35.00	70.00	70.00	100.00
<b>Hatch Park #1</b> Pavilion South side	10:00-2:00/4:00-8:00	25.00	50.00	35.00	55.00
	ALL DAY (10:00-8:00)	35.00	70.00	70.00	100.00
<b>Hatch Park #2</b> Pavilion North Side	10:00-2:00/4:00-8:00	15.00	25.00	20.00	40.00
	ALL DAY (10:00-8:00)	30.00	55.00	35.00	75.00
<b>Wild Rose</b> Trail head park	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00
<b>Tunnel Springs</b> Pavilion North End	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00
<b>Veteran's Memorial Amphitheater</b>	10:00-2:00/4:00-8:00	35.00	45.00	45.00	55.00
	ALL DAY (10:00-8:00)	60.00	80.00	80.00	100.00

\*A refundable \$200 cleaning deposit required for all park reservations.

### 10.3 Playing Field Reservations

		Weekday Rates (M-Th)		Weekend Rates (F-Sat) No Reservation on Sunday	
Location	Time	Resident	Non-Resident	Resident	Non-Resident
<b>Legacy Park Field #1 West</b>	2 hour block	6.00	10.00	10.00	12.00
<b>Legacy Park Field #2 Center</b>	2 hour block	6.00	10.00	10.00	12.00
<b>Legacy Park Field #3 East</b>	2 hour block	6.00	10.00	10.00	12.00
<b>Hatch Baseball South</b>	2 hour block	6.00	10.00	10.00	12.00
<b>Hatch Baseball North</b>	2 hour block	6.00	10.00	10.00	12.00

## Section 11: Event Fees

*(Event permit fees waived for bona fide non-profit events/organizations)*

<b>11.1 North Salt Lake 3<sup>rd</sup> of July Event</b>	
Mobile Food Vender Permit <i>(Verification of business license (NSL or other jurisdiction), health department inspection, fire safety inspection, and insurance)</i>	\$35
Inflatables (bounce houses, slides, etc.)	\$35, plus \$300 damage deposit
City provided power/vendor	\$100
<b>11.2 Privately Organized Events</b>	
Event Permit	\$100/day*
Mobile Food Vendor, event permit <i>[Verification of business license (NSL or other jurisdiction), health department inspection, fire safety inspection, and insurance]</i>	\$35/event (3 day max.)
Retail Vendor, event permit	\$35/event (3 day max.)
Inflatables (bounce house, slides, etc.)	\$35/event (3 day max.)*
City provided power/vendor	\$100
*Deposit <i>(Events hosted on city owned property)</i>	Cleaning \$200 Damage (inflatables) \$300
Events requiring city personnel and/or equipment	Actual Costs Incurred
<i>Proof of temporary mass gathering permit from Davis County Health Department is required for events that have an actual or reasonably anticipated assembly of 1,000 or more people, which continues for two or more hours per day.</i>	
<b>11.3 City Sponsorship of Events</b>	
The City Council may approve and authorize sponsorship of privately organized community events. Sponsorships may include event fee waivers, in kind donations of city staff and time, or cash donations.	

**RESOLUTION NO. 2019- 01R  
NOTICE OF ANNUAL MEETING SCHEDULES FOR THE  
CITY COUNCIL AND PLANNING COMMISSION  
OF THE CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH  
CALENDAR YEAR 2019**

**WHEREAS**, the City Council of the City of North Salt Lake, Davis County, Utah, hereby gives notice to the public of the regular meeting schedules of the City Council and Planning Commission for the calendar year 2019;

**NOW, THEREFORE BE IT RESOLVED**, all City Council and Planning Commission meetings will be held at the North Salt Lake City Hall, in the Council Chambers, 10 East Center Street, with the City Council commencing at 7:00 p.m., and the Planning Commission at 6:30 p.m., unless otherwise posted. If any meeting is canceled or rescheduled, public notice will be given of such new meeting date. Meetings at times other than as specified shall be held by the City Council or Planning Commission as circumstances require. The dates for holding regular meetings shall be as follows:

REGULAR CITY COUNCIL MEETING DATES

JANUARY 15	JULY 16
FEBRUARY 5	AUGUST 6
FEBRUARY 19	AUGUST 20
MARCH 5	SEPTEMBER 3
MARCH 19	SEPTEMBER 17
APRIL 2	OCTOBER 1
APRIL 16	OCTOBER 15
MAY 7	NOVEMBER 5
MAY 21	NOVEMBER 19
JUNE 4	DECEMBER 17
JUNE 18	

REGULAR PLANNING COMMISSION MEETING DATES

JANUARY 8	JULY 9
JANUARY 22	JULY 23
FEBRUARY 12	AUGUST 13
FEBRUARY 26	AUGUST 27
MARCH 12	SEPTEMBER 20
MARCH 26	SEPTEMBER 24
APRIL 9	OCTOBER 8
APRIL 23	OCTOBER 22
MAY 14	NOVEMBER 12
MAY 28	NOVEMBER 26
JUNE 11	DECEMBER 10
JUNE 25	

All meetings of the City Council are open to the public unless closed pursuant to Section 52-4-204, Utah Code. A written agenda of each open meeting will be posted on the City's website at [www.nslcity.org](http://www.nslcity.org) and at the North Salt Lake City Hall, 10 East Center Street, in North Salt Lake, Utah no later than 5:30 p.m. on the regular business day preceding such meeting.

**EFFECTIVE DATE.** This resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** by the City Council of North Salt lake City, State of Utah, this 2<sup>nd</sup> day of January, 2018.

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Len Arave, Mayor

ATTEST:

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Linda Horrocks, City Recorder

City Council Vote as Recorded:

<u>Name</u>	<u>Vote</u>
Lisa Baskin	_____
James Hood	_____
Brian Horrocks	_____
Ryan Mumford	_____
Stan Porter	_____